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APARTMENT · BUY · PROPERTY REF. 2980Q

Charming 2-Room Maisonette Apartment in Berlin-Wedding

13353 Berlin · Wedding · exact address on request

175.000 € Purchase price

Exposé as PDF

ROOMS	LIVING SPACE	YEAR BUILT	ENERGY CLASS
2	64 m²	1904	E

All details at a glance

Property ref.	2980q
Property type	Apartment
Property types	Maisonette apartment, Apartment

Marketing type	For sale
Purchase price	175.000 €
Commission	3.57% incl. VAT. The commission is due upon notarisation of the purchase contract.
Address	13353 Berlin, Wedding
Rooms	2
Living space	64 m^2
Year built	1904
Floor	1th floor
Balcony/terrace	No
Lift	No
Parking space	No
Condition	well-maintained
Floors in the building	5
Floor level	1
Bathrooms	1
Service charge	€333
Heating type	Central heating
Primary energy source	Gas
Online since	2.9.2026
Last updated	2.10.2026

Features

The mixed-use residential and commercial building comprises a front building, a side wing and a rear building. It was constructed around 1900 and is presented today in a well-maintained condition. Typical period features lend the ensemble a special charm.

At recent owners' meetings, the following renovation measures were resolved: refurbishment of the façade and windows. A special levy was agreed for this purpose, which will be borne by the current owner.

- Cellar
- Garden

Description

This charming 2-room maisonette apartment is situated in the quiet side wing of a well-maintained period building dating from 1900. The property extends over the ground floor and first floor of the five-storey building and comprises a living area of approximately 64 square metres.

The apartment is set in a protected position at the rear of the building, creating a particularly peaceful living atmosphere. Both floors are accessible via two separate entrances – a practical advantage offering flexible usage options.

The property underwent a comprehensive renovation in 2009. The apartment is equipped with a central heating system.

The apartment is currently still let and generates a monthly rental income of €595.50 including service charges (€425.50 net cold rent). However, the tenants have already found a new home and will be moving out shortly. Service charges currently amount to €333/month, of which approximately €247.32 is apportionable to the tenant.

Energy certificate (mandatory disclosures under the German Buildings Energy Act, GEG)

E

Energy efficiency class E

143 kWh/(m²·a) final energy consumption

Certificate type	Energy source	Heating system year
Consumption certificate	Gas	1904

Year of construction

1904

Location

The apartment is located in the vibrant and multicultural district of Wedding, known for its excellent infrastructure and transport connections. Underground (near U Seestraße), several bus lines and a tram stop are all within approx. 50–100 metres – ideal for quick connections to all parts of the city. Berlin Central Station is only approx. 4.5 km away.

Müllerstraße, one of the district's main thoroughfares, is within walking distance, offering a shopping centre, numerous shops for daily needs, social facilities, schools, cinemas, medical practices and dining options.

For leisure and relaxation, the nearby Volkspark Rehberge, adjoining Goethepark, offers a wide range of possibilities for walking, exercising or unwinding. Lake Plötzensee with its outdoor swimming pool is also a popular summer destination in the immediate vicinity.

Cancellation policy & 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.de) 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.de) 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

More photos

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IMG_1383

Image 4

Image 5

30-01

30-02

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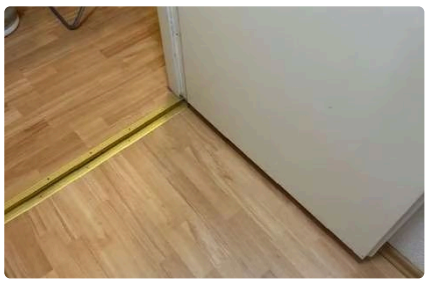
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