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BERLIN-CHARLOTTENBURG · APARTMENT · LET

Let 1-room flat in Charlottenburg, 4.25% gross yield, balcony

32 m² studio on the fifth floor in Charlottenburg, let at 670 € a month, with balcony and lift

€189,000

32 m²

1 room

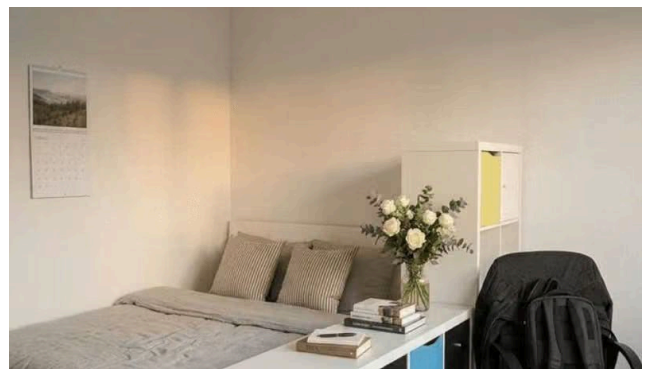
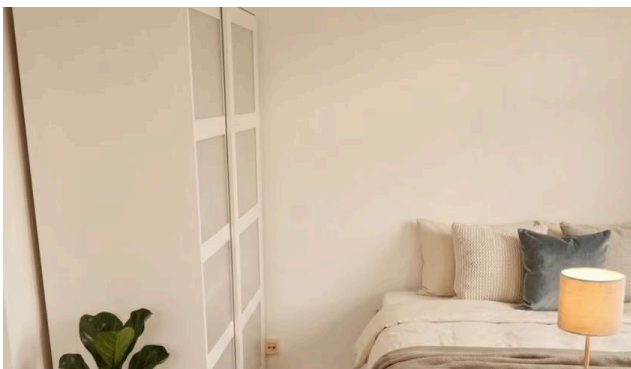
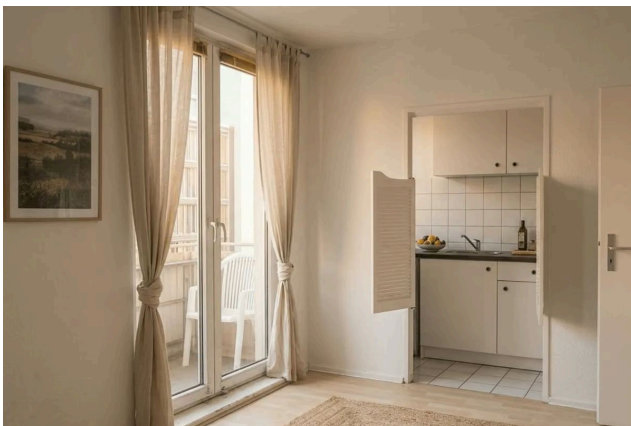
gross yield approx. 4.25%



Luba Baumgärtner

Your contact for this property

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The property

A one-room apartment of about 32 m² on the fifth floor of a six-storey residential building from 1956. It is sold with the tenant in place. The current rent is 8,040 € a year, or 670 € a month, which gives a gross yield of 4.25% at the asking price.

The floors are tiled throughout, so there is little wear between tenancies. The flat has its own balcony. A lift serves the upper storeys, which matters at this height. A cellar storage compartment belongs to the unit.

The building is described as well maintained. Heating comes from the district heating network. The monthly service charge (Hausgeld) is 200 €. No energy certificate class has been provided yet.

Moving in later is possible in principle. German tenancy law protects sitting tenants, and an owner who wants the flat for personal use must give notice with a lawful reason and observe the statutory periods. Berlin has additional rules for flats converted into condominiums, so the exact timeline should be checked with a lawyer before purchase.

Let at 670 € per month

4.25% gross yield

Fifth floor with lift

Private balcony

Cellar storage compartment

Service charge 200 € a month

District heating

Key facts

Type	Apartment
Town	Berlin, Charlottenburg
Federal state	Berlin
Postcode	10625
Living area	32 m ²
Rooms	1
Floor	5th floor
Year of construction	1956

Status	already let
Annual rent received	€8,040
Gross yield	4.25%
Features	balcony or terrace, lift
Energy source	district heating
Reference	Iz103

The location

Charlottenburg is in the western part of central Berlin. It grew up as a separate town around the Prussian royal palace and joined Berlin in 1920. Today it is one of the city's established residential districts, with large blocks of flats from around 1900 alongside post-war buildings such as this one.

The postcode 10625 covers streets around Wilmersdorfer Straße, a pedestrianised shopping street, and Kurfürstendamm is a short distance to the south. Underground and suburban railway lines connect the district with the rest of the city. The park of Schloss Charlottenburg is in the same district. The Technische Universität Berlin and the Universität der Künste have their main campuses in Charlottenburg.

Who it suits. It suits an investor who wants steady rental income from a small flat in central Berlin and is willing to wait before using it personally, for example as a future base for a child studying in the city.

[More properties in Berlin →](#)

What it costs in total

Real estate transfer tax (Berlin, 6%)	€11,340
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Notary and land register (approx. 1.5–2%)	€2,835–3,780
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Agency commission	3.57% incl. VAT
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Guide figures based on the asking price. The commission and who pays it are set out in the brokerage agreement, in line with German law (§§ 656a–656d BGB).

Information on your right of withdrawal

Cancellation policy

If a brokerage contract is concluded, consumers have the following right of withdrawal:

Right of withdrawal

You have the right to withdraw from this brokerage contract within fourteen days without giving any reason.

The withdrawal period will expire after fourteen days from the day of the conclusion of the contract.

To exercise the right of withdrawal, you must inform us (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@immobiliya.com) of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post or an email). You may use the attached model withdrawal form, but it is not obligatory.

To meet the withdrawal deadline, it is sufficient for you to send your communication concerning your exercise of the right of withdrawal before the withdrawal period has expired.

Effects of withdrawal

If you withdraw from this contract, we shall reimburse to you all payments received from you, including the costs of delivery (with the exception of the supplementary costs resulting from your choice of a type of delivery other than the least expensive type of standard delivery offered by us), without undue delay and in any event not later than fourteen days from the day on which we are informed about your decision to withdraw from this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless you have expressly agreed otherwise; in any event, you will not incur any fees as a result of such reimbursement.

If you requested to begin the performance of services during the withdrawal period, you shall pay us an amount which is in proportion to what has been provided until you have communicated to us your withdrawal from this contract, in comparison with the full coverage of the contract.

End of cancellation policy

German original

Widerrufsbelehrung

Im Falle eines zustande kommenden Maklervertrages haben Verbraucher das folgende Widerrufsrecht:

Widerrufsrecht

Sie haben das Recht, binnen vierzehn Tagen ohne Angabe von Gründen den Maklervertrag zu widerrufen.

Die Widerrufsfrist beträgt vierzehn Tage ab dem Tag des Vertragsabschlusses.

Um Ihr Widerrufsrecht auszuüben, müssen Sie uns (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@immobiliya.com) mittels einer eindeutigen Erklärung (z. B.

ein mit der Post versandter Brief oder eine E-Mail) über Ihren Entschluss, diesen Vertrag zu widerrufen, informieren. Sie können dafür das beigefügte Muster-Widerrufsformular verwenden, das jedoch nicht vorgeschrieben ist.

Zur Wahrung der Widerrufsfrist reicht es aus, dass Sie die Mitteilung über die Ausübung des Widerrufsrechts vor Ablauf der Widerrufsfrist absenden.

Folgen des Widerrufs

Wenn Sie diesen Vertrag widerrufen, haben wir Ihnen alle Zahlungen, die wir von Ihnen erhalten haben, einschließlich der Lieferkosten (mit Ausnahme der zusätzlichen Kosten, die sich daraus ergeben, dass Sie eine andere Art der Lieferung als die von uns angebotene, günstigste Standardlieferung gewählt haben), unverzüglich und spätestens binnen vierzehn Tagen ab dem Tag zurückzuzahlen, an dem die Mitteilung über Ihren Widerruf dieses Vertrags bei uns eingegangen ist. Für diese Rückzahlung verwenden wir dasselbe Zahlungsmittel, das Sie bei der ursprünglichen Transaktion eingesetzt haben, es sei denn, mit Ihnen wurde ausdrücklich etwas anderes vereinbart; in keinem Fall werden Ihnen wegen dieser Rückzahlung Entgelte berechnet.

Haben Sie verlangt, dass die Dienstleistungen während der Widerrufsfrist beginnen soll, so haben Sie uns einen angemessenen Betrag zu zahlen, der dem Anteil der bis zu dem Zeitpunkt, zu dem Sie uns von der Ausübung des Widerrufsrechts hinsichtlich dieses Vertrags unterrichten, bereits erbrachten Dienstleistungen im Vergleich zum Gesamtumfang der im Vertrag vorgesehenen Dienstleistungen entspricht.

Ende der Widerrufsbelehrung

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