



APARTMENT · RENT · PROPERTY REF. 27FP

Well-maintained 2-room apartment in a central location in Berlin

10117 Berlin · Mitte · exact address on request

1.550 € Net rent/month + 200 € service charges

Exposé as PDF

ROOMS

2

LIVING SPACE

63,6 m²

YEAR BUILT

2012

ENERGY CLASS

C

All details at a glance

Property ref.	27FP
Property type	Apartment
Property types	Apartment, Flat

Marketing type	For rent
Net rent	1.550 €
Service charges	200 €/month
Commission	
Address	10117 Berlin, Mitte
Rooms	2
Living space	63,6 m²
Year built	2012
Floor	1th floor
Balcony/terrace	Yes
Lift	Yes
Parking space	Yes
Condition	well maintained
Floors in building	7
Floor level	1
Bedrooms	1
Bathrooms	1
Available from	immediately
Last modernisation	2022
Fittings	Standard
Heating type	District heating
Main energy source	District heating

Online since	2.9.2026
Last updated	22.9.2026

Features

● Balcony/Terrace	● Passenger lift
● Cellar	● Garden
● Fitted kitchen	

Description

We are offering a beautiful and modern 2-room apartment, available for rent from 01.09.2026.

The stylish architecture of the building is characterised by elaborate stucco elements on the plastered façade and large French windows, which provide excellent natural lighting throughout the rooms. The generous ceiling height and the high-quality solid wood parquet flooring lend the apartment a special atmosphere.

The sunny living and dining area with an **open-plan fitted kitchen** is located on the south-west side and offers plenty of light and living comfort. From the living room, you have direct access to the **loggia**, which offers a lovely view over the approximately 54-metre-long, landscaped garden.

The modern bathroom is fitted to a high standard and features a **bathtub**, a walk-in shower, high-quality sanitary fittings, and elegant fine stoneware tiling.

Additional security is provided by the entrance door with a **video intercom system**. Storage space for prams/pushchairs is conveniently accessible from the spacious foyer.

An **underground parking space** is available for your vehicle. The monthly rent for the parking space is **an additional €150**. All floors are conveniently accessible from the underground car park by lift.

District heating and underfloor heating ensure a pleasant indoor climate and efficient

heat supply. The build quality meets the criteria of an ****Efficiency House 70** in accordance with EnEV 2009**.

The apartment combines modern living, high-quality fittings, and an attractive central location to create a particularly pleasant home.

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



Energy efficiency class C

93 kWh/(m²·a) final energy consumption

Certificate type	Energy source	Heating system year
Consumption Certificate	District Heating	2012
Year of construction		
2012		

Location

You will live on a quiet side street while still being right in the heart of Berlin's urban life. Trendy restaurants, individual shops, and numerous cultural offerings in the popular Mitte district are within comfortable walking distance. In the other direction, you will find the lively and diverse Kreuzberg district with the well-known Oranienstraße and its many characterful neighbourhoods.

The two residential buildings on Seydelstraße and Beuthstraße were designed by the renowned Berlin architectural firm Patzschke & Partner and built on a former Wall site.

The compact, slender building structures create a private and pleasant living atmosphere. The thoughtful architecture combines modern urban living with a great deal of peace and privacy.

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

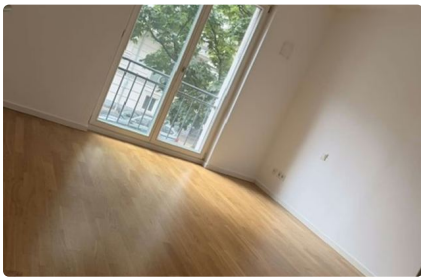


Image 8



Image 9



Image 10

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

Property no. 27FP · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.