



APARTMENT · BUY · PROPERTY REF. HS72

Stylishly Renovated: Modern 2-Room Apartment with Balcony, Parking Space and Lift

13407 Berlin · Reinickendorf · exact address on request

299.999 € Purchase price

Exposé as PDF

ROOMS

2

LIVING SPACE

54 m²

All details at a glance

Property ref.	hs72
Property type	Apartment

Property types	Apartment, Flat
Marketing type	For sale
Purchase price	299.999 €
Commission	3.57 %
Address	13407 Berlin, Reinickendorf
Rooms	2
Living space	54 m²
Floor	3th floor
Balcony/terrace	Yes
Lift	Yes
Parking space	Yes
Condition	First occupancy after renovation
Floors in building	5
Bedrooms	1
Bathrooms	1
Bathroom	Shower
Flooring	Parquet
Fittings quality	luxurious
Available from	immediately
Balcony/terrace area	approx. 4.90 m²
Service charge	€216.00

Heating costs included in service charge	yes
Maintenance reserve fund	€394,547.09
Parking spaces	1 outdoor parking space
Parking space price	included in purchase price
Modernisation/renovation	2024
Online since	3.9.2026
Last updated	3.9.2026

Features

● Oak parquet flooring	● Level-access shower
● Loggia / Balcony	● Passenger lift
● Outdoor parking space	● Cellar
● Storage room	● Utility connection

Description

This attractively laid-out 2-room apartment was comprehensively renovated in 2024, combining contemporary living comfort with classic elegance. With a total living area of 53.5 m², including a south-east-facing loggia overlooking the park-like garden, it offers a high-quality and inviting living ambience.

The bright, well-proportioned rooms impress with fine oak parquet flooring, tall skirting boards and modern built-in lighting, creating a pleasant and clear living atmosphere. The bathroom is fitted to a high standard, featuring a level-access shower, stylish concrete-look tiles and elegant mosaic details that lend the room an exclusive feel. The kitchen is separately located, leaving scope for individual design according to personal taste.

Only first-class materials and branded fittings such as Gira, Duravit and Steinberg

were used during the renovation. Renewed electrics and pipework, carefully plastered walls in a subtle light grey, a practical utility connection and an accompanying cellar room round off the overall package.

The apartment is located on the third floor and is conveniently accessible by lift. A parking space belonging to the apartment ensures comfortable, stress-free parking. The monthly service charge amounts to €216. A pleasant community of residents underlines the special character of this property – high-quality, modern and ready for immediate occupancy.

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



Energy efficiency class -

Certificate type
available

Energy source
-

Heating system year
-

Year of construction
-

Location

The property is located in Berlin's Wedding district, in the sought-after English Quarter (Englisches Viertel). The location combines urban living with an established neighbourhood and plenty of greenery. A bus stop is situated directly in front of the building, providing a quick connection to the nearest underground station as well as to Berlin's central districts – an excellent location that nonetheless remains pleasantly quiet right on the doorstep.

The English Quarter impresses with its attractive streets and relaxed residential atmosphere. Shops for daily needs, cafés, restaurants and schools can all be found nearby. For recreation and leisure, the surrounding green spaces and the nearby Schäfersee lake invite walks and sporting activities.

The combination of an excellent location, very good infrastructure and a quiet residential environment makes this address particularly appealing to anyone wishing to enjoy urban life in Berlin without sacrificing peace and quality of living.

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 enclosed model cancellation form, although this is not obligatory.

To meet the cancellation deadline, it is sufficient for you to send your notice of 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 delivery method other than the cheapest 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. For this reimbursement, we shall use the same means of payment that you used for the original transaction, unless expressly agreed otherwise with you; in no event shall you be charged any fees as a result of this reimbursement.

More photos



Living room



Hallway



Bedroom



Bedroom



Bedroom



Kitchen



Kitchen



Bathroom



Loggia

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Property no. hs72 · As of 3.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.