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APARTMENT · BUY · PROPERTY REF. LZ103

4.25% Rental Yield – Charming City Apartment in a Prime Berlin Location, Owner-Occupation Possible

10625 Berlin · Charlottenburg · exact address on request

189.000 € Purchase price **4,25% gross yield**

Exposé as PDF

ROOMS	LIVING SPACE	YEAR BUILT	YIELD
1	32 m^2	1956	4,25 %

All details at a glance

Property ref.	lz103
Property type	Apartment
Property types	Apartment, Flat

Marketing type	For sale
Purchase price	189.000 €
Commission	3.57% including statutory VAT
Address	10625 Berlin, Charlottenburg
Rooms	1
Living space	32 m^2
Year built	1956
Floor	5th floor
Balcony/terrace	Yes
Lift	Yes
Parking space	No
Condition	well maintained
Rental income (actual, p.a.)	8.040 €
Gross yield	4,25 %
Floors in building	6
Bathrooms	1
Bathroom	Bathtub
Flooring	Tiles
Quality of fittings	standard
Balcony/terrace area approx.	4 m^2
Cellar	Yes
Let	Yes

Net cold rent	670.00 EUR
Warm rent	790.00 EUR
Service charge	200.00 EUR
Heating type	District heating
Energy certificate: issue date	26.06.2013
Energy certificate: valid until	26.05.2029
Online since	2.9.2026
Last updated	2.9.2026

Features

- Well-maintained flooring
- Lift
- Balcony
- Fitted kitchen
- Well-maintained bathroom
- Bathtub
- East-facing orientation

Description

Compact 1-room apartment on the 5th floor of a well-maintained Berlin residential building with a total of six storeys – an attractive investment property with a solid rental yield of approx. 4%, combined with the possibility of future owner-occupation.

The apartment, measuring approximately 32 m², features low-maintenance tiled flooring, offering an uncomplicated letting situation. The property is currently reliably let and generates stable rental income. Particularly appealing: the apartment can also be used for owner-occupation in the future, making it suitable both as a capital investment and as a future city apartment or first home in Berlin.

Further advantages at a glance:

• Lift in the building for convenient access to the upper floors
• Own cellar compartment for additional storage space
• Manageable monthly service charge of only €200
• Attractive Berlin property market with long-term appreciation potential
• Flexible outlook thanks to possible owner-occupation

A solid investment opportunity in the heart of Berlin – ideal for investors who wish to benefit from ongoing rental income while keeping the option of future owner-occupation open.

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

– **Energy efficiency class –**

Certificate type	Energy source	Heating system year
–	District heating	–

Year of construction
1956

Location

The apartment is located in a sought-after area of Berlin-Charlottenburg, one of the capital's most traditional and popular districts. The surroundings combine urban living, excellent infrastructure and a high quality of life.

Numerous shopping facilities, cafés, restaurants and service providers are located in the immediate vicinity and are conveniently accessible on foot. The popular shopping street around Wilmersdorfer Straße, as well as Kurfürstendamm with its diverse range of shops, dining and culture, are also just a few minutes away. Public transport connections are excellent. Several underground, suburban rail and bus lines ensure quick access to Berlin's city centre as well as other districts. The city motorway can also be reached within a short time.

For recreation and leisure, the nearby Charlottenburg Palace Park and other green spaces offer a variety of opportunities for walking, jogging or relaxing outdoors.

The combination of a central location, excellent infrastructure and sustained demand makes this location particularly attractive both for investors and for future owner-occupiers.

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.

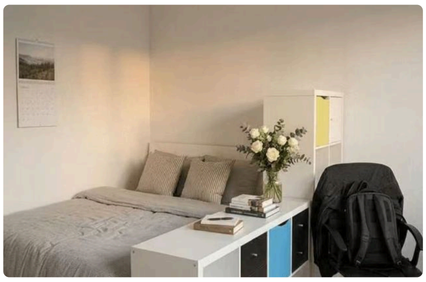
Haben Sie verlangt, dass die Dienstleistungen während der Widerrufsfrist beginnen soll, so haben Sie uns einen angemessenen Betrag zu zahlen, der dem Anteil der bis zu dem Zeitpunkt, zu dem Sie uns von der Ausübung des Widerrufsrechts hinsichtlich dieses Vertrags unterrichten, bereits erbrachten Dienstleistungen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

Ende der Widerrufsbelehrung

More photos


Study


Bedroom

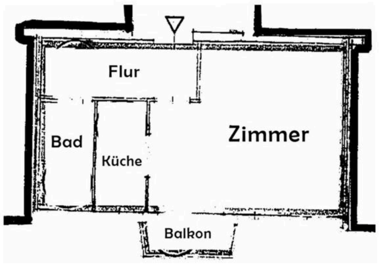

Bedroom


Kitchen


Kitchen


Bathroom

Bathroom



Floor plan

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. lz103 · As of 2.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.