



APARTMENT · RENT · PROPERTY REF. 36

Spacious Apartment with Large Balcony and View of the Green Courtyard – Berlin-Spandau

13599 Berlin · Spandau · exact address on request

800 € Net rent/month + 200 € service charges

Exposé as PDF

ROOMS

1

LIVING SPACE

42,16 m²

All details at a glance

Property ref.	36
Property type	Apartment
Property types	Apartment, Flat

Marketing type	For rent
Net rent	800 €
Service charges	200 €/month
Commission	
Address	13599 Berlin, Spandau
Rooms	1
Living space	42,16 m²
Floor	3th floor
Balcony/terrace	Yes
Lift	No
Parking space	No
Condition	by arrangement
Floor	3
Available from	immediately
Fittings	Standard
Heating type	Central heating
Online since	22.9.2026
Last updated	22.9.2026

Features

Renovation by arrangement

The apartment is currently in need of renovation. Prior to letting, the apartment may be renovated by the owner.

Alternatively, by individual arrangement, the future tenant may take on the renovation work themselves. In this case, a corresponding waiver of several months' rent can be discussed as compensation for the renovation work undertaken.

This gives the apartment the potential to be designed according to the future tenant's own preferences, while also benefiting from an individual agreement regarding the renovation.

- Balcony/Terrace
- Cellar
- Fitted kitchen

Description

The approximately 42.16 m² apartment is located on the 3rd floor of a well-maintained residential building at Barnewitzer Weg 35 in Berlin-Spandau.

The apartment features a generously sized living room, a separate, spacious kitchen with access to a large balcony, a hallway, and a bathroom. In addition, the apartment includes its own cellar room.

A particular highlight is the large balcony with a peaceful view of the green courtyard. The residential street itself is also quiet and surrounded by plenty of greenery, providing a pleasant living atmosphere.

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



Energy efficiency class –

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

Location

The transport connections are excellent: by bus, you can reach Spandau as well as Spandau station with S-Bahn and U-Bahn services in approximately 7 minutes. This also allows convenient access to other districts of Berlin.

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 Immobilien 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

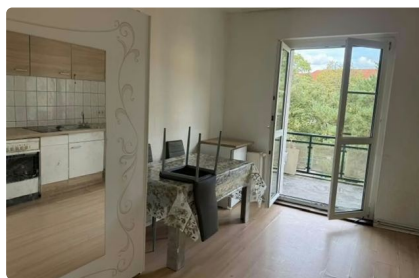


Image 3



Image 4



Image 5

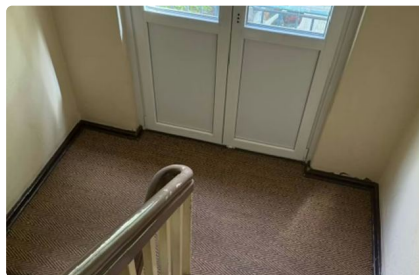


Image 6

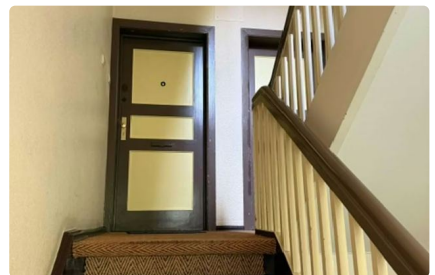


Image 7



Image 8



Image 9



Image 10

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

Property no. 36 · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.