



ID: 1675

## PROFITABLE OBJECT

Berlin, Germany

# € 4,200,000

### Property Details:

Type of Property: Profitable object

Property Type: Secondary market

Land Area: 872 sq m

Total Area: 1460 sq m

### Layout:

Balcony

Near the shop

Near metro / stop

Apartment house

### Financial Information:

Guaranteed rent

Installment

Mortgage

### Purchase Cost:

Agency commission:  
7,14%

Tax on the purchase:  
6%

Services notary:  
1%

Inventory:  
0,5%

Rental services

Services of the  
management company

We are glad to offer you a profitable apartments building in Berlin (district - Pankov).

The object was built in 1900 on a plot of 872 sq. m. In 2004-2015, the building was modernized and overhauled. In 2014, heat insulation was installed, in 2017 a new roof was made and the attic floor was built, in 2018 a new heating system was installed. The condition of the object is good.

The house consists of 22 apartments. All of them are rented.

The total area is 1,460 sq. m. Price - 4 500 000 euros

The house has a good location and excellent infrastructure. Nearby are public transport stops (bus, metro). Within walking distance - supermarkets, schools and kindergartens.

Pankov is the district in the northeastern part of Berlin. Pankov has borders with other districts: Niederschenhausen, Frances-Buchholz, Blankenburg, Heinersdorf, Weissensee, Prenzlauer-Berg, and also has a border with the Mitte administrative district. Pankov is a very quiet and beautiful area, which grew out of a small village of Slavic settlers of the early 14th century. It was here that the leaders of the GDR preferred to live before the unification of Germany, but today the majority of middle-class Germans live in Pankov. Places of interest: the largest synagogue in the country on the Reikestrasse, the park and the Schönhausen palace, as well as the town hall of the early 20th century.

If you are interested in this and other objects, you can leave a request. Managers of our company will contact you shortly and provide you with the objects that match your request.

Do not miss the opportunity to purchase an apartment building in Berlin - Pankow!



EW Immobilien Real Estate GmbH  
Amtsgericht Charlottenburg HRB 199840 B

**Geschäftsführung:** Igor Siebert

**USt-IdNr.:** DE319993277

**Bank:** Berliner Volksbank

**IBAN:** DE53 1009 0000 2742 4050 04

**BIC:** BEVODEBB

Kufürstendamm 45  
10719 Berlin

**Tel:** +49 (0) 30 886 281 04

**Fax:** +49 (0) 322 255 548 25

**E-Mail:** info@ew-realestate.com

**Web:** www.ew-realestate.com