

REAL ESTATE PROPOSAL

Beautiful 2 Room Apartment in Top Location



DETAILS

REFERENCE: BB479

Oderstr. 11, 10247 Berlin – Friedrichshain

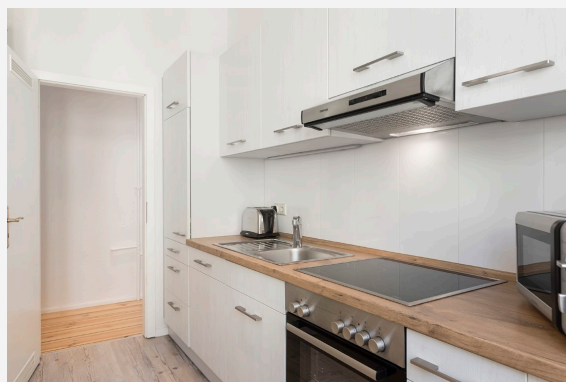
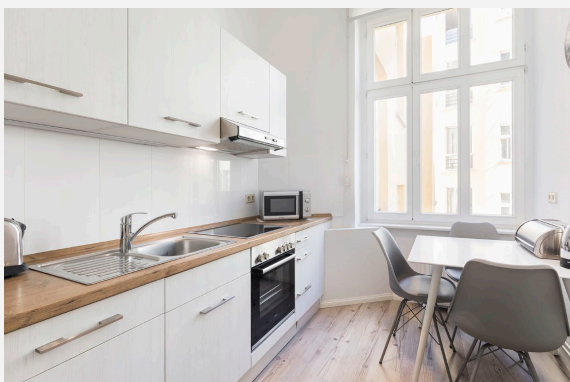
00000

00000

Property type	Apartment	Living area	62,00 m ²
Type of usage	Residential	Rooms	2
Year of construction	1920	Bedrooms	1
Floor	2	Bathrooms	1
Vacant / Tenanted	Vacant	Condition	Completely renovated

This exposé is confidential and for the addressee only. Any transfer is prohibited. In case of transfer and purchase the addressee is liable for payment of commission. All information is based on statements of the owner and is provided in good faith and believed to be correct. Information provided is intended for indicative purposes and does not form part of a contract.

Purchase price	349.000,00 €	Balcony / Terrace	Yes / No
Commission	6.96 % inkl. MwSt.	Heating system	Gas Heating (GEH)
Running costs	115,00 €	Lift	No
Purchase price / sqm	5.629,03 €		



PROPERTY DESCRIPTION

The main building was constructed in 1920 and is made up of a Front house with two side wings. This property has been well maintained over the last years and is consisting of a total of 45 apartments. The property was sub divided into single apartments in 1996.

FURNISHINGS AND FITTINGS

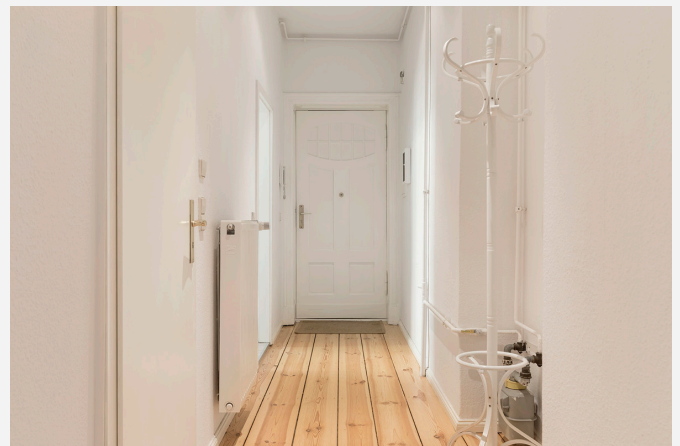
Well laid out 2 room apartment is delivered to a high standard and has been fully renovated over the last years. Set on the second floor it gives the occupant excellent lighting and the large windows and high ceilings adhere to this further. The kitchen has great usable space and offers a dining area away from the living spaces. The bedroom is large in size and offers plenty of storage space. The balcony is perfect to open up to on warm summer days bringing the outdoors in.

- * Completely Renovated in last Couple of Years
- * Fully fitted kitchen with appliances
- * Modern tiled bathroom
- * Central Heating
- * Double Glazing
- * Furnishings can be included

LOCATION

This apartment is located in one of the best locations in the Berlin district Friedrichshain Kreuzberg. Friedrichshain is home to numerous design and media companies such as MTV, Zalando and Universal. It is known for its many bars, clubs, pubs and cafes, concentrated in and around Simon-Dach-Straße and Boxhagener Platz. As Friedrichshain's popularity rises and improvements to the local area reflect confidence in this district and pave the way for large scale capital appreciation. Oderstraße is located near Frankfurter Allee, one of the main shopping streets in the district. The property location is perfect as it's surrounded with all kind of grocery stores, restaurants, bars, and shopping centres and small boutiques. The access to public transport is excellent, with tram stops M10, M13, M21, Samariterstraße U-Bahn and Frankfurter Allee S-Bahn stations within 10min walk. Schools and Kindergärten are in the immediate vicinity. Parking is available in the adjoining side streets. In the quiet residential neighbourhood you will find nice little restaurants and cafes. Numerous small parks and green areas in the middle of the residential area make the district very attractive.







YOUR CONTACT PERSON

For more information, arrange viewings or discuss your exact requirements our Real Estate team are ready to hear from you.

Ms.. Kathrin Glanz

Buy Berlin Investments GmbH
Neue GrünStr. 41
Berlin 10179

Phone: +49 30 240 356 68
Mobile: +49 1772 599 539

Email: kathrin@buyberlin.berlin
Web: www.buyberlin.berlin

GENERAL TERMS AND CONDITIONS

Our offers are not-binding and without obligation. Errors, omissions and prior sale remain reserved. Offers are directed personally to the offeree and must be treated as confidential. The transfer to third parties, including holders of a power of attorney or clients of the interested party, are not permitted without our written approval. Any infringement shall entail the payment of brokerage fee.

A brokerage fee is categorically due when the desired economic results are achieved within the business agreement. The agreement must have been concluded as a result of our brokerage activities or based on evidence supplied by us. Our claim to a commission fee is not affected when a closed deal is subsequently cancelled owing to a resolute condition, or cannot be fulfilled for any other reason. The claim to a finder's fee is not affected when a contract is concluded at a later date or under other conditions.

Should the contract be completed by economically or legally affiliated companies / persons / family members of the offeree, it still owes the commission.

The commission is due at the time of the closing of a deal that was either brokered by us or came about based on evidence supplied by us. We also have a claim to a brokerage fee when another deal - whose economic results replace the originally intended deal - is substituted for the original offer (for example, a rental or leasing contract instead of a sales agreement or vice versa, foreclosure, an expansion of the offer, or especially the granting of a pre-emption.)

The brokerage fee: - for purchase agreements or the purchase of undeveloped or developed real estate at a foreclosure auction, as well as rights equivalent to real property, amount to 6.96 % inkl. MwSt. of the total sales price inclusive of 16% VAT. - Three month rent exclusive of heating costs are due for commercial rentals or leases. 16% VAT is added to this amount. - For a pre-emptive right to buy that is recorded in the land register based on the value of the property, we charge an additional 3,57 % on top of the usual brokerage fee (inclusive of 16% VAT).

We reserve also the right to act for a client on a commission basis.

No liability can be assumed for the completeness of the business offer.

Should individual provisions be invalid, the remaining provisions shall remain unaffected by this. The invalid provisions are to be replaced by valid provisions that are equivalent - or come closest from an economic standpoint - to the meaning of the replaced ones.

Place of fulfilment and jurisdiction is Berlin, Germany.

INSTRUCTIONS ON WITHDRAWAL

Consumer cancellation policy with outside closed contracts of business premises and with distance contracts with exception of contracts over financial services – Duty to supply information after § 312d exp. 1 BGB in use with art. 246a § 2 exp. 2 page 2 EGBGB

CONTRACTOR (BROKER) INFORMS CLIENT (CUSTOMER) OVER RIGHT OF WITHDRAWAL

RIGHT OF WITHDRAWAL

You have the right to withdraw from this contract within 14 days without giving any reason. The withdrawal period will expire after 14 days from the day of the conclusion of the contract. To exercise the right of withdrawal, you must inform us Buy Berlin Investment GmbH, Neue Grünstraße 41, 10179 Berlin, Tel: +49 30 240 356 68, Fax: +49 30 221 1226 89535, E-Mail: info@buyberlin.berlin of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post, fax or email). You may use the below 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 14 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 us your withdrawal from this contract, in comparison with the full coverage of the contract.

MODEL WITHDRAWAL FORM

If you want to withdrawal the contract, complete and return this form to us at: Buy Berlin Investment GmbH, Neue Grünstraße 41, 10179 Berlin, Tel: +49 30 240 356 68, Fax: +49 30 22112-2689535, E-Mail: info@buyberlin.berlin

I/We (*) hereby give notice that I/We (*) withdraw from my/our (*) contract of sale of the following goods (*)/for the provision of the following service (*) – Ordered on (*)/received on (*) – Name of consumer(s), – Address of consumer(s), – Signature of consumer(s) (only if this form is notified on paper) – Date (*) delete as appropriate.

EXPLANATIONS OF THE CONSUMER/PREMATURE EXPIRING THE RIGHT OF WITHDRAWAL

I require expressly that you begin before end of the withdrawal period with the execution of the assigned service.

Yes No

Me is well-known, that the right of withdrawal before expiration of the withdrawal period expires, if the service was completely delivered and with the execution was only begun, after I had given my agreement (§ 356 exp. 4 BGB).

Place, Date

Signature Consumer