

**63.13sqm – 1.5 Bed Alt Bau Apartment in  
STEGLITZ  
Price €69,000**



**Front of House – Street View**

Traditional apartment building of Alt Bau design situated in central Steglitz.

Size:	63.13 sqm
Price:	€69,000
Price per SQM	€1092
Predicted NET Rent:	€4166
Predicted Net Yield before costs:	5.4% - 6%
NET Rent per SQM:	€5.00 - €5.50
Year of Construction:	1930's
Balcony Apartment	

**Key Features**

**VACANT APARTMENT**

Can be used as a second home or holiday let. This property can also be used for a long term rental.

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BerlinBuy2Let Limited

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Registered Company No: 06091636



Excellent Location.

Good NET Rental Yield.

Possible holiday let or second home

2 Minutes from the Motorway

5 Minutes by car to central Steglitz

10 Minutes by bus to central Steglitz

10 Minutes by car from Berlin City Centre

Nearest U Bahn/S Bahn – Rathaus Steglitz – 5 Minutes walk

Universitat Berlin Pharmazeutische Biologie – 5 Minutes Walk

On the corner of the Schlossstrasse of central Steglitz – 5 Minutes Walk

### **Location**

Situated in a most central position of Berlin, Steglitz on the Hindenburgdamm. This fully renovated balcony apartment situated on the 3rd floor of this traditional apartment building, constructed in 1930's

Positioned in a most sought after and easily accessible location of Steglitz, situated within a short distance from the Rathaus Steglitz U Bahn and S Bahns within a 5 minute walk from this property.

The apartment is currently vacant with the opportunity to use for a private residence or for a short term holiday let or long term tenant.

The apartment also has the added benefit of a balcony from the lounge to the front of the house and a second room/study which overlook the main street.

### **Purchase Costs**

Additional purchase costs will include:

- 4.5% Stamp Duty
- 2% Land Registry
- 7.14% Agents fee including TAX
- Lawyers fees (Quotations available on request)



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**Adjacent Buildings**



**Fully Fitted Kitchen**

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**Bathroom**



**Lounge**

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**Bedroom**



**Study/Single Room**

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**Location Map**

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