



## Central Investment with 5% Yield: Furnished Brand New Studio with Balcony in Berlin Mitte District



### Informações do Revendedor

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Name:             | Anna                                                                |
| e-mail:           | contact@firstcitiz.com                                              |
| Nome da Empresa:  | First Citiz Berlin                                                  |
| País:             | Alemanha                                                            |
| Experience since: | 2014                                                                |
| Tipo de Serviço:  | Selling a Property, Buying a Property                               |
| Specialties:      | Buyer's Agent, Listing Agent, Consulting                            |
| Property Type:    | Apartments, Houses, Commercial Property                             |
| Telefone:         | +49 (30) 417-17274                                                  |
| Languages:        | English, French, German, Russian                                    |
| Website:          | <a href="https://www.firstcitiz.com">https://www.firstcitiz.com</a> |

### Detalhes do anúncio

|               |                |
|---------------|----------------|
| Imóveis para: | Venda          |
| Preço:        | USD 241,598.25 |

### Localização

|                        |            |
|------------------------|------------|
| Country:               | Alemanha   |
| State/Region/Province: | Berlim     |
| CEP:                   | 13357      |
| Adicionado:            | 15/07/2026 |

Informação adicional:

- Welcome to a modern new-build residential development in the heart of Berlin-Wedding, one of the city's most dynamic and increasingly sought-after neighborhoods.

This attractive studio apartment on the first floor offers a smart and efficient layout, making it ideal as a comfortable city home, pied-a-terre or investment property. The apartment is sold fully furnished, allowing for an easy move-in or rental-ready setup from day one. A private balcony further enhances the living space and provides a pleasant outdoor retreat.

The apartment features high-quality finishes including real wood parquet flooring, underfloor heating for year-round comfort, and a stylish bathroom with selected design elements. The building is easily accessible by elevator and forms part of a well-designed residential complex with a green inner courtyard, landscaped outdoor areas, children's playgrounds and ample bicycle parking.



Located around lively Pankstrasse, the property benefits from a vibrant urban setting with numerous restaurants, cafes, bars, supermarkets and everyday amenities nearby. Wedding also offers excellent infrastructure, with daycare centers, schools and university facilities in the area. S-Bahn and U-Bahn stations are within easy reach, while Berlin-Gesundbrunnen station provides convenient connections to local and long-distance transport.

Our team at First Citiz Berlin will be happy to provide further information about this apartment or arrange a viewing.

## Additional Information

All information about this property is based on information provided by the seller(s) and/or their representatives. This offer is confidential and is solely intended for its recipient. Any disclosure must be authorized by First Citiz GmbH. We do not accept any liability for the accuracy or completeness. Error and prior sale can be expected. Some photos and property visualizations are illustrative examples and non-binding. This offer is subject to a brokerage fee payment. Upon the signature of a purchase contract for this property, the brokerage fee in the amount of 3,57% (incl. 19% VAT) of the notarial property sale price, is due by the buyer to First Citiz GmbH.

## City area

Wedding-Gesundbrunnen is one of Berlin's northern districts, yet it offers good transport links to the city centre and affordable property prices. The district is characterised above all by its close connection to nature and is home to Humboldthain Park and Schillerpark, amongst others. Various industries have set up here, the largest of which is Bayer, with 5,000 employees based locally. The canal runs through Wedding-Gesundbrunnen; it is used for boat trips and is a popular spot for walks among locals and tourists alike. The Gesundbrunnencenter is a popular shopping centre with locals and tourists, situated right next to the famous Max-Schmeling-Halle. The Berlin Underground offers a fascinating insight into the capital's catacombs, and the City Kino Wedding screens a wide variety of films.

Die ungefähre Position der Immobilie auf Google Maps ansehen (Link auf externe Website)

## Features and amenities

5% Yield - Ideal for investors

Central location in Mitte district (3 stops to Friedrichstrasse)

Strong capital gain appreciation

Furnished and Real wood parquet with underfloor automated heating

Energy-efficient- Sustainable living concept with modern timber-hybrid construction



Optimized floorplan with balcony

Elevator & separate basement room

Good shopping facilities, public transport and parks nearby

Novo: Sim  
Construído: 2025

## Comum

Banheiro: 1  
Pés quadrados acabados: 22.7 m<sup>2</sup>  
Floor Number: 1

## Room details

Total rooms: 1  
Indoor Features: Fitted kitchen

## Utility details

Heating: Sim

## Building details

Building Amenities: Elevator

## Rental details

Furnished: Sim

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.709.432

