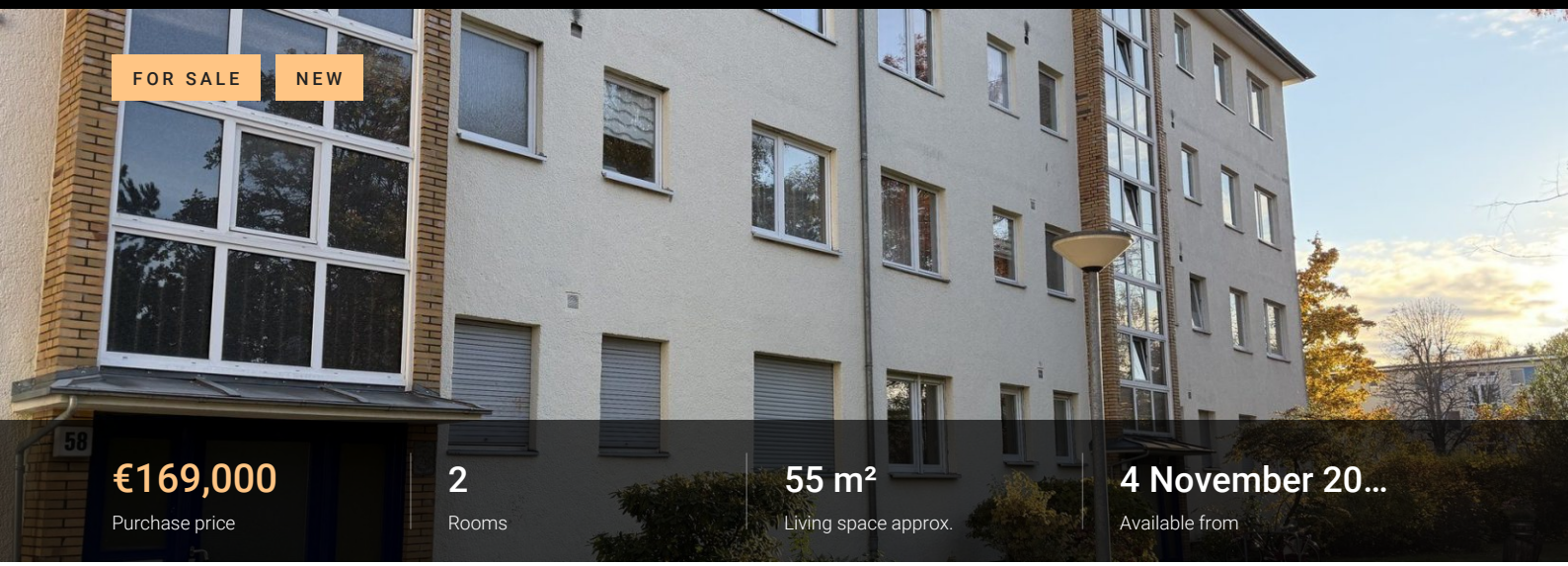

Vacant 2-room apartment with a balcony overlooking greenery – your renovation project

12357 Berlin (Rudow)

PROPERTY DETAILS

Property type	**Apartment (Raised ground floor)**
Purchase price	**€169,000**
Commission	**3.57% of the purchase price**
Living space approx.	**55 m²**
Rooms	**2**
Bedrooms	**1**
Bathrooms	**1**
Floor	**Erdgeschoss**
Available from	**4 November 2026**

BUILDING FABRIC & ENERGY CERTIFICATE

Condition	**Well kept**
Energy certificate	**liegt zur Besichtigung vor**

FEATURES

- ✓ Balcony/terrace
- ✓ Cellar

Description

This 2-room apartment with approx. 55 m² of living space is located on the raised ground floor of an apartment building in the quiet “Blumenviertel” (flower quarter) of Berlin-Rudow. It is vacant and can be handed over immediately.

From the balcony you look out onto greenery. The separate kitchen leaves room for furnishings of your choice, and a private cellar room provides additional storage space. Thanks to the raised ground floor, you live close to ground level but slightly elevated above the garden.

The apartment is in need of renovation. It is aimed at buyers who want to design their new home according to their own ideas. The bathroom, floors, kitchen and surfaces can be renewed to suit your taste and budget. If you renovate yourself, you do not pay extra for a modernisation you might not even like in the end.

With two easily usable rooms, the apartment is suitable for singles, couples and commuters. It is also of interest to investors: after renovation it can be let easily, as demand in south-east Berlin is stable thanks to the nearby BER airport.

Fixtures and fittings

- 2 rooms, approx. 55 m² of living space
- Raised ground floor
- Balcony overlooking greenery
- Separate kitchen
- Private cellar room
- Condition: in need of renovation; bathroom, floors and surfaces should be renewed
- Vacant, available immediately

Location

The apartment is located in the Blumenviertel of Rudow, an established, green residential area in the south of the Neukölln district with generous green spaces between the buildings and little through traffic.

Supermarkets, bakeries and doctors can be found in the neighbourhood. The centre of Rudow with its shops, restaurants and weekly market is quickly accessible, as are the Gropius Passagen, one of Berlin’s largest shopping centres. There are nurseries and schools in the area.

Read the full description online: valvest-realestate.de/en/immobilie/bezugsfreie-2-zimmer-wohnung…



Exterior view

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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