

## Apartment for sale

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Price: €359,000

Bedrooms: -

Bathrooms: 0

M2 Living: 97<sup>2</sup>

M2 Plot: -

M2 Terrace: -

Address: Berlin,Berlin

Attractive investment property with high investment potential in Berlin-Friedrichshain. The property is located in Friedrichshain neighbourhood within walking distance from Spree river banks. The area is very popular amongst young Berliners and has large tree lined stone-paved streets with plenty of restaurants, bars and trendy cafes. The area also known for its several nice green areas like the Treptower Park and most popular Boxhagener Platz with its flea market. The area benefits from good public transport connections: S + U Warschauer Str, S Ostkreuz only a few minutes away. Alexanderplatz and East Side Mall can be reached in 20 minutes, Boxhagener Platz in 5 minutes by using a bicycle. The apartment benefits from the great equipment: typical Berliner authentic period building with well-kept stucco and high ceilings, wooden box windows and doors, private cellar in the basement, quiet green courtyard and daylight bathroom. The apartments also offer attractive yields and high potential for real estate investors. The current cold rent is 423 euros per month. The 3-room apartment is located in the front building of a well-maintained building on the 2nd floor. The apartment of ca. 97 m2 consists of a corridor, a large living room, 2 bedrooms, a separate kitchen and a bathroom with a bathtub. Please contact First Citiz Berlin Team for more information about this property or for a viewing appointment. Additional Information Important disclaimer: All information about the property is based on information provided by the seller(s) and/or their representatives. We do not accept any liability for the accuracy or completeness. Error and prior sale can be expected. This offer is subject to a commission payment. Upon the signature of a purchase contract for the property, a commission in the amount of 3,48% (incl. 16% VAT) of the notarial purchase price of the property is due by the buyer to First Citiz GmbH. This property is being offered as part of a real estate sale project. This offer includes all units located in the same real estate sale project for which First Citiz GmbH makes available to the buyer all relevant information including prices and floor plans of all units. In the case of the purchase of another unit located in the same real estate sale project as this property, a commission in the amount of 3,48% (incl. 16% VAT) of the notarial purchase price of that unit is due by the buyer to First Citiz GmbH. Non-disclosure: This offer is confidential and only intended to you. Any disclosure to third parties without the written consent of First Citiz GmbH is not allowed and would lead to claims for damages. If you disclose this property offer to a third party, with no written consent of First Citiz GmbH, and that this disclosure leads directly or indirectly to a signature of a purchase contract of the property or any other unit located in the same real estate sale project, a commission in the amount of 3,48% (incl. 16% VAT) of the notarial purchase price of the property or that unit is due by the you to First Citiz GmbH. Any dispute arising from this offer shall fall within the competence of the court of

Berlin in Germany. City area Located in East Berlin, Friedrichshain is a lively and trendy district reminding of Berlin's Soviet past of the city. The Karl-Marx Allee, linking Alexanderplatz to Frankfurter Tor, offers a striking example of Stalinist architecture with its impressive dimensions. It is also a verdant area, especially the Volkspark, famous for its barbecue areas and the outdoor cinema. The area many shops, bars and restaurants around the Boxagheener Platz, famous for its flea market. The RAW, a cultural and alternative place, consists of former hangars converted into workshops, restaurants, sports halls, bars and clubs. Along the Spree, the former Berlin Wall has become an open-air art gallery, the East Side Gallery, hosting paintings by international artists. For several years now, this area has been experiencing real estate expansion. Several international companies, including Zalando, have established their headquarters in the neighbourhood.

