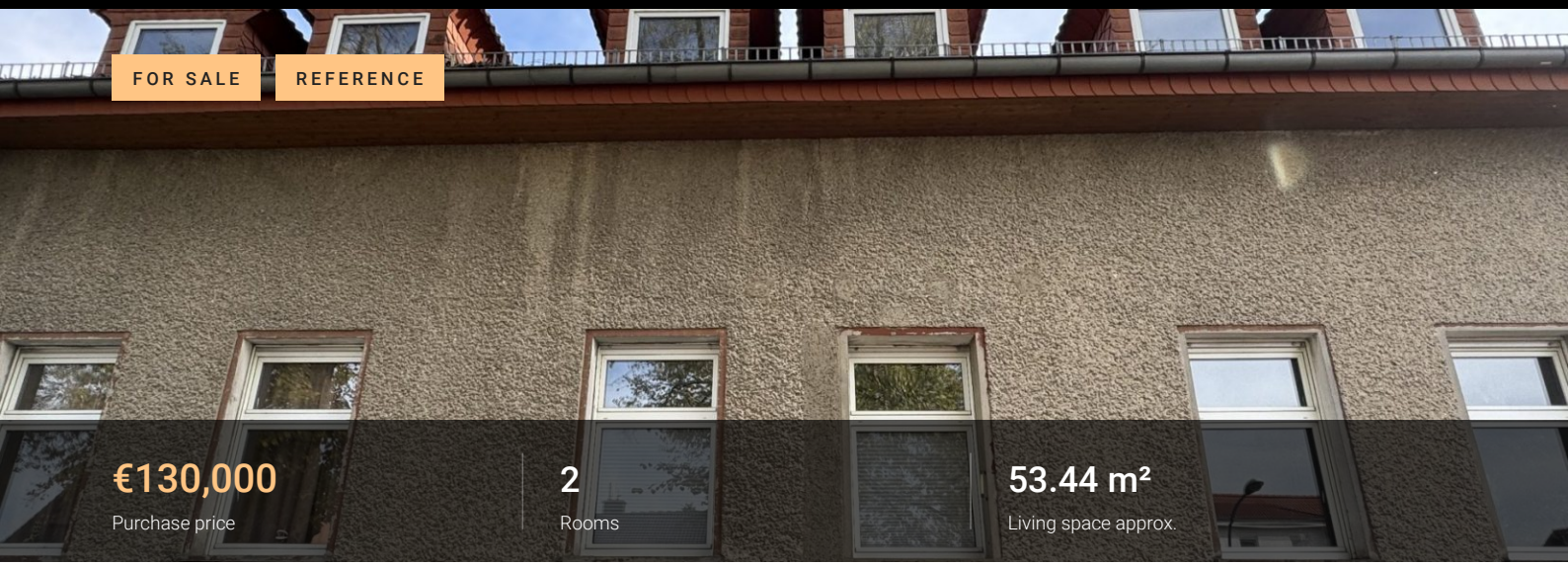


FOR SALE REFERENCE

€130,000
Purchase price

2
Rooms

53.44 m²
Living space approx.

Attractive investment with a yield of approx. 4.6%

12529 Dahme Spreewald Kreis

PROPERTY DETAILS

Property type	Apartment building (Attic floor)
Purchase price	€130,000
Commission	The agent's commission is 3.57% of the purchase price
Residential units	4
Living space approx.	53.44 m²
Rooms	2
Bedrooms	1
Bathrooms	1
Floor	2 von 2 of 2

BUILDING FABRIC & ENERGY CERTIFICATE

Year of construction	1906
Condition	Well kept
Heating type	Central heating
Main energy source	Gas
Energy certificate	available
Energy certificate type	Energy demand certificate
Energy efficiency class	NO_INFORMA
Year of construction per energy certificate	1906

FEATURES

- Garden/shared garden
- Cellar
- Fitted kitchen
- Garage/parking space
- Let

Description

Let, well kept and in a sought-after location: this apartment offers investors a solid basis for building long-term wealth. The existing net rent of €497.30 per month corresponds to a yield of approx. 4.6% and ensures regular, predictable rental income. As the apartment is already let, there is no need to search for tenants and no vacancy, and you benefit from ongoing income from the very first month.

Residential property on the outskirts of Berlin is one of the most stable forms of investment in the region: demand for affordable housing with good transport links is high and supply is limited. A private parking space is already included in the purchase price. This makes the apartment permanently attractive to tenants and also makes it easier to re-let or resell later.

Fixtures and fittings

The apartment impresses with a well-thought-out layout in which every room has a clear function:

Kitchen: plenty of daylight and ample space for a modern fitted kitchen and a cosy dining area. A place not only for cooking but also for eating together.
Living room: spacious and bright, with flexible furnishing options. The central room for relaxing evenings.
Bedroom: quietly situated and therefore a real retreat for a restful sleep.
Bathroom: well kept, spacious and functionally equipped. More space than you often find in this price range.
Garden: a lovingly landscaped green area is available for all residents to use (common property). Ideal for summer evenings and a plus that tenants particularly appreciate.
Parking space: included. In Berlin and the surrounding area, a real selling point.

Location

Living in the countryside with the capital right on your doorstep: the apartment is located in a quiet, established residential area directly on the Berlin city boundary near Rudow. Here, living close to nature is combined with all the advantages of a big city.

Everything you need for everyday life is close at hand: supermarkets and shops, schools and nurseries as well as leisure and recreational facilities are only a short distance away. Good transport links get you quickly into central Berlin.

It is precisely this mix of tranquillity, infrastructure and proximity to the city that makes the location equally popular with families, couples and commuters. For you as an investor, this means stable tenant demand and good prospects for preserving the value of your property. …

Read the full description online: valvest-realestate.de/en/immobilie/attraktive-kapitalanlage-mit-ca-4…



All information is based on details provided by the owner. We accept no liability for its accuracy, completeness or timeliness. Errors, changes and prior sale excepted. This exposé is intended solely for the recipient.

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