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BERLIN-MOABIT · APARTMENT · VACANT

2-room 1892 period apartment in Berlin-Moabit, vacant, needs renovation

76 m² on the fourth floor of an 1892 building in Moabit, vacant and ready for renovation

€299,999

76 m²

2 rooms

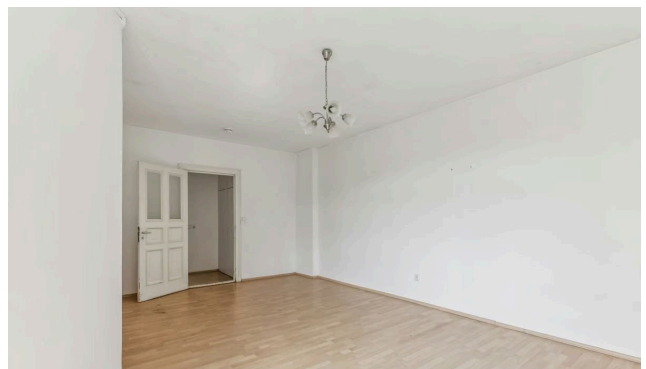
vacant



Luba Baumgärtner

Your contact for this property

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The property

A two-room apartment of 76 m² on the fourth floor of a residential building from 1892, in the Moabit district of central Berlin. The flat is empty and is handed over unfurnished. It needs renovation, and the asking price should be read with that in mind.

The layout is the strong point. A wide hallway leads to the living room, which gets plenty of daylight, and to a bedroom large enough for a full wardrobe and a desk by the window. The kitchen is a separate room with space for a dining table. A fitted kitchen is already in place.

The bathroom has a bathtub and its own window, so it has daylight and can be aired normally. There is also a generous storage room inside the flat and a private cellar room in the basement. Floors are laminate.

Heating comes from district heating supplied by a combined heat and power plant running on fossil fuel. Energy class is D, which is typical for a building of this age. The common parts of the building are well maintained. The monthly service charge (Hausgeld) is 486 €. Some of the photos show furniture added digitally. Because the flat is vacant, viewings can be arranged at short notice.

76 m² with two rooms

Built in 1892

Vacant, handed over unfurnished

Bathroom with window and bathtub

Separate kitchen with dining space

Storage room and private cellar

Near S-Bahn Beusselstraße

Key facts

Type	Apartment
Town	Berlin, Moabit
Federal state	Berlin
Postcode	10553
Living area	76 m ²
Rooms	2
Floor	4th floor

Year of construction	1892
Status	vacant
Energy efficiency class	D
Energy demand	116.7 kWh/(m²·a)
Energy source	combined heat and power (fossil)
Reference	rs26

The location

Moabit lies in the borough of Mitte, just north-west of the government quarter and the Tiergarten park. Berlin Hauptbahnhof, the city's main railway station, is in Moabit. The district is a dense, mixed residential area with a large stock of late 19th-century buildings, and it has become steadily more sought after as central Berlin has filled up.

The S-Bahn station Beusselstraße, on the Ringbahn circle line, is around the corner, and other public transport is about four minutes' walk away. Turmstraße and Beusselstraße are the local shopping streets. Directly opposite the building is the Stadtschloss Moabit, a neighbourhood centre with a library, courses and concerts. The street is in a residents' parking zone.

Who it suits. A buyer prepared to take on a renovation in exchange for a well-proportioned period flat in central Berlin, either to live in, to house a student, or to let after refurbishment.

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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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