



APARTMENT · BUY · PROPERTY REF. 2981B

RESERVED!!!! Period Charm Meets Vacant Possession - 1.5 Rooms in Adlershof!

12557 Berlin · Köpenick · exact address on request

119.900 € Purchase price

Exposé as PDF

ROOMS

1.5

LIVING SPACE

47,9 m²

YEAR BUILT

1900

ENERGY CLASS

F

All details at a glance

Property ref.	2981b
Property type	Apartment
Property types	Raised ground floor, Apartment

Marketing type	For sale
Purchase price	119.900 €
Commission	EUR 5,000 incl. VAT The commission is due upon notarisation of the purchase agreement.
Address	12557 Berlin, Köpenick
Rooms	1.5
Living space	47,9 m²
Year built	1900
Balcony/terrace	No
Lift	No
Parking space	No
Condition	in need of renovation
Floors in building	3
Floor level	0
Bedrooms	1
Bathrooms	1
Available from	immediately
Fittings	Simple
Service charge	€293
Heating type	Floor heating
Main energy source	Gas
Online since	2.9.2026

Features

The apartment has not been renovated since the previous tenants moved out and is being sold in need of refurbishment. It offers the new owners the opportunity to refurbish, renovate, and design the property according to their own preferences.

It is also important to mention that there are damp stains in the apartment. Based on current knowledge, these are merely cosmetic imperfections that can be remedied through painting work. No further damp remediation is currently planned.

In addition, the boiler in the bathroom should be replaced in the near future due to its age. It is a gas-fired combi boiler providing both heating and hot water.

The windows of the living room and bedroom face a busy road; however, traffic noise is barely noticeable when the windows are closed. The windows of the kitchen and dining room face the quiet inner courtyard.

Please note that the apartment is explicitly being sold in its current condition, in need of refurbishment, including furnishings. The service charge amounts to EUR 293, of which EUR 216 is paid by the tenant in the case of a rental.

- Fitted kitchen

Description

For sale is a vacant 1.5-room apartment with a living area of approx. 47.9 m² on the ground floor of a period building dating from 1900.

The apartment impresses with its functional room layout comprising a living/bedroom, a separate dining room, a kitchen, and an internal, tiled bathroom with shower. The kitchen is fitted with a built-in kitchen. The living area has laminate flooring, while the bathroom is tiled. The apartment is heated by a gas floor heating unit.

A particular highlight is the historic tiled stove, which underlines the charming period character of the apartment and creates a truly unique living ambience.

The apartment is vacant and is suitable both for owner-occupiers and investors. Thanks to its practical floor plan, it offers a wide range of usage options.

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



Energy efficiency class F
190 kWh/(m²·a) final energy consumption

Certificate type	Energy source	Heating system year
Consumption certificate	Gas	1900
Year of construction		
1900		

Location

The property is located in the popular Berlin district of Adlershof, just a few metres from Arndtplatz. Shops for daily needs, restaurants, cafés, and public transport links are all in the immediate vicinity. The S-Bahn stations Spindlersfeld and Adlershof are quickly accessible, as is Berlin Brandenburg Airport (BER). Adlershof is one of the most sought-after residential and science locations in south-east Berlin, combining excellent infrastructure with a high recreational value. The nearby Müggelsee lake and expansive forests and green spaces invite numerous leisure activities.

Cancellation policy & right of withdrawal

Cancellation Policy

Right of Cancellation

You have the right to cancel this contract within fourteen days without giving any reason.

The cancellation period is fourteen days from the day the contract is concluded.

To exercise your right of cancellation, you must inform us (L&B Immobiliya EuRus GmbH, Frankfurter Allee 18, 10247 Berlin, Tel: 030 76214976, Email: info@immobiliya.de) of your decision to cancel this contract by means of a clear statement (e.g. a letter sent by post or an email). You may use the attached sample cancellation form, although this is not

obligatory.

To meet the cancellation deadline, it is sufficient for you to send your notice concerning the exercise of the right of cancellation before the cancellation period has expired.

Effects of Cancellation

If you cancel this contract, we shall reimburse to you all payments received from you, including delivery costs (with the exception of any additional costs resulting from your choice of a type of delivery other than the least expensive standard delivery offered by us), without undue delay and no later than fourteen days from the day on which we received notice of your cancellation of this contract. We will use the same means of payment for this reimbursement as you used for the original transaction, unless expressly agreed otherwise with you; in no event will you be charged any fees as a result of this reimbursement.

More photos



Image 2



Image 3



Image 4



Image 5



Image 6

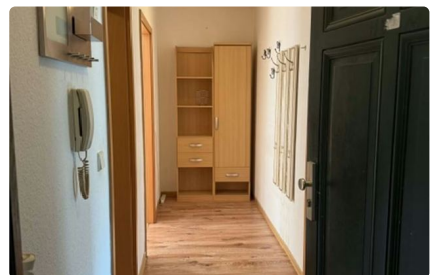


Image 7



Image 8



Image 9



Image 10

L&B Immobiliya EuRuS GmbH · Frankfurter Allee 18 · 10247 Berlin · Ihr Ansprechpartner: Kate Lehmann, Telefon +49 30 76214975, kate.lehmann@immobiliya.de · info@immobiliya.de

Property no. 2981b · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.