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BERLIN-MITTE · APARTMENT · VACANT

Renovated 3-room period flat in Berlin-Mitte, rear building with lift

77 m² over 3 rooms in a 1910 building, first occupancy after a full renovation

€624,000

77 m²

3 rooms

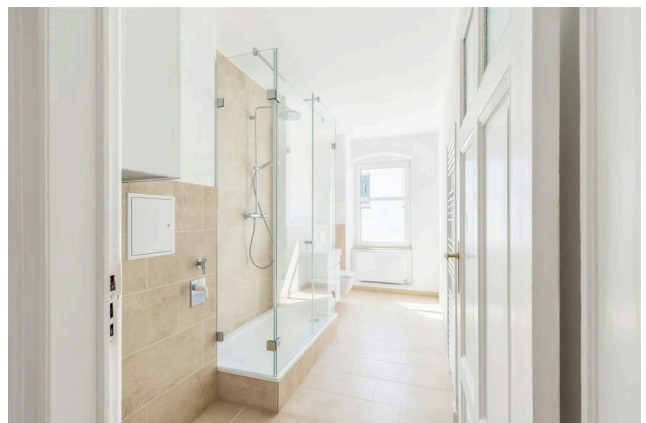
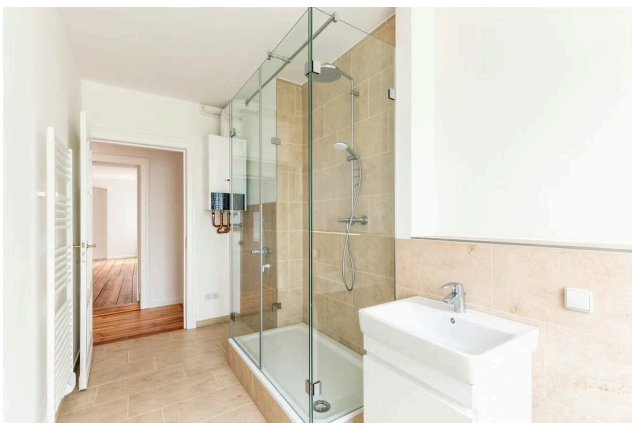
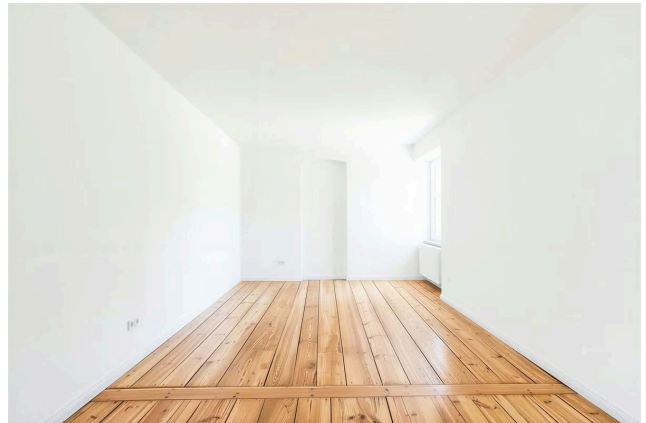
vacant



Luba Baumgärtner

Your contact for this property

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The property

This 3-room flat of about 77 m² is on the third floor of a 1910 building in Berlin-Mitte. It sits in the rear building, the Hinterhaus, which faces the courtyard and is quieter than the street front. A lift serves the building. After a complete renovation, nobody has lived in the flat since the work was finished.

The technical work goes deeper than the surfaces. The electrical installation is new. Heating comes from a new gas boiler inside the flat, connected to new radiators. Floors, walls and ceilings have all been redone. The energy efficiency class is E, a common rating for a building of this age heated with gas.

Some original features were kept and restored. The wooden floorboards were sanded and sealed, and the period doors still have their original handles. The kitchen and bathroom have matching tiles in tones that suit the wood of the floors. The kitchen is fitted to a good standard.

The bathroom is the strongest single feature. It has a new WC and a new washbasin, with fittings by Grohe and Geberit. The walk-in shower measures about 140 x 80 cm, which is generous for a Berlin flat, with glass panels about 220 cm high that open both inwards and outwards. The wet area has been sealed to current technical standards.

First occupancy after full renovation

Third floor with lift

Quiet rear building

Original floorboards and period doors

Walk-in shower about 140 x 80 cm

New electrics and gas boiler

U6 Naturkundemuseum close by

Key facts

Type	Apartment
Town	Berlin, Mitte
Federal state	Berlin
Postcode	10115
Living area	77 m ²
Rooms	3
Floor	3rd floor
Year of construction	1910

Status	vacant
Features	lift
Energy efficiency class	E
Energy source	gas
Reference	sg5

The location

Mitte is Berlin's central district and contains the government quarter, Museum Island and much of the historic city centre. Postcode 10115 covers the northern part of Mitte around Chausseestraße and Invalidenstraße, close to the Museum für Naturkunde. The flat is in a quiet side street, and street parking nearby is reported to be relatively easy for such a central location.

Naturkundemuseum station on the U6 underground line is very close and runs directly through the city centre. A REWE supermarket and a dm chemist are within a few minutes' walk, along with cafés, restaurants and gyms.

Who it suits. This flat suits a buyer who wants a central Berlin home or a student flat that is ready to move into, with no building work to arrange, in a quiet rear building with a lift.

[More properties in Berlin →](#)

What it costs in total

Real estate transfer tax (Berlin, 6%)	€37,440
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Notary and land register (approx. 1.5–2%)	€9,360–12,480
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Agency commission	2.5% 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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