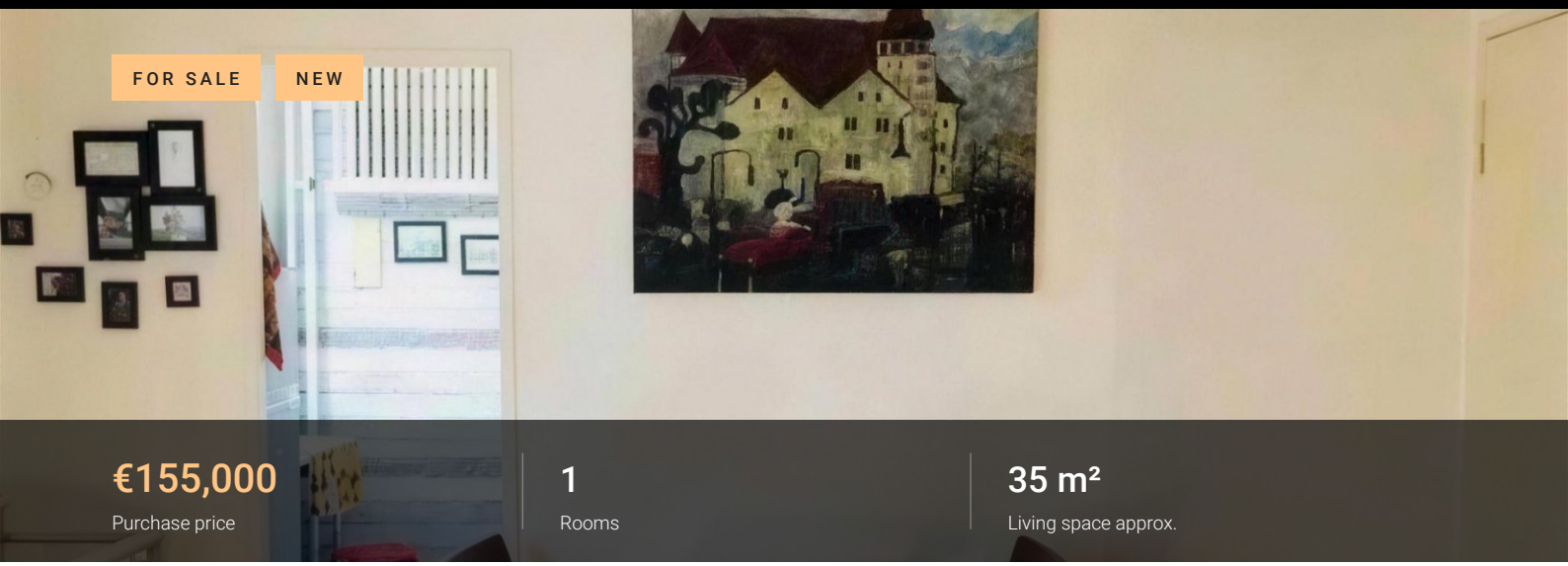


FOR SALE NEW

€155,000
Purchase price

1
Rooms

35 m²
Living space approx.

A home to feel good in – with balcony and large garden near Lake Schäfersee

13409 Berlin (Reinickendorf (Ortsteil))

PROPERTY DETAILS

Property type	**Apartment (Raised ground floor)**
Purchase price	**€155,000**
Service charge	**€175**
Commission	**3.57% of the purchase price, incl. VAT**
Living space approx.	**35 m²**
Rooms	**1**
Bedrooms	**1**
Bathrooms	**1**
Floor	**Erdgeschoss von 4 of 4**

BUILDING FABRIC & ENERGY CERTIFICATE

Year of construction	**1960**
Condition	**Well kept**
Heating type	**Central heating**
Main energy source	**Oil**
Energy certificate	**available**
Year of construction per energy certificate	**1961**

FEATURES

- ✓ Balcony/terrace
- ✓ Garden/shared garden
- ✓ Cellar
- ✓ Garage/parking space
- ✓ Let

Description

A bright living area, a private balcony and a large, beautiful garden in the courtyard: this well-kept 1-room apartment in Berlin-Reinickendorf offers a cosy home with plenty of greenery and good connections to the city centre.

The apartment is located on the raised ground floor and has a practical layout of 34.5 m² with a separate kitchen and a separate bathroom. The friendly living and sleeping area opens onto the approx. 4.4 m² balcony – a lovely spot for your morning coffee or a relaxing evening.

A highlight is the spacious communal garden in the courtyard. With its pergola, it invites you to linger and offers additional outdoor space to relax and enjoy.

The apartment was renovated in September 2025: new laminate flooring, freshly painted walls and new bathroom ceramics create a well-kept, inviting atmosphere.

The apartment has been let for two years. The monthly net rent is €550, and the annual net rental income amounts to €6,600. This makes the apartment suitable as an investment with ongoing rental income. Future owner-occupation may also be possible, subject to the requirements of tenancy law. The tenancy agreement was concluded in 2024.

A special extra: the apartment previously belonged to an artist. Several matching oil paintings can be taken over free of charge on request.

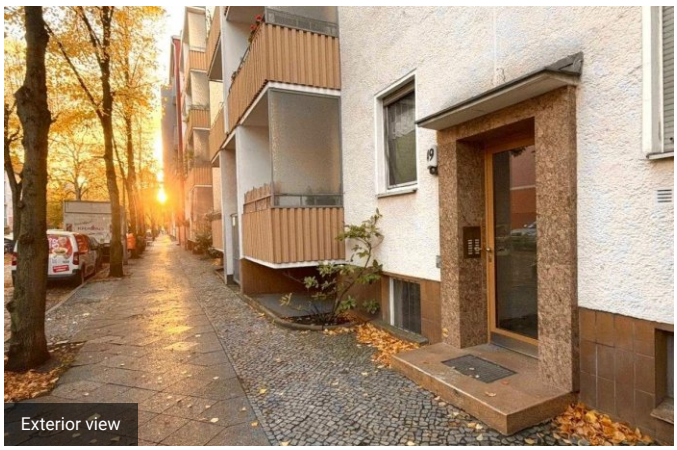
Fixtures and fittings

In the apartment
- Bright living and sleeping area with balcony (approx. 4.4 m²)
- Separate kitchen with gas cooker
- Separate bathroom with bathtub and new bathroom ceramics
- New laminate flooring and freshly painted walls (renovated in September 2025)

In the building and on the grounds
- Private cellar compartment
- Large communal garden in the courtyard with pergola and playground
- Shared laundry room with dryer
- Bicycle cellar
- Use of a parking space in the courtyard, subject to availability

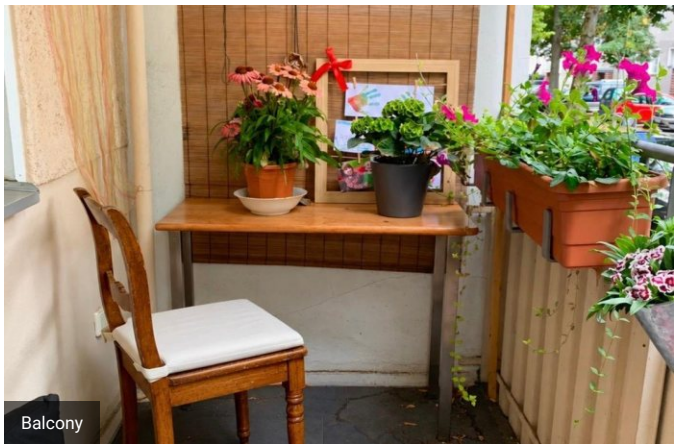
Read the full description online: valvest-realestate.de/en/immobilie/wohnen-zum-wohlfuehlen-mit-ba…


Exterior view

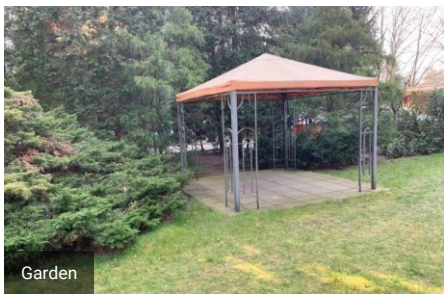

Exterior view


Balcony


Balcony


Balcony


Kitchen


Garden


Surroundings


Surroundings

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

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