



## OLD APARTMENT WITH A BALCONY

Number: 269

□ Hermannstraße 56, 12049 Berlin, Berlin, Germany

59 m<sup>2</sup> | 2 room

**€257 000**



### PROPERTY FEATURES

Price:	€257 000
ID:	269
Year built:	1918
Floor:	2
Number of rooms:	2
Square:	59 m <sup>2</sup>
Square footage:	100
Utilities:	€118
Yield:	€0
estate agent:	3.6%

### OBJECT DESCRIPTION

The building features a number of unique historical details including sculptures on the main facade and classical stonework in the courtyard. Classic Altbau Features: high ceilings, ornate details and brightly tiled entrances are typical Altbau features at Hermannstraße.

63 apartments  
4 commercial units  
from 32m<sup>2</sup> - 172m<sup>2</sup>  
5 floors

#### PRICING

Tenanted units from €2,500/m<sup>2</sup>  
Vacant units from €3,200/m<sup>2</sup>

41.37 sq.m, price: € 144.000, vacant  
58.41 sq.m, price: € 257.000, vacant  
80.35 sq.m, price: € 319.000, vacant



□

## LOCATION

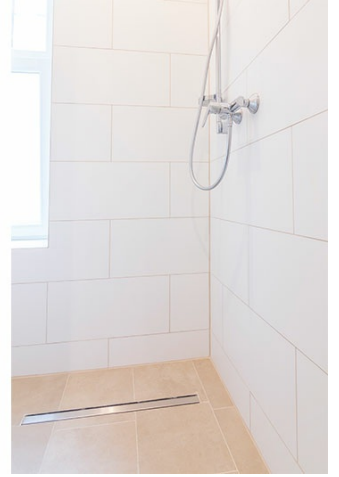
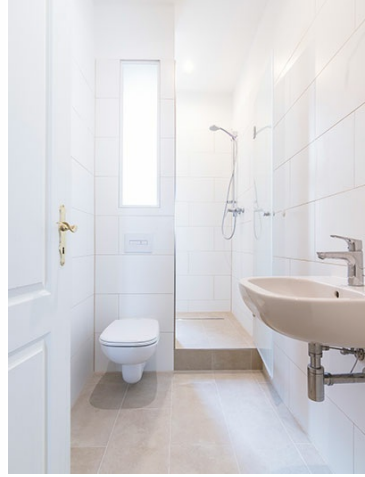
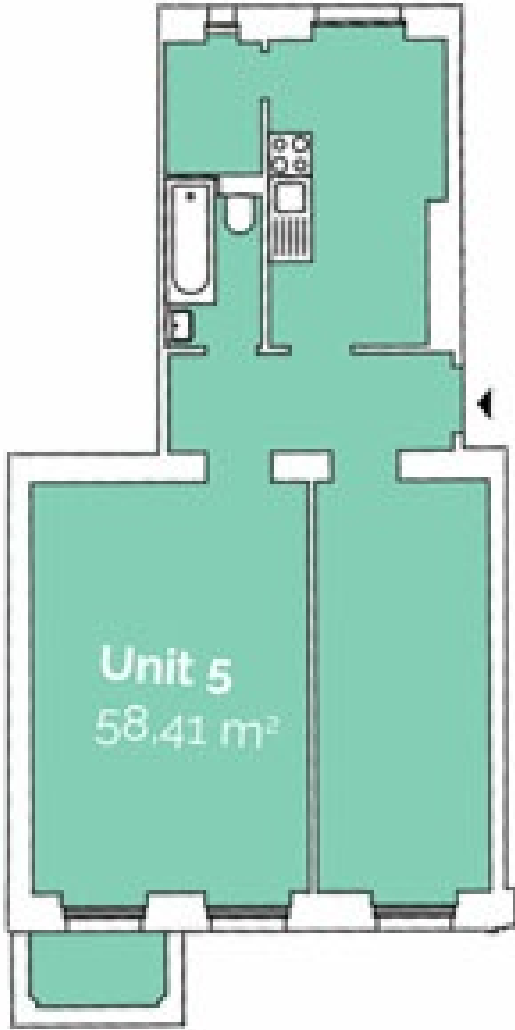
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Ideally located in the popular Schillerkiez area of Neukölln within a 5 minute walk to U-8 metro line. Also within close walking distance are 3 large parks – Tempelhof Park, Volkspark Hasenheide and Körnerpark.

Why do people love Neukölln? The area represents the best of Berlin's two sides – one part cultural metropolis, one part green urban oasis. At Hermannstraße your daily amenities are at your doorstep, with grocery stores, shops, cafes and restaurants within a 5 or 10 minute walk.

The U8 metro line nearby (U-Boddinstraße) connects you to Alexanderplatz within 20 minutes. In this exceptionally green area you can enjoy the outdoors at Tempelhof Park, Volkspark Hasenheide and Körnerpark.





## PURCHASE CONDITIONS

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Our offer is the free offer is not binding, and does not entail any obligation on the part of potential buyers. The company is not responsible for any inaccuracies in the seller or by a person of information, technical inaccuracies or typographical errors. We reserve the right to fix them.

We expressly reserve the right of sale in favor of clients making their first statement about the purchase. We also note that in case of signing of the contract of purchase and sale with the assistance of our company to pay a Commission fee in the amount of 7.14 % of the purchase price.

All data are approximate and are based on information provided to us by the owner of the property.

The information is confidential. Transfer to a third party without our written consent is not allowed and can prove the right to payment of fees.

If the object is offered on the other hand, it must within 5 working days to inform

Berlin Real Estate Consulting, specifying the name of the first seller and the date of receipt of the offer. The proposal is considered to be proof of the activity of the broker.

Berlin Real Estate Consulting

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