



## 2-room first floor apartment with versatile usage potential | 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 300,150.52

### Elhelyezkedés

Ország:	Germany
Állam/Régió/Tartomány:	Land Berlin
Város:	Berlin
Feladta:	2026. 06. 10.

### Leírás:

For sale is a well-designed 2-room apartment on the first floor with a living space of approx. 68 m<sup>2</sup>.

The apartment is currently let. The existing tenancy has been in place since 2014 and therefore offers a long-term and stable income situation for investors.

The apartment is currently being sublet for a limited period until the end of August with the owner's consent. According to current information, the main tenant is not currently using the apartment himself.

A particular highlight of this property is the separate access directly from the street, which opens up attractive usage options. Subject to official approvals, the apartment offers potential for partial commercial use (e.g. office, practice, studio or showroom) in combination with residential use.

### Highlights:

- approx. 68 m<sup>2</sup> living space
- 2 rooms
- First floor location
- Long-term tenancy since 2014
- Currently approved subletting (until the end of August)
- Separate street access - ideal for combined residential and commercial use
- Flexible usage options (subject to approval)



The apartment is suitable for investors as well as for owner-occupiers or freelancers who want to combine living and working.

We will be happy to provide you with further documents and details of the rental situation.

Built: 1904

## Gyakori

Fürdőszobák: 1

Kész négyzetméter: 680 nm

## Room details

Total rooms: 2

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/BXUO-T1397/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BXUO-T1397/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 268

