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BERLIN-REINICKENDORF · APARTMENT · VACANT

Renovated 2-room flat with loggia and parking, Berlin-Reinickendorf

Two rooms on 53.5 m², fully renovated in 2024, third floor with lift and a south-east loggia

€299,999

54 m²

2 rooms

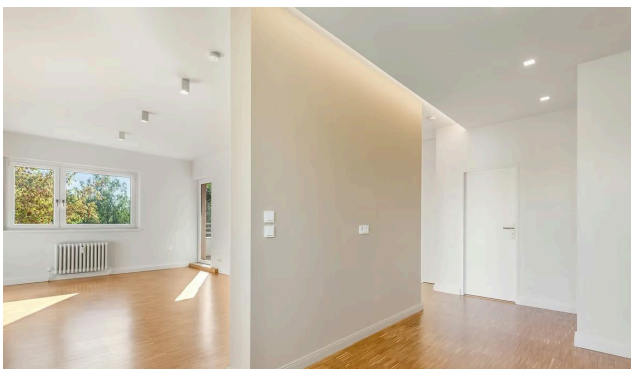
vacant

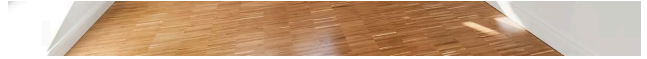
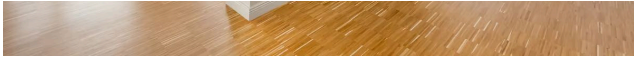


Luba Baumgärtner

Your contact for this property

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The property

A two-room flat of 53.5 m² on the third floor, reached by lift. The figure includes a loggia facing south-east over the communal garden. The whole flat was renovated in 2024 and has not been lived in since. It is offered for first occupancy, so there is no tenant and no rental income at present.

The work went well beyond a coat of paint. Electrics and pipework are new. The walls were skimmed smooth and painted a pale grey, and the floors are oak parquet with tall skirting boards and recessed ceiling lights. The bathroom has a level-access shower, concrete-effect tiles and mosaic details, with fittings by Gira, Duravit and Steinberg.

The kitchen is a separate room and is left for the buyer to fit out. Budget for that. There is a utility connection for a washing machine, and a cellar storage room belongs to the flat.

A parking space comes with the apartment. The monthly service charge (Hausgeld) is €216. With two rooms on just over 50 m², this is a compact unit and not a family home.

Full renovation completed in 2024

First occupancy, vacant

South-east loggia over the garden

Third floor with lift

Oak parquet, new electrics and pipes

Parking space and cellar room

Service charge €216 per month

Key facts

Type	Apartment
Town	Berlin, Reinickendorf
Federal state	Berlin
Postcode	13407
Living area	54 m ²
Rooms	2
Floor	3rd floor

Status	vacant
Features	balcony or terrace, lift, parking space
Reference	hs72

The location

Reinickendorf is a large district in the north-west of Berlin, mostly residential, with a lot of green space. Postcode 13407 lies in its southern part, close to the boundary with Wedding, which belongs to the central district of Mitte. The Schäfersee, a small lake with a footpath around it, is nearby.

A bus stops directly outside the building and connects to the nearest U-Bahn station and onward to central Berlin. Everyday shopping, cafés and schools are in the surrounding streets.

Who it suits. A buyer looking for a small, newly renovated flat in Berlin to live in, house a student child or let out, without having to manage any building work apart from fitting the kitchen.

[More properties in Berlin →](#)

What it costs in total

Real estate transfer tax (Berlin, 6%)	€18,000
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Notary and land register (approx. 1.5–2%)	€4,500–6,000
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Agency commission	3.57%
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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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