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APARTMENT · BUY · PROPERTY REF. SS01

Modern 1-Room Apartment in a Central Location in Berlin-Mitte

10115 Berlin · Mitte · exact address on request

325.000 € Purchase price

Exposé as PDF

ROOMS	LIVING SPACE	YEAR BUILT
1	41 m²	2012

All details at a glance

Features

- Approx. 41.1 m² of living space
- 1 room with a functional layout

- 1st floor
- **Year of construction:** 2012
- Very well-maintained, almost like-new condition
- High-quality fittings
- Large, sound-insulated aluminium windows
- High-quality insect screen on the window
- French balcony
- Modern fitted kitchen with oven, hob, and dishwasher
- Underfloor heating throughout
- High-quality parquet flooring
- Practical built-in wardrobes
- Modern bathroom with corner shower, WC, and washbasin
- Washing machine included
- Broadband internet connection
- Private cellar/storage room
- Lift
- Communal sauna
- Communal fitness area
- Well-maintained outdoor areas
- Children's play area at the rear of the complex

Furnishings and Inventory
The apartment can, if desired, be taken over fully furnished including the existing inventory.
This offers, in particular, the opportunity to move into or let the apartment directly without significant additional effort.

Description

This modern city apartment combines a compact, well-thought-out layout with a high standard of fittings and an exceptionally central location.
The approximately 41.1 m^2 apartment is located on the 1st floor of a residential building constructed in 2012. The floor plan has been designed to make optimal use of the available space, creating a pleasant, generously proportioned living feel.
The living area offers ample space for a comfortable seating and dining zone as well as a separate sleeping area. The open-plan kitchen blends harmoniously into the living space and is fitted with high-quality built-in appliances.
Large windows create a bright and welcoming atmosphere. A special feature is the high-quality insect screen on the window, offering additional everyday comfort.

The apartment is in a very well-maintained, almost like-new condition and can, if desired, be taken over fully furnished including the existing inventory. This makes it suitable both for immediate own use and for straightforward letting.

Price, costs and yield

New online since 24/09/2026

Price comparison

This apartment: 7,927 €/m². Average for apartments in Mitte (2025): 7,384 €/m². **7% above average**



Source: Immobilienmarktbericht Berlin 2025/2026, Tabelle 'Durchschnittliches Preisniveau in €/m² Wohnfläche für Eigentumswohnungen' (S. 61)
(https://www.berlin.de/gutachterausschuss/_assets/amarktinformationen/amarktanalyse/04-03-010-2500.pdf)

Purchase costs

Real estate transfer tax (6.0 %)	€19,500
Notary and land register (approx.) (2.0 %)	€6,500
Agency commission (3.57 %)	€11,603
Total cost	**€362,603**

Yield

Gross rental yield	–
Net rental yield	–

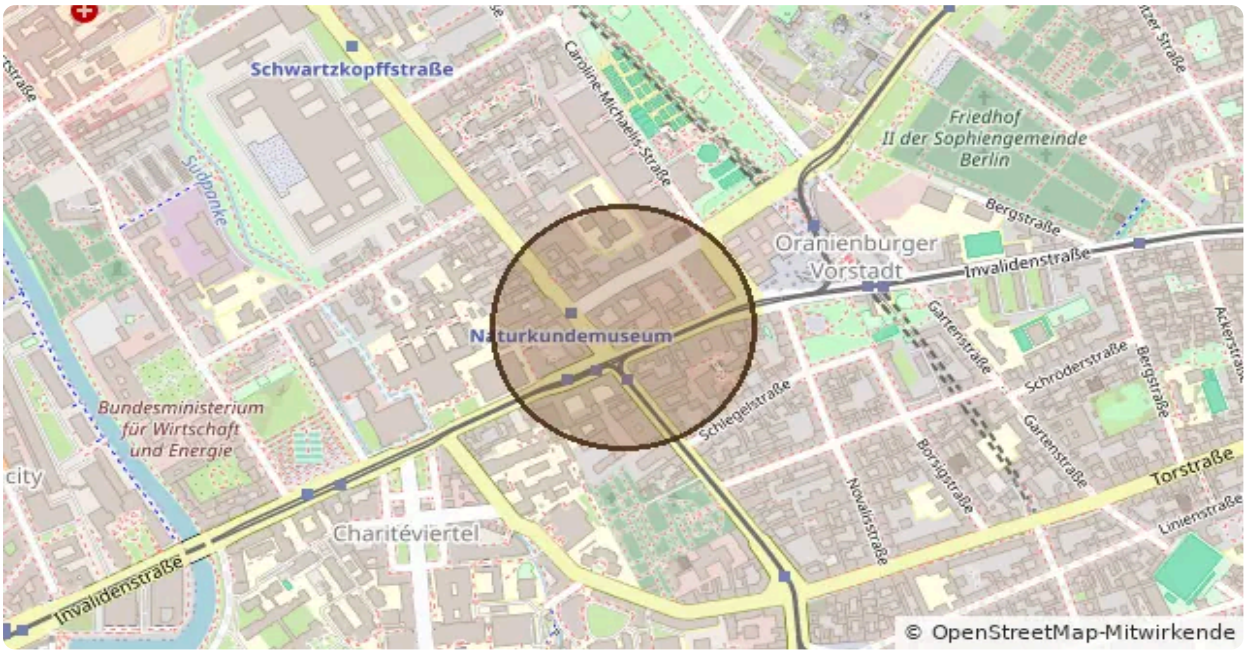
Financing

Loan	€253,822
Monthly instalment	€1,311 / month
Monthly surplus (before tax)	**–**

Buyers not resident in Germany usually need 30–40% equity; we can introduce banks that lend to foreign buyers.

Non-binding example with rounded figures, not tax or financing advice. Interest rate: 4.2 % (10/2026).

Location and surroundings



Approximate location · Data © OpenStreetMap contributors

10115 Berlin-Mitte · View on Google Maps (https://www.google.com/maps/search/?api=1&query=52.531,13.3826)

U-Bahn Naturkundemuseum	1 min walk
Bus Robert-Koch-Platz	6 min walk
S-Bahn S Nordbahnhof	6 min walk
Supermarket Bio Company	3 min walk
Bakery Steinecke	5 min walk
Pharmacy Nordland Apotheke	2 min walk
Doctor Chirurgie Mitte	1 min walk
Nursery kinderinsel	6 min walk
School Grundschule Neues Tor	7 min walk
Park Invalidenpark	8 min walk

61 restaurants and cafés within 500 m

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

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Energy efficiency class –

Certificate type	Energy source	Heating system year
Consumption-based Energy Certificate	Natural Gas L	2012

Year of construction
2012

Location

The property is situated in one of Berlin's most central and exceptionally well-connected locations. The Naturkundemuseum underground station is directly in front of the building, providing a quick connection to numerous important destinations throughout the city. Friedrichstraße, Berlin Central Station, and the Government District are all within comfortable walking distance. Numerous restaurants, cafés, shopping facilities, and cultural venues are also located in the immediate vicinity.
Thanks to its central location, the apartment is particularly well suited to those who value short distances and excellent connections to Berlin's city life.

 10115 Berlin-Mitte · View on Google Maps (https://www.google.com/maps/search/?api=1&query=52.531,13.3826)

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@internationale-immobilienvermittlung.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@internationale-immobilienvermittlung.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.

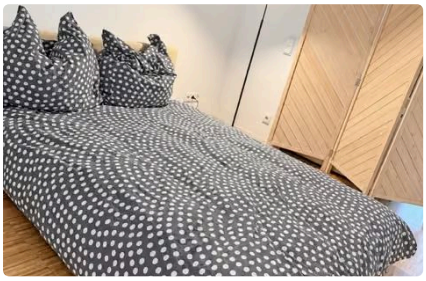
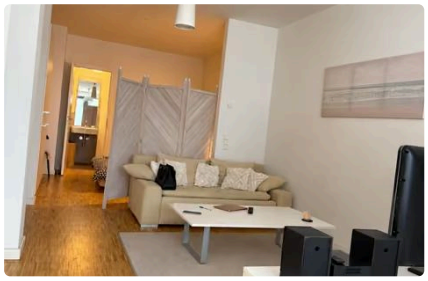
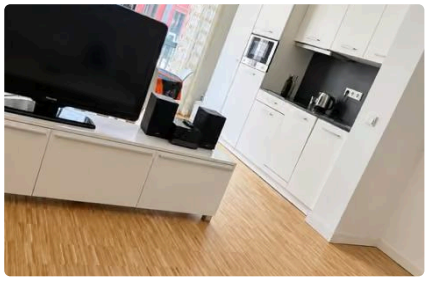
Folgen des Widerrufs

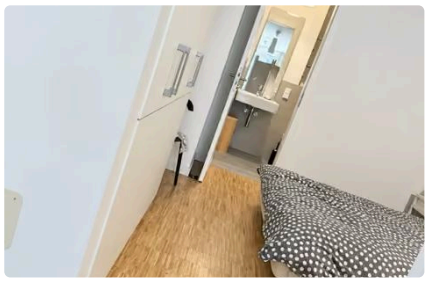
Wenn Sie diesen Vertrag widerrufen, haben wir Ihnen alle Zahlungen, die wir von Ihnen erhalten haben, einschließlich der Lieferkosten (mit Ausnahme der zusätzlichen Kosten, die sich daraus ergeben, dass Sie eine andere Art der Lieferung als die von uns angebotene, günstigste Standardlieferung gewählt 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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