



APARTMENT · BUY · PROPERTY REF. 2980Q

Charming Two-Room Maisonette Apartment in Berlin-Wedding

13353 Berlin · Wedding · exact address on request

175.000 € Purchase price

Exposé as PDF

ROOMS

2

LIVING SPACE

64 m²

YEAR BUILT

1904

ENERGY CLASS

E

All details at a glance

Property ref.	2980q
Property type	Apartment
Property types	Maisonette apartment, Apartment

Marketing type	For sale
Purchase price	175.000 €
Commission	3.57% incl. VAT. The commission is due upon notarisation of the purchase contract.
Address	13353 Berlin, Wedding
Rooms	2
Living space	64 m ²
Year built	1904
Floor	1th floor
Balcony/terrace	No
Lift	No
Parking space	No
Condition	well-maintained
Floors in the building	5
Floor level	1
Bathrooms	1
Service charge	€333
Heating type	Central heating
Primary energy source	Gas
Online since	2.9.2026
Last updated	22.9.2026

Features

The mixed-use residential and commercial building comprises a front building, a side wing and a rear building. It was constructed around 1900 and is presented today in a well-maintained condition. Typical period features lend the ensemble a special charm.

At recent owners' meetings, the following renovation measures were resolved: refurbishment of the façade and windows. A special levy was agreed for this purpose, which will be borne by the current owner.

● Cellar

● Garden

Description

This charming 2-room maisonette apartment is situated in the quiet side wing of a well-maintained period building dating from 1900. The property extends over the ground floor and first floor of the five-storey building and comprises a living area of approximately 64 square metres.

The apartment is set in a protected position at the rear of the building, creating a particularly peaceful living atmosphere. Both floors are accessible via two separate entrances – a practical advantage offering flexible usage options.

The property underwent a comprehensive renovation in 2009. The apartment is equipped with a central heating system.

The apartment is currently still let and generates a monthly rental income of €595.50 including service charges (€425.50 net cold rent). However, the tenants have already found a new home and will be moving out shortly. Service charges currently amount to €333/month, of which approximately €247.32 is apportionable to the tenant.

Energy certificate (mandatory disclosures under the German Buildings Energy

Act, GEG)



Energy efficiency class E

143 kWh/(m²·a) final energy consumption

Certificate type

Consumption certificate

Energy source

Gas

Heating system year

1904

Year of construction

1904

Location

The apartment is located in the vibrant and multicultural district of Wedding, known for its excellent infrastructure and transport connections. Underground (near U Seestraße), several bus lines and a tram stop are all within approx. 50–100 metres – ideal for quick connections to all parts of the city. Berlin Central Station is only approx. 4.5 km away.

Müllerstraße, one of the district's main thoroughfares, is within walking distance, offering a shopping centre, numerous shops for daily needs, social facilities, schools, cinemas, medical practices and dining options.

For leisure and relaxation, the nearby Volkspark Rehberge, adjoining Goethepark, offers a wide range of possibilities for walking, exercising or unwinding. Lake Plötzensee with its outdoor swimming pool is also a popular summer destination in the immediate vicinity.

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) by means of a clear statement (e.g. a letter sent by post or an email) of your decision to cancel this contract. You may use the enclosed sample cancellation form, although this is not obligatory.

To meet the cancellation deadline, it is sufficient for you to send your communication

concerning your 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 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 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



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



Image 8



Image 9

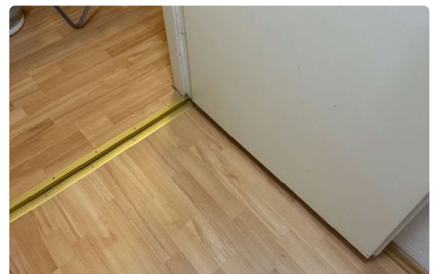


Image 10

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Property no. 2980q · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.