



APARTMENT · BUY · PROPERTY REF. 1002Ä

Beautiful 3.5-room apartment with its own garden area on the raised ground floor!

10965 Berlin · Kreuzberg · exact address on request

380.000 € Purchase price

Exposé as PDF

ROOMS

3.5

LIVING SPACE

78 m²

YEAR BUILT

1914

ENERGY CLASS

E

All details at a glance

Property ref.	1002ä
Property type	Apartment
Property types	Apartment

Marketing type	For sale
Purchase price	380.000 €
Commission	3.57% including VAT. The commission is due upon notarisation of the purchase agreement.
Address	10965 Berlin, Kreuzberg
Rooms	3.5
Living space	78 m²
Year built	1914
Balcony/terrace	Yes
Lift	No
Parking space	No
Floor level	0
Bedrooms	1
Bathrooms	1
Available from	by arrangement
Last modernised	2023
Service charges	429.18 €
Primary energy source	Gas
Online since	2.9.2026
Last updated	22.9.2026

Features

This attractive apartment impresses with a generous living area of approx. 78 m², spread across 3.5 rooms. Its location on the raised ground floor ensures convenient access.

The living spaces have been fitted out with great attention to detail:

In two rooms as well as in the hallway, the floorboards have been stylishly refurbished.

A further room is fitted with high-quality parquet flooring.

The kitchen and bathroom feature low-maintenance and timeless tiled flooring.

A particular highlight is the garden, which invites you to relax amid greenery. In addition, a cellar room belongs to the apartment, offering practical storage space.

Whether as a permanent home or a secure investment – this apartment is a worthwhile investment.

● Balcony/Terrace

● Cellar

Description

We are pleased to offer this 3.5-room apartment with approx. 78 m² in the sought-after Kreuzberg neighbourhood.

According to the energy performance certificate, the building was constructed in 1914. The apartment is located on the raised ground floor and features a balcony and a small terrace. The apartment has been permanently let since 2011.

The basic rent amounts to EUR 468, and the service charges amount to EUR 297. This results in a total monthly rent (including service charges) of EUR 765.

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



Energy efficiency class E

134,2 kWh/(m²·a) final energy consumption

Certificate type

Energy source

Heating system year

Consumption certificate

Gas

1914

Year of construction

1914

Location

The building is located in Kreuzberg. The Kreuzberg neighbourhood is known for its vibrant atmosphere and diverse leisure opportunities. In the immediate vicinity, you will find numerous restaurants, cafés and shops that enrich everyday life. The excellent public transport connections allow you to conveniently explore the surrounding districts. Viktoriapark is within walking distance, and the famous Mehringdamm is just a few minutes from the apartment. Along this 1.5 km-long street you will find everything your heart desires.

Please get in touch with us if this property is of interest to you. We look forward to your enquiries.

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 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 type of delivery other than the cheapest standard delivery offered by us), without undue delay and, in any

event, no later than fourteen days from the day on which we received notice of your cancellation of this contract. For this reimbursement, we will use the same means of payment as you used for the original transaction, unless expressly agreed otherwise with you; in any event, you will not incur any fees as a result of this reimbursement.

More photos



Image 2



Image 3



Image 4

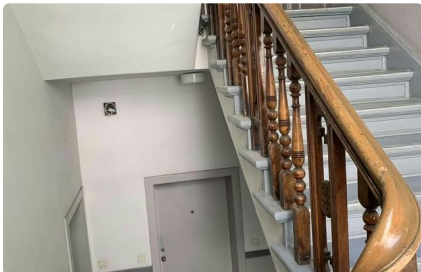


Image 5



Image 6

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. 1002ä · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.