



## Rented investment in Berlin-Charlottenburg - 79.58 m<sup>2</sup> apartment in an old building with district heating | Sweet Home

### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 337,518.65

### Posizione

Nazione:	Germany
Stato / Regione / Provincia:	Land Berlin
Città:	Berlin
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### Descrizione:

An attractive, rented condominium in a sought-after location in Berlin-Charlottenburg is for sale.

The apartment is located in a well-kept residential building from 1930 and offers a living space of approx. 79.58 m<sup>2</sup>. Due to the existing tenancy, the property is ideal as a long-term investment with stable rental income.

The building has an efficient district heating supply from combined heat and power (CHP) and achieves energy efficiency class C.

### Key data

Address: Fabriciusstrasse 26, 10589 Berlin  
District: Charlottenburg  
Living space: approx. 79.58 m<sup>2</sup>  
Purchase price: € 294,000  
Property type: Condominium  
Status: Rented  
House rent: 400 € per month



Year of construction: 1930  
Energy efficiency class: C  
Heating type: District heating (CHP)

## Highlights

- ✓ Attractive location in Berlin-Charlottenburg
- ✓ Rented apartment - ideal for investors
- ✓ Solid old building from 1930
- ✓ Energy efficiency class C
- ✓ District heating supply from CHP
- ✓ Good connections to public transport and infrastructure

We look forward to hearing from you for further information or to arrange a viewing appointment.

Costruito: 1930

## Comune

Bagni: 1  
Finito piedi quadrati: 79.58 mq

## Room details

Total rooms: 3

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/BXUO-T1399/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BXUO-T1399/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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