

Exposé

spacious 6 room flat in a well-maintained apartment building, central area near Kurfürstendamm and KaDeWe, currently rented out



Object number: 288
Living area: 185,33 m²
Sale price: € 1.049.000



Ihr Ansprechpartner:

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Real Estate Agency
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Adresse: Nürnberger Straße XX, 10789 Berlin

Type: Condominium

Apartment type: apartment

floor: 1

storey: 6

Rooms: 6.00

number of bedrooms: 4

number of bathrooms: 2

Object state: Gepflegt

state: normaler Zustand

Fitted kitchen: Ja

Balcony: Ja

cellar: Ja

Garten/mitbenutzung: Ja

Quality of Facilities: Normal

energy efficient: demand certificate

energy efficiency: 172.50

Energy efficiency class: F

legally required information energy certificate: Energy proof is available for the building

Heating: Fernwärme

Energy certificate valid until: 29.05.2028

Significant energy exchanger: Gas Light

Vacant from: derzeit vermietet

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Sale price: € 1.049.000

year of construction: 1933

Last modernization/ renovation: 2021

Rent price (excl.): € 934,29

Rent price (incl.): € 1.203,02

house money: 671.29 €

Living area: 185,33 m²

Usable area: 6,00 m²

Agent Fee: 3,57 % brutto vom beurkundeten Kaufpreis vom Käufer zu zahlen

particularity: Lagenbedingt ständige Werterhöhung der Immobilie

Description short:

large 5.5 - 6 room flat in a well-kept old multi-family house, centrally located, in a popular area with best infrastructure near Kurfürstendamm and KaDeWe, currently rented out

*This Expose is available in German, English and Russian language.

Description long:

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This large 5.5 - 6 room flat offered here is located in a Wilhelminian style old building, which was built in 1933.

The building consists of the front building and a right side wing, each with a ground floor, 4 further floors and the attic which is being converted.

In total there are 14 residential units including the quiet commercial unit on the ground floor.

The currently rented old building flat has a living space of about 185.3 m² and is located on the 1st floor of the front and garden house.

In addition to 5.5 or 6 rooms, the spacious unit also offers a kitchen, bathroom, guest bathroom-WC, hallway, storage room and balcony.

Most of the rooms face the quiet inner courtyard with westward orientation.

The other rooms face the street, with the larger of the two having a balcony facing east.

The flat has been let to the same tenant since 2008, successive and sustained additions have been made and it is in good condition overall.

Towards the street there are the balconies with east orientation.

The façade as well as both staircases have been modernised and refurbished last year (2021).

Optionally, a further balcony extension to the inner courtyard towards the west (front building apartment) or south (side wing apartment) is possible.

The building permit for the balcony extension has already been granted.

The addition of a lift in the inner courtyard area on the façade is also possible.

Both are already regulated in the declaration of partition and do not require any further approval by the owners' association.

Equipment:

The rented flat in an old building has a living space of about 185.33 m² and is located on the 1st floor of the front building which continues to the side wing of the garden house (interior).

In addition to the existing 5.5 or 6 rooms, the spacious unit also offers a kitchen, full bathroom, bathroom/guest toilet, hallway, storage room and a balcony.

The flat is in a good overall condition.

Please understand that in order to protect the privacy of the tenants, we are not allowed to show any interior photos to the public.

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Further information and possibly more pictures of the property will be provided upon request.

To the property data:

- currently rented as an investment since 2017
 - 1st floor in the front building + side wing transitional
 - 5.5 or 6 rooms including Berlin room
 - Living space about 185,33 m²
 - Bathroom, bath with tub and window
 - guest bathroom
 - storeroom or chamber
 - balcony
 - Flooring laid with parquet
 - District heating natural gas, gas floor heating
 - Central hot water supply via district heating
- The gross rent is currently € 1.203,02
of which € 53.00 are for heating costs and € 106.00 for operating costs.

Others:

*You would like to sell your property?

We may already have a buyer for you, as our customer network has stored the corresponding search profiles both nationally and internationally.

We accompany you with your property professionally in all technical and legal procedures around the sale of your property.

We use our experience to advise you on the realistic valuation of your property and the joint determination of the purchase price.

Of course, we accompany you during the sales procedure until the handover of the property.

*Interested parties of this advertisement:

Please provide full sender details for enquiries.

Please include address, telephone, fax and email.

We ask for your understanding that without the aforementioned details it is unfortunately not possible to send the property.

All data and information available to us are based on the information provided by the owner or are taken from property documents and are reproduced here to the best of our knowledge.

Errors and prior sale reserved.

The legal obligation results exclusively from a notarially concluded purchase contract.

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You will find further attractive offers of free and rented condominiums and other real estate properties at:

www.av-immobilien-berlin.de

We also have a very good network of financing possibilities for our clients if the realisation of our own house bank is not fully effective.

You are also welcome to contact me directly by telephone on
+49(0)176-84055531.

Aleksander Vukas, Real Estate Specialist, Real Estate Economist
AV Immobilien Berlin - Real Estate Consulting & Agency

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Location:

The property is located in Nürnberger Straße, the popular residential area of Berlin-Charlottenburg, close to Tauentzienstraße, the largest department stores' "KaDeWe" and Kurfürstendamm. The well-known neighbourhood of Los Angeles-Platz invites you to linger in historical and green surroundings in the immediate vicinity.

Shops for daily needs and a very diverse gastronomic and cultural offer are within walking distance.

The transport links are very good with underground and bus connections.
The Augsburger Straße underground stop on the U2 and U3 lines is just a few steps away.
Several bus lines are also in the vicinity.
It takes about 6 minutes to walk to the Kurfürstendamm underground station.

Leisure and recreation facilities can be found in the nearby large Tiergarten, which can be reached quickly by bicycle in just a few minutes.

Ausstattung:

Outdoor amenities:

Balcony
Toilets
cellar
Garten/mitbenutzung

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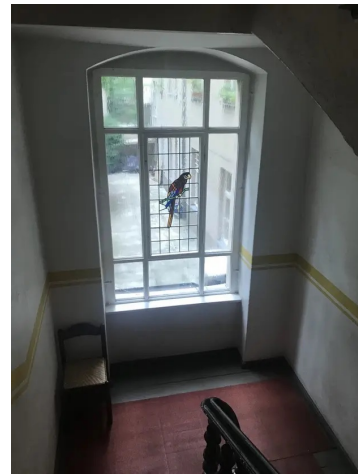
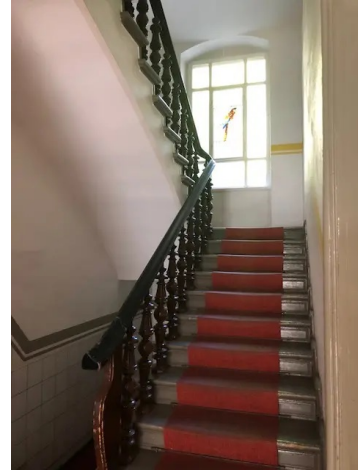
Image gallery:



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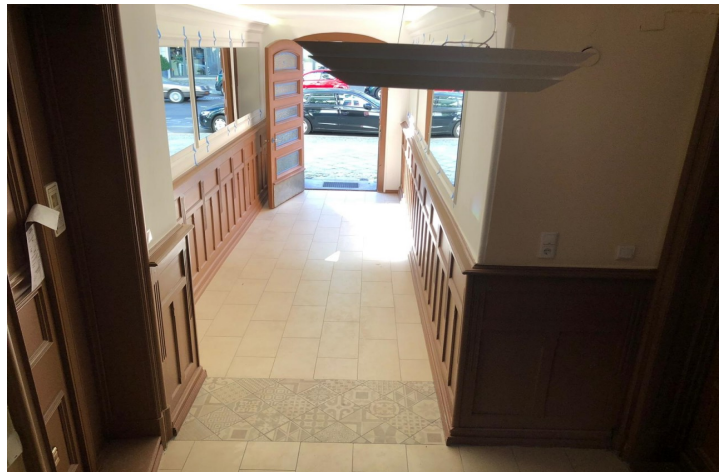
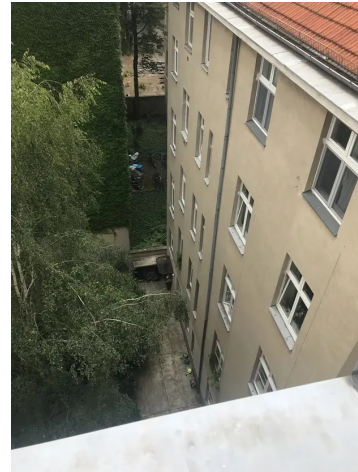
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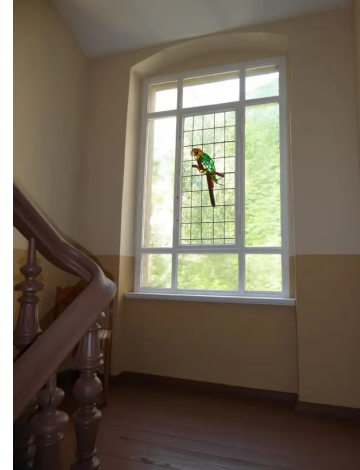
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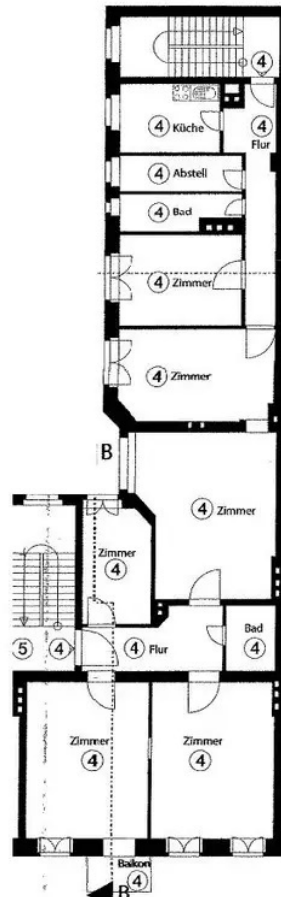
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Grundrisse:

Grundriss

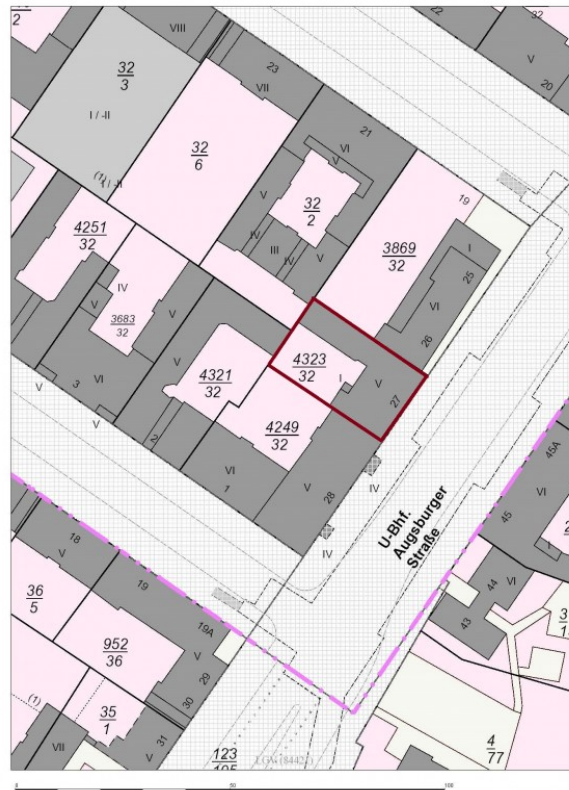


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ALKIS Berlin (Amtliches Liegenschaftskatasterinformationssystem)



Geoportal Berlin, PDF erstellt am 24.07.2018

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