Investment: 2 Vacant Apartments with Balcony, Lift & Parking in Charlottenburg

Информация об агенте

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Детали объявления

Недвижимость:	На продажу
Цена:	USD 257,883.22

Местоположение

Страна:	Германия
Область:	Берлин
Город:	Шарлоттенбург
Почтовый индекс:	14059
Добавлено:	12.10.2026

Описание:

- This package of two vacant and well-maintained apartments offers a flexible investment opportunity in Berlin-Charlottenburg. Both units are physically separate and can be rented out independently, making the property particularly suitable for investors. At the same time, there is the option to combine both apartments into one larger unit in the future. A combination of owner occupation and rental use is also possible.

Both apartments are bright, well laid out and functionally equipped. Features include fitted kitchens, tiled bathrooms, private balconies and convenient lift access. One underground parking space is also included. With the right rental setup, a yield of up to around 5% may be possible.

The location in Charlottenburg offers good access to public transport as well as a wide range of shops, restaurants and everyday amenities.

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

Charlottenburg-Wilmersdorf is the most exclusive district of West Berlin. The area has a rich historical background dating to the 17th century and hosts several monuments like the memorial church and the Charlottenburg castle. The most known landmark in the district is the Kurfurstdendamm high street (Ku'damm for Berliners) with numerous shopping centres like KadeWe department store and luxury brand stores. The area has several walking zones with large green stone-paved streets and nice squares like Oliver Platz and Savigny Platz where one can find countless cafe, bars local and international speciality restaurants. The unique cultural scene in the neighbourhood dates back to the golden 20s and hosts numerous art galleries, exhibitions, theatres, museums and Opera venues. upper-class residential district hosts several green areas like Lietzensee lake, Zoologischer Garten, Fennsee Volkspark, and it's close to the nautical lakes' region of Wannsee where West Berliners love to spend their summertime.

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

Features and amenities

Two vacant well-maintained apartments

Excellent Investment package

Fitted Bathrooms

Private balconies

Lift Access

Fitted kitchens

Underground parking 1 space

5% Yield possible

Good location in Charlottenburg

Построен:	1971

Общие

Спальни:	2
Ванные комнаты:	2
Готовые кв.м.:	82.82 кв м
Floor Number:	5

Room details

Total rooms:	3
Indoor Features:	Fitted kitchen

Building details

Building Amenities:	Elevator

Lease terms

Date Available:	

Contact information

IMLIX ID:	IX9.077.019