



**BERLIN
BRANDENBURG
IMMOBILIEN**

Immobilienexposé
FULLY RENTED AND DIVIDED! MODERN
SMALL APARTMENT BUILDING IN A GREAT
LOCATION IN KÖPENICK!

Objekt-Nr.:
181509



Haus zum Kauf

FULLY RENTED AND DIVIDED! MODERN SMALL APARTMENT BUILDING IN A GREAT
LOCATION IN KÖPENICK!

Kaufpreis
2.295.000 €

181509	298,49 m ²	742 m ²	594,99 m ²	1994
Prop. number	Living space (ca.)	Plot area (ca.)	Total area (ca.)	Construction year

Preise & Kosten

Preise	Kaufpreis	2.295.000 €
	Purchase price per m ²	3.857 €
	Rental income (actual)	70.608,96 €
Buyer's commission incl. VAT.	7,14 %	

Die Immobilie

Stellflächen	Number of parking spots	6
	Parking spot purchase price	0 €
	Number of parking spots	6
Weitere Flächen	Living space (ca.)	298,49 m ²
	Total area (ca.)	594,99 m ²
	Plot area (ca.)	742 m ²
	Lettable area (ca.)	595 m ²
Räume und Flure	Number of floors	3
	Number of residential units	6
	Number of commercial units	1
	Number of terraces	1

Zustand und Bauart	Construction year	1994
	Condition	modernised
	Basement	Yes

Description

- modern apartment building with a basement and 3 full floors
- well-kept outdoor area
- rented out completely
- 2021 renewal of the gas central heating and the facade
- 6 outdoor parking spaces

Equipment

- loft expanded
- 6 residential units and 1 commercial unit
- long-term rented dental practice, refurbished in 2020
- all apartments have a balcony, bathroom and kitchen

- underfloor heating in the kitchens
- overall very well-kept condition

Location description

- green residential area, only a few steps away from the Dahme
- approx. 1 km to the historic Köpenick old town
- good transport links and infrastructure
- tram stop very close by approx. 1.8 km to Spindlersfeld S-Bahn station
- shops, day care center, schools in the vicinity
- approx. 5 km to the Großer Müggelsee
- approx. 7 km from BER Airport

Other

The commission of 7,14% of the purchase price (including VAT) is borne by the buyer and is payable to BBI Immobilien GmbH when the purchase contract is concluded. All information according to information of the owner. Information provided without guarantee. The offer is only intended for the recipient. If the offer is passed on to third parties, the recipient of the offer is liable for the commission.

WHAT IS YOUR PROPERTY REALLY WORTH?

We offer a free property valuation by our experts.

Upon request, we will ensure a serious and timely sale.

You can also reach us on weekends on: 030-3277340.

Our office on Kurfürstendamm is open for you 7 days a week.

You can find more interesting, commission-based and commission-free offers from property developers, condominiums to single-family houses and villas (private and commercial use) to high-yield rental houses for investors at www.bbi-immobilien.de

Energieverbrauchsausweis



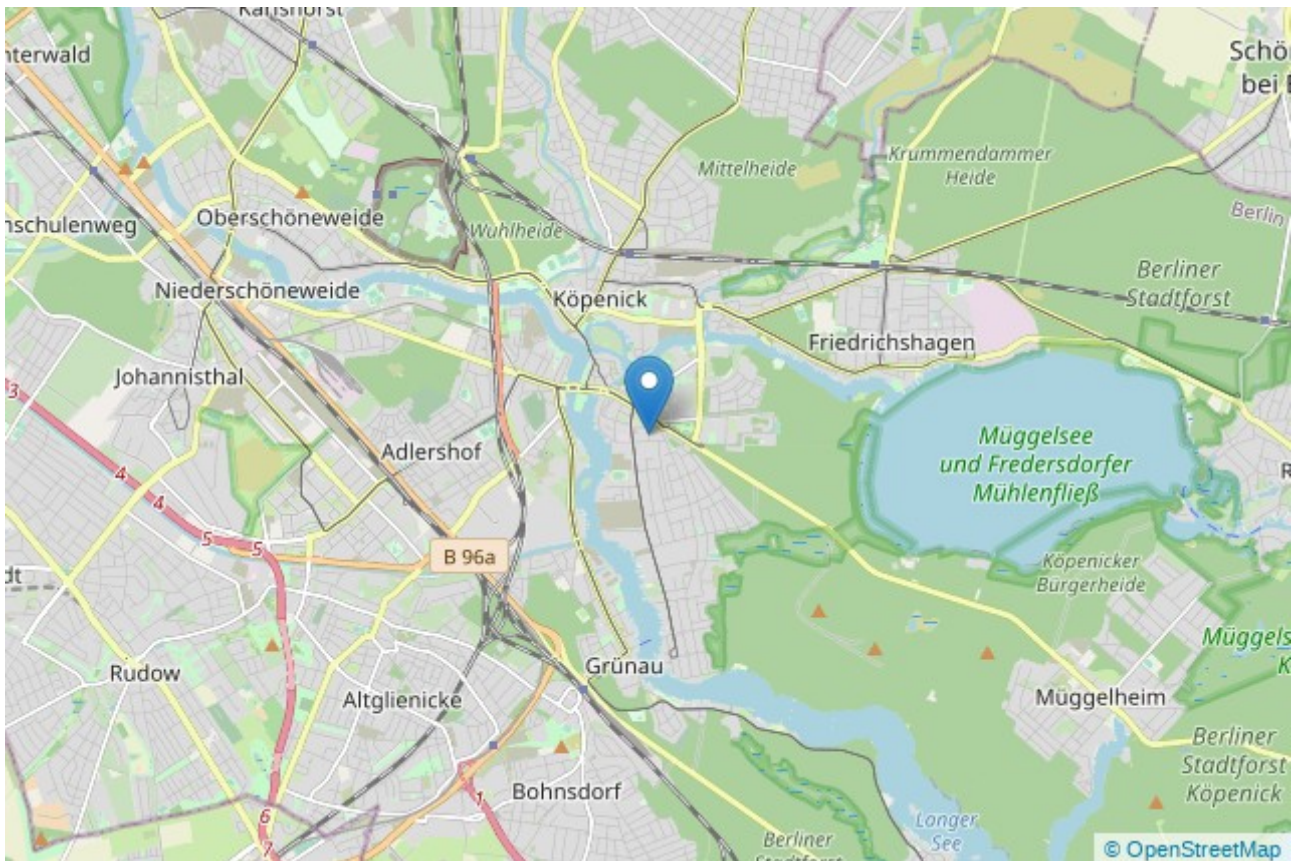
Endenergieverbrauch	154 kWh/(m²*a)
Energieverbrauch inkl. Warmwasser	✓
Hauptenergieträger	Gas
Primärenergieträger	GAS
Gültig bis	31.08.2024

Ihr Ansprechpartner

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Lage und Umgebung

12557 Berlin - Köpenick





Hausansicht



Rückansicht2



Rückansicht



Wohnraum2



Wohnraum



Balkon



Küchenbereich



Bad



Empfang



Flur



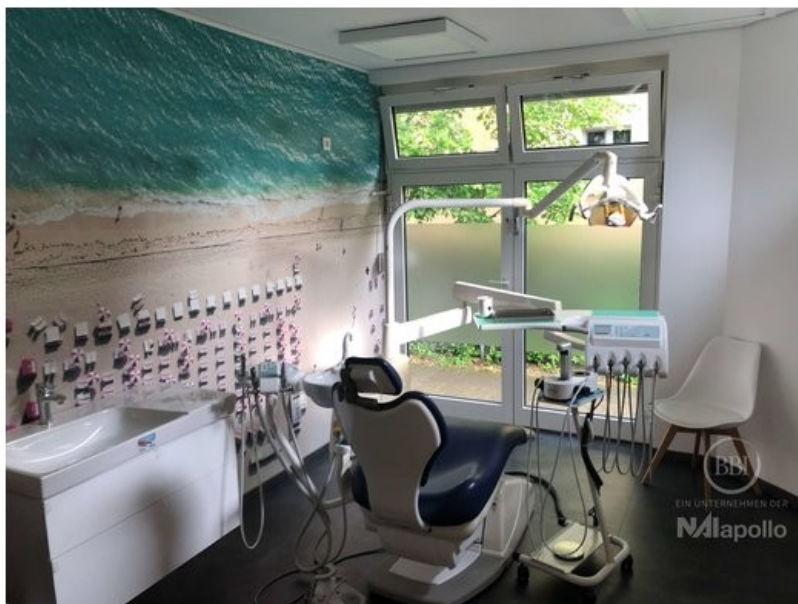
Praxis



Praxis2



Behandlungsraum



Behandlungsraum2



Behandlungsraum3