



## 2-room first floor apartment with versatile usage potential | Sweet Home

### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 300,150.52

### Localização

Country:	Alemanha
State/Region/Province:	Berlim
Cidade:	Berlim
Adicionado:	10/06/2026

Informação adicional:

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.

Construído: 1904

## Comum

Banheiro: 1  
Pés quadrados acabados: 680 m<sup>2</sup>

## Room details

Total rooms: 2

## Lease terms

Date Available:

## Informação adicional

URL do site: [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

