L&B Immobiliya EuRuS GmbH
Frankfurter Allee 18
10247 Berlin
Phone 030 762 149 75 · WhatsApp 0162 100 85 16
info@immobiliya.de

APARTMENT · BUY · PROPERTY REF. RS26

Light-Flooded 2-Room Apartment with Generous Living Comfort

10553 Berlin · Moabit · exact address on request

299.999 € Purchase price

Exposé as PDF

ROOMS	LIVING SPACE	YEAR BUILT	ENERGY CLASS
2	76 m²	1892	D

All details at a glance

Property ref.	rs26
Property type	Apartment
Property types	Apartment on upper floor, Apartment

Marketing type	For sale
Purchase price	299.999 €
Commission	3.57 %
Address	10553 Berlin, Moabit
Rooms	2
Living space	76 m^2
Year built	1892
Floor	4th floor
Balcony/terrace	No
Lift	No
Parking space	No
Condition	in need of renovation
Floors in building	5
Bedrooms	1
Bathrooms	1
Bathroom	Bathtub, window
Flooring	Laminate
Quality of fittings	basic
Available from	immediately
Service charge	€486.00
Heating type	District heating
Year of building services installation	1996

Primary energy source	Fossil-fuelled CHP
Energy consumption value	116.70 kWh/(m^2·a)
Energy performance certificate: issue date	18.11.2013
Energy performance certificate: valid until	01.06.2028
Walking distance to public transport	4 min.
Travel time to nearest main station	14 min.
Distance to nearest main station	3.9 km
Distance to nearest airport	31 km
Online since	2.9.2026
Last updated	2.9.2026

Features

Note regarding the photos: Some of the images show the living spaces digitally furnished (home staging). The apartment is vacant and will be handed over unfurnished.

- Fitted kitchen
- Storage room
- Cellar
- Bathtub
- Bathroom with window
- Laminate flooring
- District heating

Description

This beautiful 2-room apartment in a well-maintained period building offers approx. 76 m^2 of living space with a floor plan that convinces from the very first moment. The rooms are generously proportioned, feel bright and harmonious, and create a living atmosphere in which you immediately feel at home.

The living room is flooded with plenty of daylight and invites you to relax or enjoy cosy evenings with friends. The bedroom is pleasantly spacious and, in addition to a large wardrobe, still offers room for a small dressing table or a cosy reading/desk corner by the window.

The generous storage room is particularly practical. It not only provides space to store everyday items, but also helps keep the apartment deliberately tidy and stylish, allowing the living spaces to unfold their full effect — there is more than enough room for the vacuum cleaner and all sorts of other things!

The hallway is also nicely generous in size and conveys a pleasant sense of space as soon as you enter the apartment. The separate kitchen offers ample space for cooking and is equally well-suited as a cosy eat-in kitchen with a dining area.

A charming detail is the bathroom: it features a bathtub and a classic period-building window, which not only provides beautiful daylight but also allows for comfortable ventilation — a detail that is far from a given nowadays.

The apartment is equipped with a fitted kitchen as well as laminate flooring. A private cellar room offers additional storage space. The apartment is heated via district heating.

The apartment is in need of renovation, providing the ideal foundation for realising your own living ideas. Thanks to the successful floor plan, the generous rooms and the charming period-building character, a home with great potential and a very special atmosphere is created.

The communal property is in a very well-maintained condition. As the apartment is currently vacant, viewings are possible at short notice at any time.

The monthly service charge amounts to €486.

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

D

Energy efficiency class D

116,7 kWh/(m²·a) final energy consumption

Certificate type	Energy source	Heating system year
Consumption certificate	Fossil-fuelled CHP	1996

Year of construction
1892

Location

The property is located in the vibrant Berlin district of Tiergarten and impresses with its excellent location amid an established and lively neighbourhood. The nearest public transport connection is just a 4-minute walk away, and the Beusselstraße S-Bahn station is right around the corner — allowing quick and easy access to Berlin Central Station and thus the entire city.

Directly opposite is the Stadtschloss Moabit, a cultural meeting point in the neighbourhood that regularly hosts interesting events — from yoga classes to concerts to the library. Here, a genuine sense of community is highly valued.

For your daily needs, you are ideally provided for: Turmstraße and Beusselstraße offer a wide range of shopping options in the immediate vicinity. The urban surroundings ensure that everyday errands can always be conveniently done on foot.

For those who still rely on a car, a residents' parking permit makes it possible to always find a free parking space 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

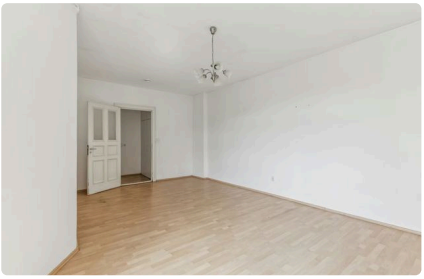
erbrachten Dienstleistungen im Vergleich zum Gesamtumfang der im Vertrag vorgesehenen Dienstleistungen entspricht.

Ende der Widerrufsbelehrung

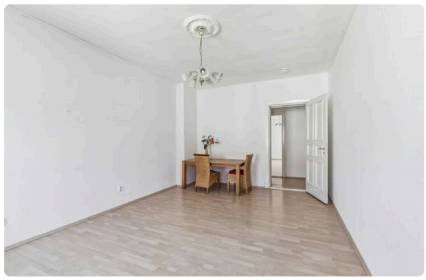
More photos

Kitchen

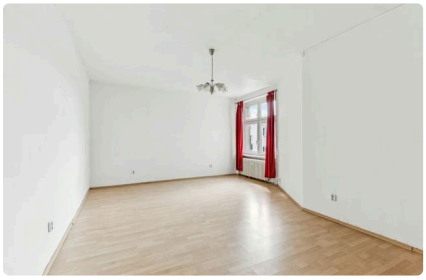
Kitchen


Room

Room


Room

Hallway


Room

Room

Bathroom

YOUR CONTACT PERSON

Luba Baumgärtner

WhatsApp	+49 151 22687519
Mobile	+49 151 22687519
Landline	+49 30 76214976
E-mail	luba.baumgaertner@immobiliya.de