

**73sqm - 2 Bed Alt Bau Apartment in
EXCLUSIVE STEGLITZ**

Price €130,000



Front of House – Street View

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

Size:	73 sqm
Price:	€130,000
Price per SQM	€1780
Predicted NET Rent:	€5694
Predicted Net Yield before costs:	4.4%
NET Rent per SQM:	€6.50
Year of Construction:	1926

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Key Features

VACANT APARTMENT

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

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 – 10 Minutes walk

Location

Situated in one of the most beautiful and traditional parts of Berlin, Steglitz. This superb 4th floor 3 roomed apartment, built in 1926, has a wealth of traditional character including high ceilings and stripped wooden floors.

Positioned in a most sought after location of Steglitz and situated within a short distance from the Rathaus Steglitz U Bahn and S Bahns within this quiet tree lined street surrounded by an abundance of traditional style buildings.

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 is also offered with the opportunity to purchase the furniture.

The apartment also has the added benefit of a balcony from the bedroom and traditional picture windows to the front of the house from the lounge and second bedroom 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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Front of House view



Adjacent Buildings

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Communal Stairwell



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Door to the Apartment



Lounge

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Bathroom



Fully Fitted Kitchen

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Double Bedroom



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Location Map

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