

FOR SALE NEW

€289,000
Purchase price

2
Rooms

70 m²
Living space approx.

1 March 2027
Available from

Move in without renovating: 2-room apartment with balcony

12109 Berlin (Mariendorf)

PROPERTY DETAILS

Property type	**Apartment (Raised ground floor)**
Purchase price	**€289,000**
Service charge	**€306**
Commission	**3.57% of the purchase price**
Living space approx.	**70 m²**
Rooms	**2**
Floor	**Erdgeschoss**
Available from	**1 March 2027**

BUILDING FABRIC & ENERGY CERTIFICATE

Year of construction	**1970**
Condition	**Well kept**
Heating type	**Central heating**
Main energy source	**Gas**
Energy certificate	**available**
Year of construction per energy certificate	**1970**

FEATURES

- ✓ Balcony/terrace
- ✓ Cellar
- ✓ Fitted kitchen

Description

This 2-room apartment was completely modernised in 2024. You are buying a finished apartment in which there is nothing left to do.

The apartment is located on the raised ground floor of a well-kept apartment building from 1972 and offers approx. 70 m² of living space. The living room and bedroom are separate.

During the 2024 modernisation, the electrical wiring was completely renewed, the bathroom and separate WC were fully refurbished, and a new fitted kitchen with modern appliances was installed.

The building is also in good condition: it has been insulated and the roof has been refurbished.

A large cellar room belongs to the apartment.

The apartment is let furnished until 28 February 2027 and will be handed over vacant on 1 March 2027. It is ideal for anyone who wants to move into a finished apartment in the spring.

Fixtures and fittings

- Complete modernisation in 2024
- Electrical wiring completely renewed
- Bathroom fully refurbished
- Separate WC, refurbished
- New fitted kitchen with modern appliances
- Balcony
- Large cellar room
- Building insulated, roof refurbished

Location

The apartment is located in 12109 Berlin-Mariendorf, a quiet, green residential area in the Tempelhof-Schöneberg district.

Shops for everyday needs, doctors and pharmacies can be found on Mariendorfer Damm and in Alt-Mariendorf. There are nurseries and schools in the neighbourhood.

The U6 underground line takes you quickly into the city centre.

Volkspark Mariendorf and the Britzer Garten invite you to relax.

Read the full description online: valvest-realestate.de/en/immobilie/einziehen-ohne-renovieren-2-zim...


Kitchen

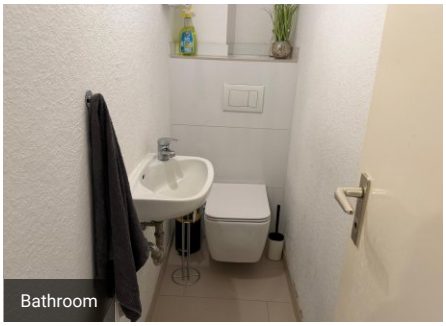

Kitchen


Bedroom


Hallway


Hallway


Bathroom


Bathroom


Exterior view


Exterior view


Cellar

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.

YOUR CONTACT

Valentina Zecevic

Valvest Real Estate
Stresemannstraße 23, 10963 Berlin

Phone +49 157 73849413
Email info@valvest-realestate.de
Web valvest-realestate.de