

**Osdorferstrasse, Lichterfelde bordering Zehlendorf
36sqm – Renovated Studio Apartment with Balcony
Price €49,000**



Front of House – Street View

2nd Floor Modern apartment in the residential location of Lichterfelde bordering Zehlendorf.

Size:	36sqm
Price:	€49,000
Price per SQM	€1361
Predicted NET Rent:	€2592
Predicted Net Yield before costs:	5.5%
NET Rent per SQM:	€6.00
Year of Construction:	TBC
Balcony Apartment	
Parking Place	

Key Features

VACANT APARTMENT

Can be used as a second home or for a long term tenant.

Residential Location.

Good NET Rental Yield.

Possible second home or long term let.

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BerlinBuy2Let Limited

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Registered Company No: 06091636



Bus Stops opposite the property link to Central Berlin.
15 Minutes by car from Berlin City Centre
Nearest S Bahn – Osdorferstrasse/Lichterfelde Sud – 5 Minutes walk.

Location

Situated in a residential location in Lichterfelde bordering Zehlendorf this modern studio apartment is offered for sale with vacant possession.

This well tended building of modern design and façade is within a short distance from the S Bahns of Osdorferstrasse and Lichterfelde Sud being a 5 minute walk from this property which connects to the City of Berlin within 10-15 minutes.

The apartment is currently vacant with the opportunity to use for a private residence or for a long term tenant with a good predicted yield of 5.5%. The apartment also has the added benefit of a balcony from the lounge to the front of the house.

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)



The Studio Apartment with Balcony

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Rear of the House



Garden Area

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Parking Spaces



Fully Fitted Kitchen

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Bathroom



Living Room

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Location Map

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