



## MODERN NEW BUILD IN A MODERN DISTRICT

Number: 296

□ Müggelstrasse, Berlin, Germany

97.76 m<sup>2</sup> | 3 room

**€674 500**



### PROPERTY FEATURES

Price:	€674 500
ID:	296
Year built:	2020
Floor:	5
Number of rooms:	3
Square:	97.76 m <sup>2</sup>
Square footage:	97.76
Utilities:	€342
Yield:	€33 725
estate agent:	3%

### OBJECT DESCRIPTION

An elegant new building with a lot of style and class is being built in Berlin-Friedrichshain. Much attention is paid to the environmental friendliness and sustainability of the new building. Friedrichshain is one of the most distinctive districts of Berlin in the area of infrastructure. It is quick and easy to get from here to every corner of the city. The quiet location is a contemplative harmony island in the center of the capital. Some object details:

- elevator
- basement rooms
- Apartments on the ground floor with terrace or garden
- Penthouse apartments with private terrace
- High-quality sanitary ware and sanitary technology
- Floor-depth wooden windows
- Wooden parquet in all living spaces
- Heated floors

Our company offers you the object directly from the builder. We only work with reliable and time-proven partners. We check all legal and construction documents of the offered objects for you.



□  
LOCATION

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Müggelstrasse, Berlin, Germany

Many shops, as well as pharmacies, banks, gym are in the nearby shopping center can be reached in a few minutes.

Primary schools, kindergartens, bakeries and cafes enrich the area and guarantee the owner of an apartment in this district, a high and quality of life.

Just a 10-minute walk away, regional producers offer their products every Saturday at the weekly market.





## 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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