



Price: €350,000
Bedrooms: -
Bathrooms: 0
M2 Living: 70²
M2 Plot: -
M2 Terrace: -
Address: Berlin,Berlin

Discover this 1-bedroom apartment with a stunning private garden terrace, in the heart of Neukolln, just 2 minutes' walk to Hasenheide Volkspark. It represents an excellent investment opportunity in a highly sought-after area with strong housing demand. The property is sold as a tenanted apartment with a 1-year furnished rental contract. It has a monthly cold rent of 1.100€ which makes a yield of more than 3,7%. The property is situated in the most trendy district of Berlin. Neukolln is famous for its alternative lifestyle atmosphere and its beautiful cobbled streets surrounded by plenty of boutiques, cafes, boutiques, restaurants, bars, and live music halls. In the apartment neighborhood, there are several enjoyable spots like Hermannplatz, Schillerkiez, as well as lovely green areas of Hasenheide and Tempelhofer Feld. The area offers also countless shopping facilities and an excellent connection to public transportation: U8 (Boddinstrasse) and S-Bahn (Hermannstrasse). Alexanderplatz is reachable within 15 minutes by metro. The 1-bedroom flat is located on the ground floor of a quiet courtyard side of a new building from 2017. It has a large private terrace of ca. 25 m² with direct access to the community beautiful garden. The apartment consists of an entrance hall with storage possibilities, a living room with an open fitted kitchen of ca. 25 m², a bedroom of ca.15 m², a large bathroom of ca. 7 m² with a walk-in shower. The property is in a very good condition and benefits from the following features: community garden, wooden flooring, double-glazed windows, floor to ceiling windows, video intercom system, bicycle storage space, laundry facility, as well as a dedicated storage space in the basement. The property is sold with furniture, a fitted kitchen and a cellar private space, all included in the price. For any additional information concerning the property, please get in touch with First Citiz Berlin team. Additional Information Important disclaimer: All information about the property is based on information provided by the seller(s) and/or their representatives. We do not accept any liability for the accuracy or completeness. Error and prior sale can be expected. This offer is subject to a commission payment. Upon the signature of a purchase contract for the property, the commission in the amount of 6,96% (incl. 16% VAT) of the notarial purchase price is due by the buyer to First Citiz GmbH. City area Located in the south of Berlin, Neukolln is a cosmopolitan and bohemian neighborhood. The numerous stalls of the mythical Sonnennallee and the colorful market of

Maybachufer testify to the important multicultural community. There are also trendy young people from around the world, especially around the Weserstrasse, which is full of bars, vegan restaurants and designer boutiques. In the heart of Neukolln, the large Hasenheide park, between Hermannplatz from and the former Tempelhof airport, will delight outdoor enthusiasts. To the south of the town hall, Rixdorf is a charming neighborhood with the airs of villages around the Richardplatz. There are many small cafes, cobbled walks, and urban houses. For several years Neukolln has experienced unprecedented economic and property development. Every year, the famous "48 hours of Neukolln", open doors of workshops, are the opportunity to meet the many artists living in this neighbourhood. Die ungefähre Position der Immobilie auf Google Maps ansehen ([Link auf externe Website](#))

