



## Attractive 2-room investment apartment with balcony in Berlin-Friedrichshain



### Emlakçı Bilgisi

İsim:	Anna
E-Posta:	contact@firstcitiz.com
Şirket Adı:	First Citiz Berlin
Ülke:	Germany
Experience since:	2014
Hizmet tipi:	Selling a Property, Buying a Property
Specialties:	Buyer's Agent, Listing Agent, Consulting
Property Type:	Apartments, Houses, Commercial Property
Telefon:	+49 (30) 417-17274
Languages:	English, French, German, Russian
Web sitesi:	<a href="https://www.firstcitiz.com">https://www.firstcitiz.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 352,070.61

### Konum

Ülke:	Germany
Eyalet/Bölge/ Şehir:	Land Berlin
Şehir/İlçe:	Berlin
Posta kodu:	12683
Yayınlandı:	24.07.2025

### Açıklama:

This bright and well-proportioned 2-room apartment is located in the heart of Berlin-Friedrichshain and is being sold as a tenanted investment property. The apartment boasts a welcoming atmosphere, light-filled rooms, and a thoughtful floor plan.

The bathroom is functionally equipped, and the balcony with an open view adds extra comfort - a desirable feature for long-term tenants.

The location is ideal: Ostkreuz S-Bahn station and the popular Boxhagener Platz are just a few minutes' walk away. The surrounding area offers numerous restaurants, cafes, supermarkets, daycare centers, and bus and tram stops - an excellent infrastructure that ensures high rental demand.

For more information or to arrange a viewing, our team at First Citiz is happy to assist you.



## 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 2,975% (incl. 19% VAT) of the notarial property sale price, is due by the buyer to First Citiz GmbH.

## City area

Lichtenberg is situated in the eastern part of Berlin. Its sub-districts are Friedrichsfelde, Karlshorst, Lichtenberg, Falkenberg, Malchow, Wartenberg, Neu-Hohenschonhausen, Alt-Hohenschonhausen, Fennpfuhl and Rummelsburg. The district borders Berlin's districts of Pankow, Friedrichshain-Kreuzberg and Treptow-Kopenick.

The numerous green spaces make it a quite popular area for Berlin families. In the heart of what was once East Berlin, not far from Alexanderplatz, is located the Tierpark Berlin, the largest zoo in Europe. In the park, is located the historic Friedrichsfelde Palace surrounded by a wonderful natural landscape that attracts almost 2 million visitors per year. The Herzberge Landscape Park, Lichtenberg City Park and Fennpfuhl Park are also some of the main attractions in this pleasant and upcoming district.

With many universities and campuses, Lichtenberg is also highly sought after by students, making it a lively and fashionable area. Lichtenberg offers an excellent connection to local public transport thanks to its numerous metro and S-Bahn lines, as well as numerous regional lines. The new BER International Airport is also easily accessible within 20 minutes.

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

## Features and amenities

Rented Apartment for Investment

Bright and cozy 2-room apartment with balcony

Prime location near Ostkreuz station and Boxhagener Platz

Vibrant neighborhood with restaurants, bars, cafes, and supermarkets

Excellent public transport connections (bus, tram, S-Bahn)

Balcony with open view - perfect for relaxing



# IMLIX

IMLIX Gayrimenkul Pazarı  
<https://www.imlix.com/tr/>

Ideal for city lovers seeking comfort and urban lifestyle

Yıl: 1998  
Tenanted: Evet

## Genel Bilgiler

Yatak odası: 1  
Banyo: 1  
Bitmiş metrekare: 54.17 m2  
Floor Number: 4

## Room details

Total rooms: 2

## Building details

Building Amenities: Elevator

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.351.491

