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BERLIN-KREUZBERG · APARTMENT · VACANT

Let 3.5-room period flat with garden share in Berlin-Kreuzberg

Raised ground floor flat from 1914, 78 m², let since 2011 at €468 net cold rent per month

€380,000

78 m²

3.5 rooms

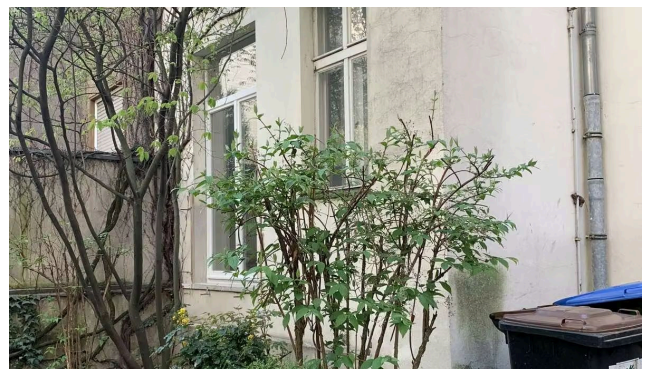
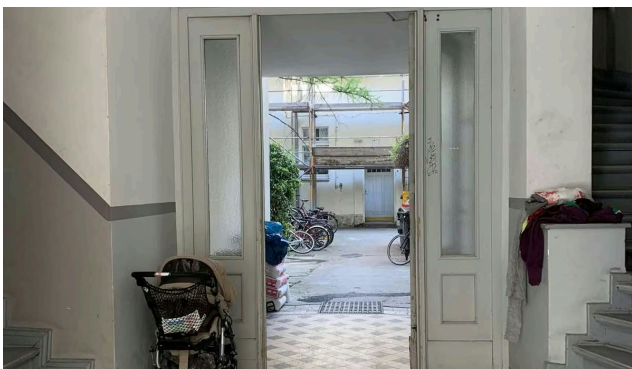
vacant

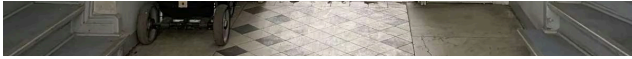


Kate Lehmann

Your contact for this property

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<https://immobiliya.com/properties/apartment-berlin-1002a>





The property

A 3.5-room flat of 78 m² on the raised ground floor of a building from 1914, in the Kreuzberg district of Berlin. It is let. The same tenancy has run since 2011, with a net cold rent of €468 and service charges of €297, so €765 a month in total. The net rent works out at about €6 per m², which is low for this part of Berlin.

That low figure matters. German tenancy law protects sitting tenants and limits rent increases, so the income will grow only slowly and the buyer cannot simply move in. The flat therefore suits a long-term holding better than a quick change of use.

Inside, the original floorboards have been restored in two of the rooms and in the hallway. Another room has parquet. The kitchen and bathroom have tiled floors. Being on the raised ground floor, the flat is reached by a short flight of steps from the entrance.

Outside space is unusual for an inner-city flat. There is a balcony and a small terrace, and the flat comes with a private share of the garden. A cellar room is included. The energy class is E and heating runs on gas, so running costs and a future upgrade to the heating are worth budgeting for.

Let since 2011, €765 warm rent

Period building from 1914

Balcony and small terrace

Private share of the garden

Restored floorboards and parquet

Cellar room included

Key facts

Type	Apartment
Town	Berlin, Kreuzberg
Federal state	Berlin
Postcode	10965
Living area	78 m ²
Rooms	3.5
Year of construction	1914
Status	vacant

Features	balcony or terrace
Energy efficiency class	E
Energy demand	134.2 kWh/(m²·a)
Energy source	gas
Reference	1002ä

The location

Kreuzberg is a central inner-city district of Berlin, south of Mitte, and part of the borough of Friedrichshain-Kreuzberg. The postcode 10965 covers its southern part. Viktoriapark, with the small hill that gave the district its name, can be reached on foot.

Mehringdamm, one of the main streets of the district, is a few minutes from the flat. Its U-Bahn station is served by the U6 and U7 lines, which connect to the rest of the city.

Who it suits. This flat suits a patient investor who wants a let property in central Berlin and accepts a modest rent that will rise only slowly, rather than a buyer who needs to move in soon.

[More properties in Berlin →](#)

What it costs in total

Real estate transfer tax (Berlin, 6%)	€22,800
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Notary and land register (approx. 1.5–2%)	€5,700–7,600
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Agency commission	3.57% incl. VAT
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Guide figures based on the asking price. The commission and who pays it are set out in the brokerage agreement, in line with German law (§§ 656a–656d BGB).

Information on your right of withdrawal

Cancellation policy

If a brokerage contract is concluded, consumers have the following right of withdrawal:

Right of withdrawal

You have the right to withdraw from this brokerage contract within fourteen days without giving any reason.

The withdrawal period will expire after fourteen days from the day of the conclusion of the contract.

To exercise the right of withdrawal, you must inform us (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@immobiliya.com) of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post or an email). You may use the attached model withdrawal form, but it is not obligatory.

To meet the withdrawal deadline, it is sufficient for you to send your communication concerning your exercise of the right of withdrawal before the withdrawal period has expired.

Effects of withdrawal

If you withdraw from this contract, we shall reimburse to you all payments received from you, including the costs of delivery (with the exception of the supplementary costs resulting from your choice of a type of delivery other than the least expensive type of standard delivery offered by us), without undue delay and in any event not later than fourteen days from the day on which we are informed about your decision to withdraw from this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless you have expressly agreed otherwise; in any event, you will not incur any fees as a result of such reimbursement.

If you requested to begin the performance of services during the withdrawal period, you shall pay us an amount which is in proportion to what has been provided until you have communicated to us your withdrawal from this contract, in comparison with the full coverage of the contract.

End of cancellation policy

German original

Widerrufsbelehrung

Im Falle eines zustande kommenden Maklervertrages haben Verbraucher das folgende Widerrufsrecht:

Widerrufsrecht

Sie haben das Recht, binnen vierzehn Tagen ohne Angabe von Gründen den Maklervertrag zu widerrufen.

Die Widerrufsfrist beträgt vierzehn Tage ab dem Tag des Vertragsabschlusses.

Um Ihr Widerrufsrecht auszuüben, müssen Sie uns (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@immobiliya.com) mittels einer eindeutigen Erklärung (z. B. ein mit der Post versandter Brief oder eine E-Mail) über Ihren Entschluss, diesen Vertrag zu widerrufen, informieren. Sie können dafür das beigefügte Muster-Widerrufsformular verwenden, das jedoch nicht vorgeschrieben ist.

Zur Wahrung der Widerrufsfrist reicht es aus, dass Sie die Mitteilung über die Ausübung des Widerrufsrechts vor Ablauf der Widerrufsfrist absenden.

Folgen des Widerrufs

Wenn Sie diesen Vertrag widerrufen, haben wir Ihnen alle Zahlungen, die wir von Ihnen erhalten haben, einschließlich der Lieferkosten (mit Ausnahme der zusätzlichen Kosten, die sich daraus ergeben, dass Sie eine andere Art der Lieferung als die von uns angebotene, günstigste Standardlieferung gewählt haben), unverzüglich und spätestens binnen vierzehn Tagen ab dem Tag zurückzuzahlen, an dem die Mitteilung über Ihren Widerruf dieses Vertrags bei uns eingegangen ist. Für diese Rückzahlung verwenden wir dasselbe Zahlungsmittel, das Sie bei der ursprünglichen Transaktion eingesetzt haben, es sei denn, mit Ihnen wurde ausdrücklich etwas anderes vereinbart; in keinem Fall werden Ihnen wegen dieser Rückzahlung Entgelte berechnet.

Haben Sie verlangt, dass die Dienstleistungen während der Widerrufsfrist beginnen soll, so haben Sie uns einen angemessenen Betrag zu zahlen, der dem Anteil der bis zu dem Zeitpunkt, zu dem Sie uns von der Ausübung des Widerrufsrechts hinsichtlich dieses Vertrags unterrichten, bereits erbrachten Dienstleistungen im Vergleich zum Gesamtumfang der im Vertrag vorgesehenen Dienstleistungen entspricht.

Ende der Widerrufsbelehrung

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