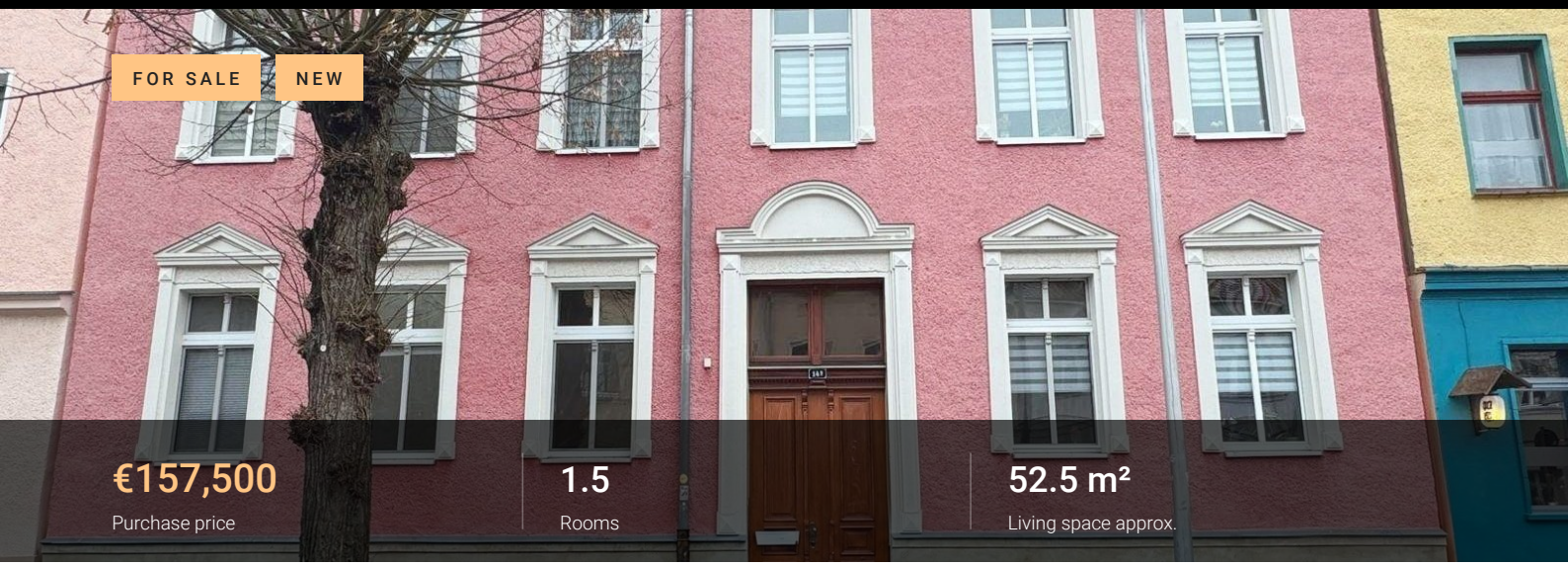

Let 1.5-room period apartment · approx. 4.4% yield

15517 Oder Spree Kreis

PROPERTY DETAILS

Property type	**Apartment (Raised ground floor)**
Purchase price	**€157,500**
Commission	**3.57%**
Living space approx.	**52.5 m²**
Rooms	**1.5**
Bedrooms	**1**
Bathrooms	**1**
Floor	**Erdgeschoss von 3 of 3**

BUILDING FABRIC & ENERGY CERTIFICATE

Year of construction	**1920**
Condition	**Well kept**

FEATURES

- Cellar
- Fitted kitchen
- Let

Description

Apartment: ground floor right (raised ground floor)
Living space: approx. 52.5 m²
Rooms: 1.5
Purchase price: €157,500 (approx. €3,000/m²)
Net rent: €575 per month / €6,900 per year
Multiplier 22.8, yield approx. 4.4%

For sale is the let 1.5-room apartment on the ground floor right in a well-maintained period building from 1920 at Gartenstraße 14 b in Fürstenwalde/Spree. The building has been continuously maintained and there is no maintenance backlog.

The compact apartment with fitted kitchen is let and is a good entry into property investment.

Fixtures and fittings

– Well-maintained period building from 1920, no maintenance backlog
– Fitted kitchen
– uPVC windows
– Laminate flooring
– Period features: panelled doors, transom windows

Location

The building is located in an established residential area of Fürstenwalde/Spree. Shops, schools, nurseries and doctors can be reached within a few minutes, and the River Spree and green spaces are close by.

From Fürstenwalde station, the RE1 regional train takes you to Berlin Ostkreuz in around 31 minutes and to Friedrichstraße in around 43 minutes. At peak times, trains run up to three times an hour. The A12 motorway is quickly accessible.

Thanks to the proximity to Berlin and to the Tesla factory in Grünheide, demand for rental apartments is stable.

Read the full description online: valvest-realestate.de/en/immobilie/vermietete-1-5-zimmer-altbauwo…



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.

YOUR CONTACT

Valentina Zecevic

Valvest Real Estate
Stresemannstraße 23, 10963 Berlin

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