



APARTMENT · BUY · PROPERTY REF. LZ103

4.25% Rental Yield - Charming City Apartment in a Prime Berlin Location, Owner-Occupation Possible

10625 Berlin · Charlottenburg · exact address on request

189.000 €

Purchase price

4,25% gross yield

[Exposé as PDF](#)

ROOMS

1

LIVING SPACE

32 m²

YEAR BUILT

1956

YIELD

4,25 %

All details at a glance

Property ref.

lz103

Property type

Apartment

Property types	Apartment, Flat
Marketing type	For sale
Purchase price	189.000 €
Commission	3.57% including statutory VAT
Address	10625 Berlin, Charlottenburg
Rooms	1
Living space	32 m²
Year built	1956
Floor	5th floor
Balcony/terrace	Yes
Lift	Yes
Parking space	No
Condition	well maintained
Rental income (actual, p.a.)	8.040 €
Gross yield	4,25 %
Floors in building	6
Bathrooms	1
Bathroom	Bathtub
Flooring	Tiles
Quality of fittings	standard
Balcony/terrace area approx.	4 m²
Cellar	Yes

Let	Yes
Net cold rent	670.00 EUR
Warm rent	790.00 EUR
Service charge	200.00 EUR
Heating type	District heating
Energy certificate: issue date	26.06.2013
Energy certificate: valid until	26.05.2029
Online since	2.9.2026
Last updated	2.9.2026

Features

● Well-maintained flooring	● Lift
● Balcony	● Fitted kitchen
● Well-maintained bathroom	● Bathtub
● East-facing orientation	

Description

Compact 1-room apartment on the 5th floor of a well-maintained Berlin residential building with a total of six storeys – an attractive investment property with a solid rental yield of approx. 4%, combined with the possibility of future owner-occupation.

The apartment, measuring approximately 32 m², features low-maintenance tiled flooring, offering an uncomplicated letting situation. The property is currently reliably let and generates stable rental income. Particularly appealing: the apartment can also be used for owner-occupation in the future, making it suitable both as a capital investment and as a future city apartment or first home in Berlin.

Further advantages at a glance:

- Lift in the building for convenient access to the upper floors
- Own cellar compartment for additional storage space
- Manageable monthly service charge of only €200
- Attractive Berlin property market with long-term appreciation potential
- Flexible outlook thanks to possible owner-occupation

A solid investment opportunity in the heart of Berlin – ideal for investors who wish to benefit from ongoing rental income while keeping the option of future owner-occupation open.

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



Energy efficiency class -

Certificate type

-

Energy source

District heating

Heating system year

-

Year of construction

1956

Location

The apartment is located in a sought-after area of Berlin-Charlottenburg, one of the capital's most traditional and popular districts. The surroundings combine urban living, excellent infrastructure and a high quality of life.

Numerous shopping facilities, cafés, restaurants and service providers are located in the immediate vicinity and are conveniently accessible on foot. The popular shopping street around Wilmersdorfer Straße, as well as Kurfürstendamm with its diverse range of shops, dining and culture, are also just a few minutes away. Public transport connections are excellent. Several underground, suburban rail and bus lines ensure quick access to Berlin's city centre as well as other districts. The city motorway can also be reached within a short time.

For recreation and leisure, the nearby Charlottenburg Palace Park and other green

spaces offer a variety of opportunities for walking, jogging or relaxing outdoors.

The combination of a central location, excellent infrastructure and sustained demand makes this location particularly attractive both for investors and for future owner-occupiers.

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 will expire fourteen days from the day of conclusion of the contract.

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 model cancellation form, although this is not obligatory.

To meet the cancellation deadline, it is sufficient for you to send your communication 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 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 cancel this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless expressly agreed otherwise with you; in any event, you will not incur any fees as a result of such reimbursement.

More photos



Study



Bedroom



Bedroom



Kitchen



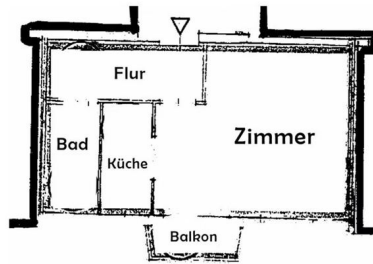
Kitchen



Bathroom



Bathroom



Floor plan

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Property no. lz103 · As of 2.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.