

## Commission Free Investment Apartment in Berlin

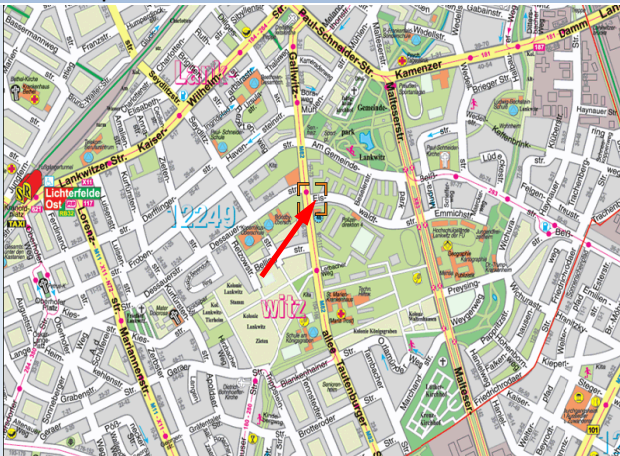
Gallwitzallee 73c, 12249 Berlin-Steglitz



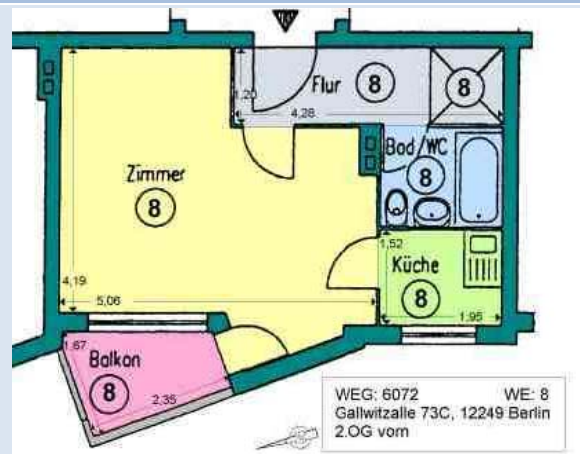
Exposé 6072-08

Property Type:	Freehold Apartment
Year of Construction:	1958
modernised (building):	2000-05
modernised (apartment):	-
Floor:	2. Upper Level
Area:	30.49 m <sup>2</sup>
Rooms (plus kitchen and bathroom):	1
Lift:	-
Balcony / Terrace:	South
Parking space/Garage:	0
Net Rent:	219.53 €
Reserve contribution and management:	./ 37.87 €
<b>Price:</b>	<b>40,246.80 €</b>
<b>Commission:</b>	<b>0,00 €</b>

Area Map



Floor Plan



### Location:

The apartment is on a well maintained apartment block in a preferred location in Lankwitz which is part of the district of Charlottenburg. The "Gemeindepark" recreation area with its playgrounds, ponds birdcages and vivariums are minutes away on foot. Public transport is within walking distance and the city center at Potsdamer Platz is accessible within 20 minutes.

### Property:

The functional floor plan of the second floor apartment with its west facing balcony makes it an easy to rent investment.

For detailed information, viewings and financing support through German and UK based banks please contact +49 172 30 66 303 or [apartments@city-of-berlin.info](mailto:apartments@city-of-berlin.info)

Property No.	App. No.	Post Code	Street Name	House No.	Size sqm	Floor	Rooms	"Half" Rooms	Balcony	Moved in	Net Rent	Ancillary Cost	Heating	Reserve contrib.	Management	Price	net yield*)	rent/m <sup>2</sup>
6072	8	12249	Gallwitzallee	73c	30,49	2	1	0	yes	02.07.2007	219,53 €	45,74 €	24,39 €	15,55 €	22,32 €	40.246,80 €	6,55%	7,20 €
6072	46	12249	Eiswaldtstr.	1c	49,75	E	2	0	yes	01.11.2007	323,38 €	80,59 €	29,85 €	25,37 €	22,32 €	65.670,00 €	5,91%	6,50 €
6072	50	12249	Eiswaldtstr.	1c	55,24	1	2	0	yes	01.08.2007	303,82 €	91,39 €	41,07 €	28,17 €	22,32 €	72.916,80 €	5,00%	5,50 €
6072	9	12249	Gallwitzallee	73c	53,7	2	2	0	yes	01.01.1998	274,41 €	68,06 €	44,48 €	27,39 €	22,32 €	70.884,00 €	4,65%	5,11 €
6072	4	12249	Gallwitzallee	73c	52,26	1	2	0	yes	01.02.1997	267,05 €	81,34 €	36,63 €	26,65 €	22,32 €	68.983,20 €	4,65%	5,11 €
6072	49	12249	Eiswaldtstr.	1c	49,75	1	2	0	yes	01.09.1992	247,76 €	101,34 €	30,36 €	25,37 €	22,32 €	65.670,00 €	4,53%	4,98 €
6072	55	12249	Eiswaldtstr.	1c	49,75	3	2	0	yes	01.04.1988	247,76 €	60,82 €	46,91 €	25,37 €	22,32 €	65.670,00 €	4,53%	4,98 €
6072	56	12249	Eiswaldtstr.	1c	55,24	3	2	0	yes	15.10.1958	275,10 €	70,37 €	73,69 €	28,17 €	22,32 €	72.916,80 €	4,53%	4,98 €