



APARTMENT · BUY · PROPERTY REF. 1002Ä

Beautiful 3.5-room apartment with its own garden area on the raised ground floor!

10965 Berlin · Kreuzberg · exact address on request

380.000 € Purchase price

Exposé as PDF

ROOMS

3.5

LIVING SPACE

78 m²

YEAR BUILT

1914

ENERGY CLASS

E

All details at a glance

Property ref.	1002ä
Property type	Apartment
Property types	Apartment

Marketing type	For sale
Purchase price	380.000 €
Commission	3.57% including VAT. The commission is due upon notarisation of the purchase agreement.
Address	10965 Berlin, Kreuzberg
Rooms	3.5
Living space	78 m²
Year built	1914
Balcony/terrace	Yes
Lift	No
Parking space	No
Floor level	0
Bedrooms	1
Bathrooms	1
Available from	by arrangement
Last modernised	2023
Service charges	429.18 €
Primary energy source	Gas
Online since	2.9.2026
Last updated	22.9.2026

Features

This attractive apartment impresses with a generous living area of approx. 78 m², spread across 3.5 rooms. Its location on the raised ground floor ensures convenient access.

The living spaces have been fitted out with great attention to detail:

In two rooms as well as in the hallway, the floorboards have been stylishly refurbished.

A further room is fitted with high-quality parquet flooring.

The kitchen and bathroom feature low-maintenance and timeless tiled flooring.

A particular highlight is the garden, which invites you to relax amid greenery. In addition, a cellar room belongs to the apartment, offering practical storage space.

Whether as a permanent home or a secure investment – this apartment is a worthwhile investment.

● Balcony/Terrace

● Cellar

Description

We are pleased to offer this 3.5-room apartment with approx. 78 m² in the sought-after Kreuzberg neighbourhood.

According to the energy performance certificate, the building was constructed in 1914. The apartment is located on the raised ground floor and features a balcony and a small terrace. The apartment has been permanently let since 2011.

The basic rent amounts to EUR 468, and the service charges amount to EUR 297. This results in a total monthly rent (including service charges) of EUR 765.

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



Energy efficiency class E

134,2 kWh/(m²·a) final energy consumption

Certificate type

Energy source

Heating system year

Consumption certificate

Gas

1914

Year of construction

1914

Location

The building is located in Kreuzberg. The Kreuzberg neighbourhood is known for its vibrant atmosphere and diverse leisure opportunities. In the immediate vicinity, you will find numerous restaurants, cafés and shops that enrich everyday life. The excellent public transport connections allow you to conveniently explore the surrounding districts. Viktoriapark is within walking distance, and the famous Mehringdamm is just a few minutes from the apartment. Along this 1.5 km-long street you will find everything your heart desires.

Please get in touch with us if this property is of interest to you. We look forward to your enquiries.

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



Image 2



Image 3



Image 4

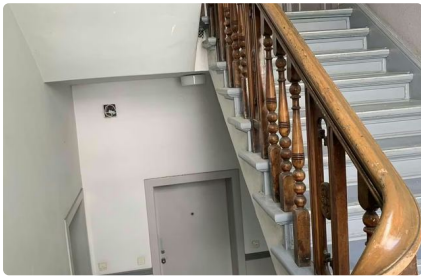


Image 5



Image 6

L&B Immobilien EuRuS GmbH · Frankfurter Allee 18 · 10247 Berlin · Ihr Ansprechpartner: Kate Lehmann, Telefon +49 30 76214975, kate.lehmann@immobiliya.de · info@immobiliya.de

Property no. 1002ä · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.