



APARTMENT · BUY · PROPERTY REF. 2981B

RESERVED!!!! Period Charm Meets Vacant Possession – 1.5 Rooms in Adlershof!

12557 Berlin · Köpenick · exact address on request

119.900 € Purchase price

Exposé as PDF

ROOMS

1.5

LIVING SPACE

47,9 m²

YEAR BUILT

1900

ENERGY CLASS

F

All details at a glance

Property ref.	2981b
Property type	Apartment
Property types	Raised ground floor, Apartment

Marketing type	For sale
Purchase price	119.900 €
Commission	EUR 5,000 incl. VAT The commission is due upon notarisation of the purchase agreement.
Address	12557 Berlin, Köpenick
Rooms	1.5
Living space	47,9 m²
Year built	1900
Balcony/terrace	No
Lift	No
Parking space	No
Condition	in need of renovation
Floors in building	3
Floor level	0
Bedrooms	1
Bathrooms	1
Available from	immediately
Fittings	Simple
Service charge	€293
Heating type	Floor heating
Main energy source	Gas
Online since	2.9.2026

Features

The apartment has not been renovated since the previous tenants moved out and is being sold in need of refurbishment. It offers the new owners the opportunity to refurbish, renovate, and design the property according to their own preferences.

It is also important to mention that there are damp stains in the apartment. Based on current knowledge, these are merely cosmetic imperfections that can be remedied through painting work. No further damp remediation is currently planned.

In addition, the boiler in the bathroom should be replaced in the near future due to its age. It is a gas-fired combi boiler providing both heating and hot water.

The windows of the living room and bedroom face a busy road; however, traffic noise is barely noticeable when the windows are closed. The windows of the kitchen and dining room face the quiet inner courtyard.

Please note that the apartment is explicitly being sold in its current condition, in need of refurbishment, including furnishings. The service charge amounts to EUR 293, of which EUR 216 is paid by the tenant in the case of a rental.

- Fitted kitchen

Description

For sale is a vacant 1.5-room apartment with a living area of approx. 47.9 m² on the ground floor of a period building dating from 1900.

The apartment impresses with its functional room layout comprising a living/bedroom, a separate dining room, a kitchen, and an internal, tiled bathroom with shower. The kitchen is fitted with a built-in kitchen. The living area has laminate flooring, while the bathroom is tiled. The apartment is heated by a gas floor heating unit.

A particular highlight is the historic tiled stove, which underlines the charming period character of the apartment and creates a truly unique living ambience.

The apartment is vacant and is suitable both for owner-occupiers and investors. Thanks to its practical floor plan, it offers a wide range of usage options.

Energy certificate (mandatory disclosures under the German Buildings Energy Act, GEG)



Energy efficiency class F

190 kWh/(m²·a) final energy consumption

Certificate type

Consumption certificate

Energy source

Gas

Heating system year

1900

Year of construction

1900

Location

The property is located in the popular Berlin district of Adlershof, just a few metres from Arndtplatz. Shops for daily needs, restaurants, cafés, and public transport links are all in the immediate vicinity. The S-Bahn stations Spindlersfeld and Adlershof are quickly accessible, as is Berlin Brandenburg Airport (BER). Adlershof is one of the most sought-after residential and science locations in south-east Berlin, combining excellent infrastructure with a high recreational value. The nearby Müggelsee lake and expansive forests and green spaces invite numerous leisure activities.

Cancellation policy & right of withdrawal

Cancellation policy

If a brokerage contract is concluded, consumers have the following right of withdrawal:

Right of withdrawal

You have the right to withdraw from this brokerage contract within fourteen days without giving any reason.

The withdrawal period will expire after fourteen days from the day of the conclusion of the contract.

To exercise the right of withdrawal, you must inform us (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@immobiliya.de) of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post or an email). You may use the attached model withdrawal form, but it is not obligatory.

To meet the withdrawal deadline, it is sufficient for you to send your communication concerning

your exercise of the right of withdrawal before the withdrawal period has expired.

Effects of withdrawal

If you withdraw from this contract, we shall reimburse to you all payments received from you, including the costs of delivery (with the exception of the supplementary costs resulting from your choice of a type of delivery other than the least expensive type of standard delivery offered by us), without undue delay and in any event not later than fourteen days from the day on which we are informed about your decision to withdraw from this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless you have expressly agreed otherwise; in any event, you will not incur any fees as a result of such reimbursement.

If you requested to begin the performance of services during the withdrawal period, you shall pay us an amount which is in proportion to what has been provided until you have communicated to us your withdrawal from this contract, in comparison with the full coverage of the contract.

End of cancellation policy

German original

Widerrufsbelehrung

Im Falle eines zustande kommenden Maklervertrages haben Verbraucher das folgende Widerrufsrecht:

Widerrufsrecht

Sie haben das Recht, binnen vierzehn Tagen ohne Angabe von Gründen den Maklervertrag zu widerrufen.

Die Widerrufsfrist beträgt vierzehn Tage ab dem Tag des Vertragsabschlusses.

Um Ihr Widerrufsrecht auszuüben, müssen Sie uns (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@immobiliya.de) mittels einer eindeutigen Erklärung (z. B. ein mit der Post versandter Brief oder eine E-Mail) über Ihren Entschluss, diesen Vertrag zu widerrufen, informieren. Sie können dafür das beigefügte Muster-Widerrufsformular verwenden, das jedoch nicht vorgeschrieben ist.

Zur Wahrung der Widerrufsfrist reicht es aus, dass Sie die Mitteilung über die Ausübung des Widerrufsrechts vor Ablauf der Widerrufsfrist absenden.

Folgen des Widerrufs

Wenn Sie diesen Vertrag widerrufen, haben wir Ihnen alle Zahlungen, die wir von Ihnen erhalten haben, einschließlich der Lieferkosten (mit Ausnahme der zusätzlichen Kosten, die sich daraus ergeben, dass Sie eine andere Art der Lieferung als die von uns angebotene, günstigste Standardlieferung gewählt haben), unverzüglich und spätestens binnen vierzehn Tagen ab dem Tag zurückzuzahlen, an dem die Mitteilung über Ihren Widerruf dieses Vertrags bei uns eingegangen ist. Für diese Rückzahlung verwenden wir dasselbe Zahlungsmittel, das Sie bei der ursprünglichen Transaktion eingesetzt haben, es sei denn, mit Ihnen wurde ausdrücklich etwas anderes vereinbart; in keinem Fall werden Ihnen wegen dieser Rückzahlung Entgelte berechnet.

Haben Sie verlangt, dass die Dienstleistungen während der Widerrufsfrist beginnen soll, so haben Sie uns einen angemessenen Betrag zu zahlen, der dem Anteil der bis zu dem Zeitpunkt, zu dem Sie uns von der Ausübung des Widerrufsrechts hinsichtlich dieses Vertrags unterrichten, bereits erbrachten Dienstleistungen im Vergleich zum Gesamtumfang der im Vertrag vorgesehenen Dienstleistungen entspricht.

Ende der Widerrufsbelehrung

More photos



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



Image 8



Image 9



Image 10

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Property no. 2981b · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.