

**58sqm 1.5 Bed Modern Apartment in  
Exclusive CHARLOTTENBURG – Westend.**

**Price €70,000**



**Property Description**

Situated in the Mansion Quarter this bright friendly apartment constructed in 1958 is on the ground floor of this well positioned building in central Charlottenburg Westend. Offering a most pleasant location with surrounding greenery, this apartment lies in a highly sought area location of Charlottenburg. The location of this apartment is a good residential location with many green spaces and is surrounded by a mix of terraced and multi family houses.

The property is situated in an excellent location to the local Olympia Stadion which is within minutes of the apartment including many transport links to the city with the local Olympia Stadion and Neu Westend U Bahns. In addition there are many bus stations within a short proximity of the apartment. The central Kurfurstendamn can be reached within a few minutes on the underground, buses and by car.

The Berlin Ring motorway can also be reached within minutes ensuring easy access to Berlin city centre and surrounding locations.

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BerlinBuy2Let Limited

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Registered Company No: 06091636



Close to the Berlin Messe Nord Conference Centre, this apartment is an ideal investment choice.

With the Charlottenburg Schloss Palace, the Ku Damm - main tourism and shopping location, and the Olympia Stadium all within minutes of this apartment this really is a first class location.

The property is of good maintained condition, with a fully modernised bathroom.

Vacant Apartment with the opportunity to acquire a tenant for €5.5-€6.0 per SQM.

### **Key Features**

58SQM – 1 BEDROOMED APARTMENT GROUND FLOOR APARTMENT

FREE HOLD PROPERTY

Predicted Minimum NET Rent.   €3828

NET Rent per SQM                   €5.5

Excellent Location.

Good NET Rental Yield of 5.5% - 5.9%.

VACANT APARTMENT

Balcony Flat

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Floor Plan

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Location Map



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