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BERLIN-MITTE · APARTMENT · VACANT

One-room apartment from 2012 in Berlin-Mitte, U-Bahn at the door

41 m² on the first floor of a 2012 building, Naturkundemuseum U-Bahn station
directly outside

€325,000

41 m²

1 room

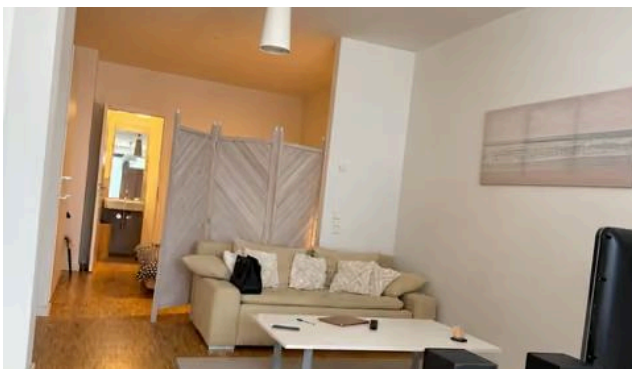
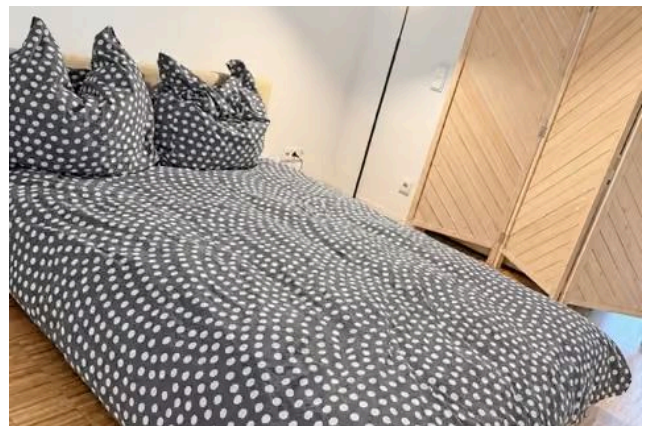
vacant



Kate Lehmann

Your contact for this property

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<https://immobiliya.com/properties/apartment-berlin-ss01>





The property

A compact city apartment of 41.1 m² on the first floor of a residential building completed in 2012. It has one room in total. The layout separates a sleeping area from the living and dining space, and the open kitchen sits along one side of the main room. The building has a lift.

The condition is very good, close to new. Floors are parquet throughout, and heat comes from an underfloor system running on natural gas. Large aluminium windows are soundproofed, which matters on a central Berlin street. They open onto a French balcony, and one window has a fitted insect screen. Built-in wardrobes take care of most storage, and a private cellar room adds more.

The kitchen is fitted with an oven, a hob and a dishwasher. The bathroom has a corner shower, WC and washbasin, and a washing machine is already in place. A broadband connection is installed.

Residents share a sauna and a fitness room. Behind the building there are maintained outdoor areas with a children's play area. If the buyer wishes, the apartment can be taken over fully furnished with all current contents, so it could be moved into or let without further spending on furniture.

Built 2012, near-new condition

U-Bahn station directly outside

Underfloor heating and parquet

Soundproofed windows, French balcony

Shared sauna and fitness room

Lift and private cellar room

Furniture available on request

Key facts

Type	Apartment
Town	Berlin, Mitte
Federal state	Berlin
Postcode	10115
Living area	41 m ²
Rooms	1

Floor	1st floor
Year of construction	2012
Status	vacant
Features	lift
Energy source	natural gas
Reference	ss01

The location

Mitte is the historic and political centre of Berlin, the district that contains the government quarter, Museum Island and the main boulevard Unter den Linden. The apartment is in the northern part of Mitte, where the U-Bahn station Naturkundemuseum on line U6 sits directly in front of the building. The station takes its name from the Museum für Naturkunde, Berlin's large natural history museum, close by on Invalidenstraße.

Berlin Hauptbahnhof, the city's main railway station with long-distance trains across Germany and Europe, can be reached on foot, as can Friedrichstraße and the government quarter. The Charité university hospital's Mitte campus is also within walking distance. The surrounding streets have restaurants, cafés, shops and cultural venues.

Who it suits. It suits a buyer who wants a small, low-maintenance apartment in central Berlin, either as a city base or as a furnished unit to let, with a main railway station and a direct U-Bahn line within easy reach.

[More properties in Berlin →](#)

What it costs in total

Real estate transfer tax (Berlin, 6%)	€19,500
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Notary and land register (approx. 1.5–2%)	€4,875–6,500
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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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