



APARTMENT · BUY · PROPERTY REF. SS01

Modern 1-Room Apartment in a Central Location in Berlin-Mitte

10115 Berlin · Mitte · exact address on request

325.000 € Purchase price

Exposé as PDF

ROOMS

1

LIVING SPACE

41 m²

YEAR BUILT

2012

All details at a glance

Property ref.	ss01
Property type	Apartment
Property types	Apartment, Flat

Marketing type	For sale
Purchase price	325.000 €
Service charges	280 €/month
Commission	3.57% including VAT. The commission is due upon notarisation of the purchase agreement.
Address	10115 Berlin, Mitte
Rooms	1
Living space	41 m ²
Year built	2012
Floor	1th floor
Balcony/terrace	No
Lift	Yes
Parking space	No
Condition	very good condition
Online since	24.9.2026
Last updated	24.9.2026

Features

- Approx. 41.1 m² of living space
- 1 room with a functional layout
- 1st floor
- Year of construction: 2012
- Very well-maintained, almost like-new condition
- High-quality fittings
- Large, sound-insulated aluminium windows
- High-quality insect screen on the window
- French balcony

- Modern fitted kitchen with oven, hob, and dishwasher
- Underfloor heating throughout
- High-quality parquet flooring
- Practical built-in wardrobes
- Modern bathroom with corner shower, WC, and washbasin
- Washing machine included
- Broadband internet connection
- Private cellar/storage room
- Lift
- Communal sauna
- Communal fitness area
- Well-maintained outdoor areas
- Children's play area at the rear of the complex

Furnishings and Inventory

The apartment can, if desired, be taken over fully furnished including the existing inventory. This offers, in particular, the opportunity to move into or let the apartment directly without significant additional effort.

Description

This modern city apartment combines a compact, well-thought-out layout with a high standard of fittings and an exceptionally central location.

The approximately 41.1 m² apartment is located on the 1st floor of a residential building constructed in 2012. The floor plan has been designed to make optimal use of the available space, creating a pleasant, generously proportioned living feel.

The living area offers ample space for a comfortable seating and dining zone as well as a separate sleeping area. The open-plan kitchen blends harmoniously into the living space and is fitted with high-quality built-in appliances.

Large windows create a bright and welcoming atmosphere. A special feature is the high-quality insect screen on the window, offering additional everyday comfort.

The apartment is in a very well-maintained, almost like-new condition and can, if desired, be taken over fully furnished including the existing inventory. This makes it suitable both for immediate own use and for straightforward letting.

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



Energy efficiency class –

Certificate type

Consumption-based Energy
Certificate

Energy source

Natural Gas L

Heating system year

2012

Year of construction

2012

Location

The property is situated in one of Berlin's most central and exceptionally well-connected locations. The Naturkundemuseum underground station is directly in front of the building, providing a quick connection to numerous important destinations throughout the city. Friedrichstraße, Berlin Central Station, and the Government District are all within comfortable walking distance. Numerous restaurants, cafés, shopping facilities, and cultural venues are also located in the immediate vicinity.

Thanks to its central location, the apartment is particularly well suited to those who value short distances and excellent connections to Berlin's city life.

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.

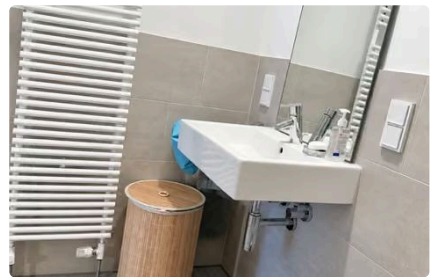
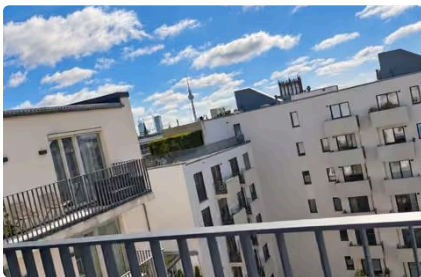
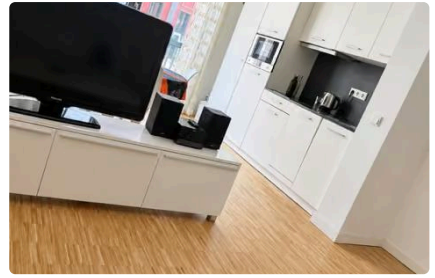
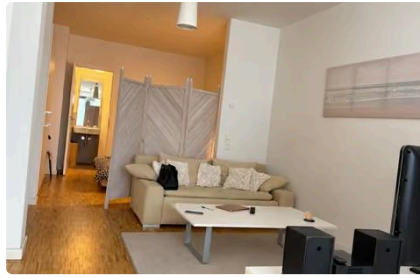
Folgen des Widerrufs

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



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. ss01 · As of 24.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.