



APARTMENT · BUY · PROPERTY REF. HS72

Stylishly Renovated: Modern 2-Room Apartment with Balcony, Parking Space and Lift

13407 Berlin · Reinickendorf · exact address on request

299.999 € Purchase price

Exposé as PDF

ROOMS

2

LIVING SPACE

54 m²

All details at a glance

Property ref.	hs72
Property type	Apartment
Property types	Apartment, Flat

Marketing type	For sale
Purchase price	299.999 €
Commission	3.57 %
Address	13407 Berlin, Reinickendorf
Rooms	2
Living space	54 m ²
Floor	3th floor
Balcony/terrace	Yes
Lift	Yes
Parking space	Yes
Condition	First occupancy after renovation
Floors in building	5
Bedrooms	1
Bathrooms	1
Bathroom	Shower
Flooring	Parquet
Fittings quality	luxurious
Available from	immediately
Balcony/terrace area	approx. 4.90 m ²
Service charge	€216.00
Heating costs included in service charge	yes

Maintenance reserve fund	€394,547.09
Parking spaces	1 outdoor parking space
Parking space price	included in purchase price
Modernisation/renovation	2024
Online since	3.9.2026
Last updated	3.9.2026

Features

● Oak parquet flooring	● Level-access shower
● Loggia / Balcony	● Passenger lift
● Outdoor parking space	● Cellar
● Storage room	● Utility connection

Description

This attractively laid-out 2-room apartment was comprehensively renovated in 2024, combining contemporary living comfort with classic elegance. With a total living area of 53.5 m², including a south-east-facing loggia overlooking the park-like garden, it offers a high-quality and inviting living ambience.

The bright, well-proportioned rooms impress with fine oak parquet flooring, tall skirting boards and modern built-in lighting, creating a pleasant and clear living atmosphere. The bathroom is fitted to a high standard, featuring a level-access shower, stylish concrete-look tiles and elegant mosaic details that lend the room an exclusive feel. The kitchen is separately located, leaving scope for individual design according to personal taste.

Only first-class materials and branded fittings such as Gira, Duravit and Steinberg were used during the renovation. Renewed electrics and pipework, carefully plastered walls in a subtle light grey, a practical utility connection and an accompanying cellar room round off the overall package.

The apartment is located on the third floor and is conveniently accessible by lift. A parking space belonging to the apartment ensures comfortable, stress-free parking. The monthly service charge amounts to €216. A pleasant community of residents underlines the special character of this property – high-quality, modern and ready for immediate occupancy.

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

Energy efficiency class –

Certificate type available	Energy source –	Heating system year –
Year of construction –		

Location

The property is located in Berlin's Wedding district, in the sought-after English Quarter (Englisches Viertel). The location combines urban living with an established neighbourhood and plenty of greenery. A bus stop is situated directly in front of the building, providing a quick connection to the nearest underground station as well as to Berlin's central districts – an excellent location that nonetheless remains pleasantly quiet right on the doorstep.

The English Quarter impresses with its attractive streets and relaxed residential atmosphere. Shops for daily needs, cafés, restaurants and schools can all be found nearby. For recreation and leisure, the surrounding green spaces and the nearby Schäfersee lake invite walks and sporting activities.

The combination of an excellent location, very good infrastructure and a quiet residential environment makes this address particularly appealing to anyone wishing to enjoy urban life in Berlin without sacrificing peace and quality of living.

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 beigelegte 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



Living room



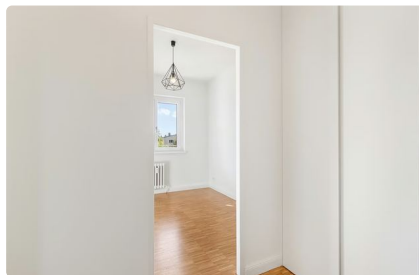
Hallway



Bedroom



Bedroom



Bedroom



Kitchen



Kitchen



Bathroom



Loggia

L&B Immobiliya EuRuS GmbH · Frankfurter Allee 18 · 10247 Berlin · Ihr Ansprechpartner: Luba Baumgärtner, Telefon +49 30 76214976, luba.baumgaertner@immobiliya.de · info@immobiliya.de

Property no. hs72 · As of 3.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.