



APARTMENT · RENT · PROPERTY REF. 36

## Spacious Apartment with Large Balcony and View of the Green Courtyard - Berlin-Spandau

13599 Berlin · Spandau · exact address on request

**800 €** Net rent/month + 200 € service charges

Exposé as PDF

ROOMS

**1**

LIVING SPACE

**42,16 m<sup>2</sup>**

### All details at a glance

Property ref. 36

Property type Apartment

Property types Apartment, Flat

|                        |                       |
|------------------------|-----------------------|
| <b>Marketing type</b>  | For rent              |
| <b>Net rent</b>        | 800 €                 |
| <b>Service charges</b> | 200 €/month           |
| <b>Commission</b>      |                       |
| <b>Address</b>         | 13599 Berlin, Spandau |
| <b>Rooms</b>           | 1                     |
| <b>Living space</b>    | 42,16 m²              |
| <b>Floor</b>           | 3th floor             |
| <b>Balcony/terrace</b> | Yes                   |
| <b>Lift</b>            | No                    |
| <b>Parking space</b>   | No                    |
| <b>Condition</b>       | by arrangement        |
| <b>Floor</b>           | 3                     |
| <b>Available from</b>  | immediately           |
| <b>Fittings</b>        | Standard              |
| <b>Heating type</b>    | Central heating       |
| <b>Online since</b>    | 22.9.2026             |
| <b>Last updated</b>    | 22.9.2026             |

## Features

Renovation by arrangement

The apartment is currently in need of renovation. Prior to letting, the apartment may be renovated by the owner.

Alternatively, by individual arrangement, the future tenant may take on the renovation work themselves. In this case, a corresponding waiver of several months' rent can be discussed as compensation for the renovation work undertaken.

This gives the apartment the potential to be designed according to the future tenant's own preferences, while also benefiting from an individual agreement regarding the renovation.

- Balcony/Terrace
- Cellar
- Fitted kitchen

## Description

The approximately 42.16 m² apartment is located on the 3rd floor of a well-maintained residential building at Barnewitzer Weg 35 in Berlin-Spandau.

The apartment features a generously sized living room, a separate, spacious kitchen with access to a large balcony, a hallway, and a bathroom. In addition, the apartment includes its own cellar room.

A particular highlight is the large balcony with a peaceful view of the green courtyard. The residential street itself is also quiet and surrounded by plenty of greenery, providing a pleasant living atmosphere.

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

|                                                             |               |                     |
|-------------------------------------------------------------|---------------|---------------------|
| <div><div>-</div><div>Energy efficiency class -</div></div> |               |                     |
| Certificate type                                            | Energy source | Heating system year |
| -                                                           | -             | -                   |
| Year of construction                                        |               |                     |
| -                                                           |               |                     |

# Location

The transport connections are excellent: by bus, you can reach Spandau as well as Spandau station with S-Bahn and U-Bahn services in approximately 7 minutes. This also allows convenient access to other districts of Berlin.

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