



## 3-room apartment for sale; suitable for owner-occupation or as an investment. | Sweet Home



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 340,122.1

### Elhelyezkedés

Ország:	Germany
Állam/Régió/Tartomány:	Land Berlin
Város:	Berlin
Feladta:	2026. 06. 05.

### Leírás:

This apartment needs a complete renovation. It features an optimal layout comprising three spacious rooms with high ceilings. A balcony overlooking a lush green courtyard. The apartment is available for selfuse after 9 months cancelation period and for investment.

This mixed-use property comprises a total of eight residential units, offering the opportunity to discover the history of the building. Although there is no elevator, the basement provides additional storage space and practical utility options. A garden complements the offering, providing an outdoor retreat—ideal for hours of relaxation—situated right in the heart of a vibrant district. Here, you can enjoy the advantages of an urban lifestyle while simultaneously experiencing the tranquility of your own private garden.

2 separate bedrooms,

1 living room,

separate kitchen

bathroom,

balcony.

Warmmiete 1000 euro



Hausgeld 470 euro

Selfuse after 9 months cancelation time

The apartment is situated on a quiet side street, just a few minutes' walk from the Jungfernheide S-Bahn and U-Bahn station (lines S42, S46, and U7).

Fabriciusstraße 26 is located in Charlottenburg, a charming district within the Charlottenburg-Wilmersdorf borough of Berlin. Here, you will find a vibrant blend of historic architecture and modern flair. The population density is moderate, and the demographic makeup is diverse, striking a good balance between young families, working professionals, and seniors. Public transportation connections in this area are excellent, with S-Bahn, U-Bahn, bus, and tram lines all located nearby. For instance, you can easily reach the city center via the U7 subway line or take bus 109 to Charlottenburg Palace. Charlottenburg is characterized primarily by multi-apartment buildings and flats. The neighborhood is considered safe and offers a pleasant atmosphere for residents of all backgrounds; families, young professionals, and seniors alike will feel equally at home here.

Built: 1930

## Gyakori

Fürdőszobák: 1  
Kész négyzetméter: 800 nm

## Room details

Total rooms: 3

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/BXUO-T1394/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BXUO-T1394/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 272



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