



APARTMENT · BUY · PROPERTY REF. SG5

3-Room Period Gem in Berlin-Mitte | First Occupancy after Comprehensive Renovation & Exceptional Bathroom

10115 Berlin · Mitte · exact address on request

624.000 € Purchase price

Exposé as PDF

ROOMS

3

LIVING SPACE

77 m²

YEAR BUILT

1910

ENERGY CLASS

E

All details at a glance

Property ref.	sg5
Property type	Apartment
Property types	Apartment, flat

Marketing type	For sale
Purchase price	624.000 €
Commission	2.5% incl. VAT
Address	10115 Berlin, Mitte
Rooms	3
Living space	77 m²
Year built	1910
Floor	3th floor
Balcony/terrace	No
Lift	Yes
Parking space	No
Condition	First occupancy after renovation
Floors in building	5
Floor position	left
Bedrooms	2
Bathrooms	1
Bathroom	Shower, window
Flooring	Tiles, parquet
Quality of fittings	upmarket
Last modernised	2026
Available from	immediately
Service charge	EUR 427.00

Maintenance reserve	EUR 227,778.16
Heating type	Gas heating
Year of installation	2022
Primary energy source	Gas
Energy certificate: issue date	19.03.2023
Energy certificate: valid until	19.03.2033
Online since	2.9.2026
Last updated	2.9.2026

Features

● First occupancy after renovation (2026)	● Attractive location in Berlin-Mitte on a quiet side street
● Quiet location in the rear building	● Very good public transport connections and excellent infrastructure
● Very well-maintained residential building	● Lift in the building
● Very spacious cellar compartment	● Bright and welcoming living spaces
● Original, restored and sealed wooden floorboards	● Historic doors with original fittings
● New electrics	● New gas boiler and radiators
● High-quality "Jura Yellow" tiles in kitchen and bathroom	● Matching natural stone elements
● Newly designed bathroom with window	● High-quality sanitary fittings from Grohe and Geberit (fixtures, washbasin and WC)

- Exceptionally large shower with a shower tray of approx. 140 x 80 cm

- High-quality glass shower panels approx. 220 cm high, opening both inwards and outwards

- Generously executed composite waterproofing in the wet area to current standards

- Heated towel rail

Description

From the moment you step into the flat, you feel you have arrived. Meticulously restored original wooden floorboards, historic doors with their original fittings and a harmonious selection of materials create a warm yet elegant atmosphere.

This exceptional 3-room flat with approx. 77 m² of living space is offered for first occupancy following a comprehensive renovation carried out to a high standard. The result is a home that combines the charm of a classic Berlin period building with contemporary living comfort. The flat has been brought up to a high standard both technically and visually. This includes, among other things, new electrics, a new heating installation, the newly designed bathroom, the high-quality kitchen finish, as well as the renovation of floors, walls and ceilings.

The original wooden floorboards have been sanded, restored and sealed. Likewise, the historic doors and door handles have been preserved, underlining the special character of the flat. The new electrics, a modern gas boiler and new radiators round off the extensive renovation works and bring the property up to a contemporary living standard technically as well. The stylish historic doors were expertly restored, preserving the unmistakable character of the classic Berlin period building.

Particular attention was paid to the kitchen and bathroom. Both rooms have been fitted with high-quality tiles, the colouring of which harmonises perfectly with the warm wood tones of the floorboards.

The bathroom has been newly designed and features a new WC, a new washbasin, as well as an exceptionally generous shower – a rare highlight on the Berlin property market. The high-quality sanitary fittings and fixtures from Grohe and Geberit underline the high standard of fittings. The shower has a shower tray measuring approx. 140 x 80 cm. The high-quality glass shower panels, approx. 220 cm high, can be opened both inwards and

outwards, offering the utmost comfort. Naturally, the wet area has been fitted with a generously executed composite waterproofing system in line with current technical standards.

The kitchen is equally impressive, with its high-quality finish offering plenty of scope for individual design.

The flat is located in the quiet rear building and, despite its central location, conveys a pleasant and relaxed living feeling. A lift in the building provides additional comfort, making the property attractive for a wide range of living situations.

This property is a rare opportunity: a Berlin period building with soul, brought into the present with great care and attention to detail – high-quality, stylish and ready to move into immediately.

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

E

Energy efficiency class E

Certificate type	Energy source	Heating system year
Demand-based certificate	Gas	2022
Year of construction		
1910		

Location

The flat is located on a quiet side street in the sought-after Berlin district of Mitte, combining urban living with a pleasant residential atmosphere. Despite the central location, finding parking in the surrounding area is pleasantly straightforward.

The immediate surroundings offer excellent infrastructure: numerous charming cafés and restaurants, ranging from cosy eateries to fine dining, shopping facilities, a REWE supermarket, a dm drugstore, hairdressers, as well as massage and wellness offerings, are all just a few minutes' walk away.

Sports and leisure facilities are also well catered for: fitness studios, museums and cultural institutions characterise the neighbourhood and ensure a high quality of life. Public

transport connections are excellent. The Naturkundemuseum underground station is in the immediate vicinity, providing quick access to all Berlin districts.

For those who wish to live centrally while enjoying the tranquillity of a small side street, this property offers the ideal combination of urban convenience and relaxed 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

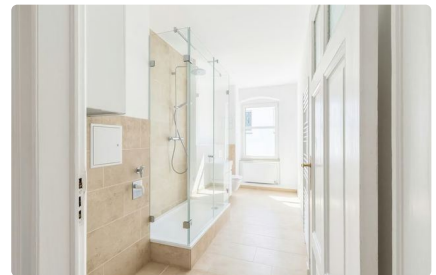
More photos



Living room



Bathroom



Bathroom



Bedroom



Bedroom



Room



Kitchen



Kitchen



Kitchen

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Property no. sg5 · As of 2.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.