

Investment and Vacant Apartments close to

Schloss Charlottenburg

GARDES-DU-CORPS 12, 14059 BERLIN CHARLOTTENBURG



REF NO: BB423

Year Built: 1900
Property size: 51.33 m² – 129.38 m²
Type: 1 - 4 Bedroom Apartment

Price: 225,852.00€ - 639,420.00 €
Price per m²: 4,400.00€ - 6,000.00€
Status: Tenanted/ Vacant

GARDES-DU-CORPS 12, 14059 BERLIN-CHARLOTTENBURG

LOCATION

The main house is located in a very popular residential area in the north of Berlin-Charlottenburg. Those looking for a great investment and who wants to buy something for themselves, their children or grandchildren, this is a really good opportunity.

The charming atmosphere of the location between Sophie-Charlotten-Straße and Schloss Strasse is characterized by the small cafes and shops and the good social mix with a high proportion of young families. Above all, the immediate proximity to the Charlottenburg Palace provides green space and leisurely walks along the Spree for recreation and relaxation. You and your children will feel comfortable here.

- Immediate proximity to Charlottenburg Palace with castle garden
- Central Station is about 15 minutes by car / Tegel Airport (TXL) in about 11 minutes by car / Schönefeld (SXF) in about 30 minutes
- S-Bahn station Westend in about 4 minutes / bus station in about 2 minutes' walk (and then the U7 Richard-Wagner-Platz station) / or the U2 Kaiserdamm station
- Cafés, restaurants and the Kurfürstendamm are near by
- Kindergartens, elementary schools, secondary schools nearby



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OBJECT AND BASIC DETAILS

This building impresses with its charming clinker-stucco façade. The building was built around 1900, a four-storey building with 8 apartments each 2-4 rooms and 2 commercial units.

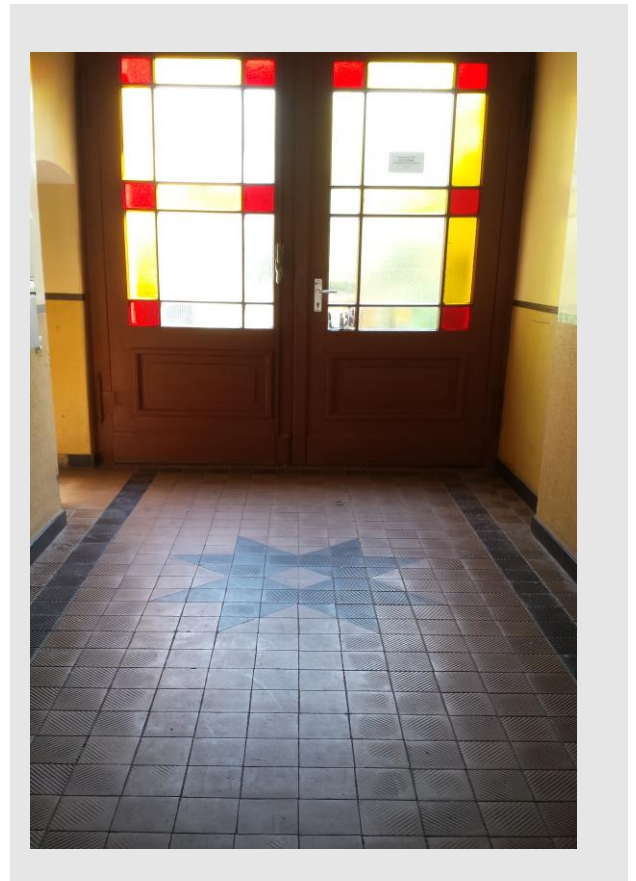
The property has a spacious, landscaped yard, which allows optimal exposure of the building.

The house is in a well-maintained condition. All units are heated by gas central heating. In the staircase and in the apartments, the old building charm of the street facade continues.

The Building will benefit from renovation including new facade, elevator and balconies installed.

The attic is not built. In the past there was a building permit for the expansion of the roof and for the installation of a lift. This would have to be renewed.

The heights of the apartment rents average € 4.05 / sqm which gives good upside potential for increase. At the moment an apartment on the 4th floor with 106 m² is empty. This opens the possibility to use it for self-use.



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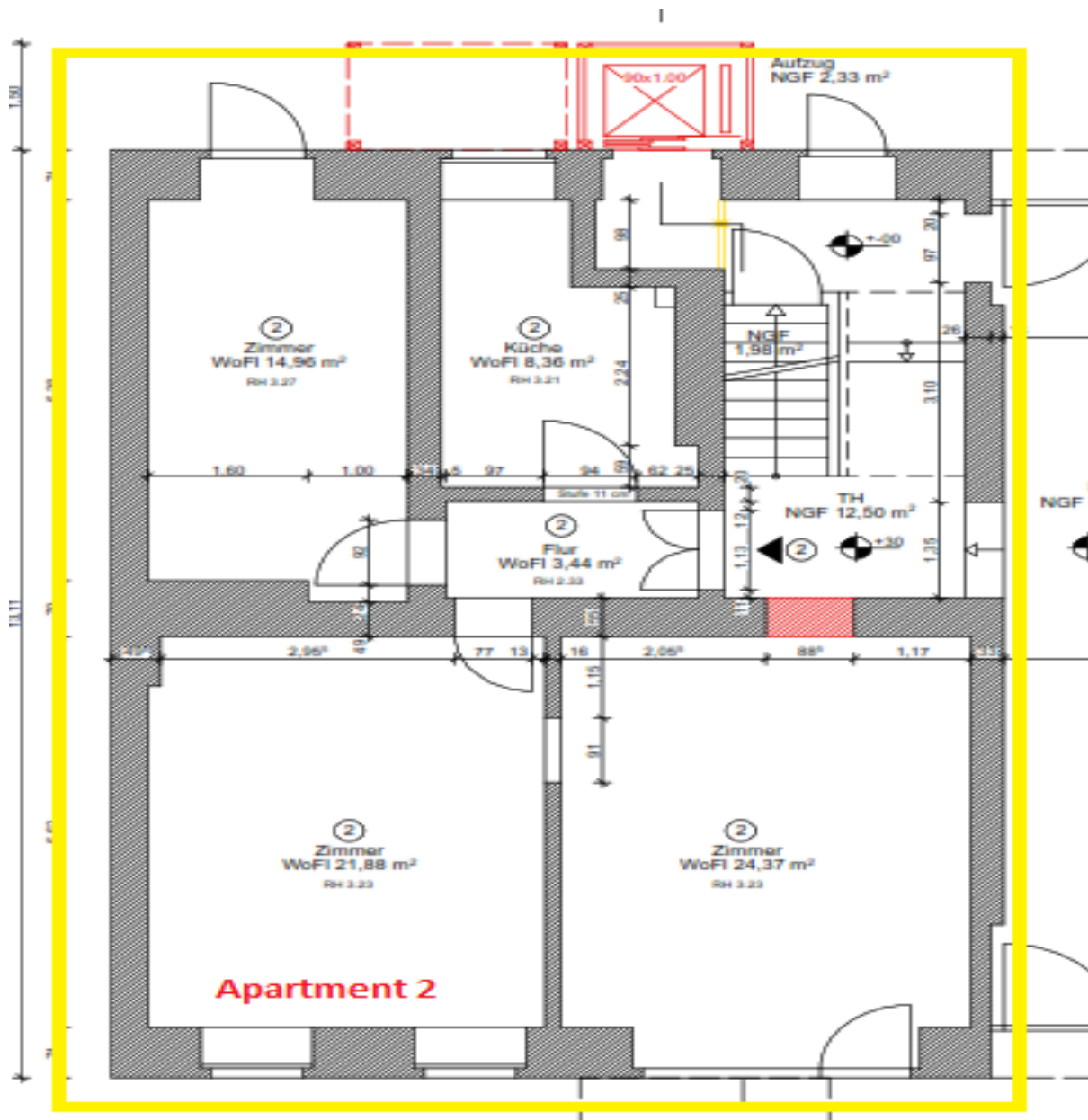
Apartment 2

Floor: Ground Floor right

Size: 70.62 Sqm

2 Bedroom apartment

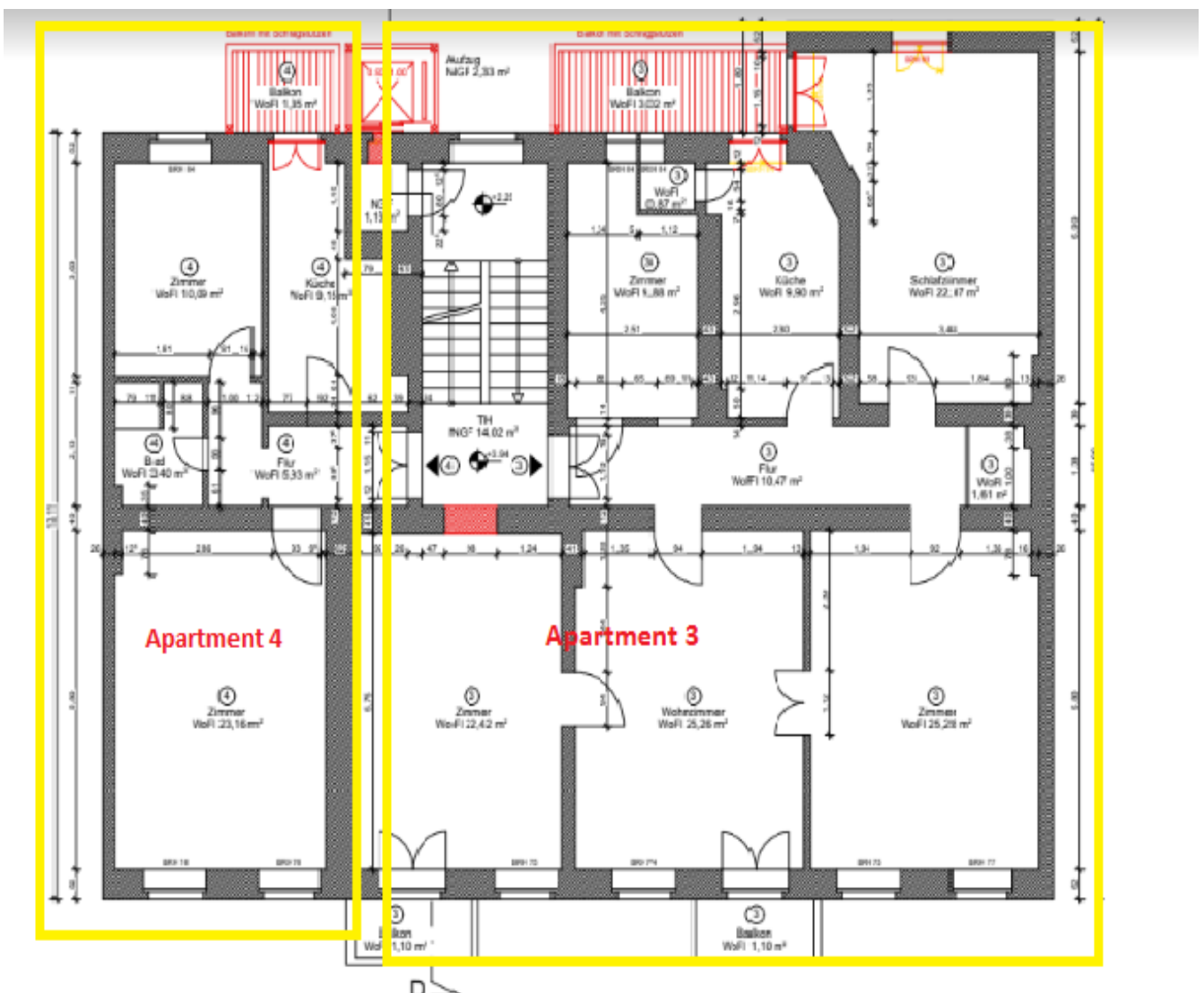
Price: 282,480.00€



GARDES-DU-CORPS 12, 14059 BERLIN-CHARLOTTENBURG

Apartment 4
 Floor: 1st right
 Size: 51.33 Sqm
 1 Bedroom apartment
 Price: 225,852.00€

Apartment 3
 Floor: 1st left
 Size: 128.52 Sqm
 4 Bedroom apartment
 Price: 559,062.00€



GARDES-DU-CORPS 12, 14059 BERLIN-CHARLOTTENBURG

Apartment 6

Floor: 2nd right

Size: 76.88 Sqm

2 Bedroom apartment

Price: 315,208 .00€

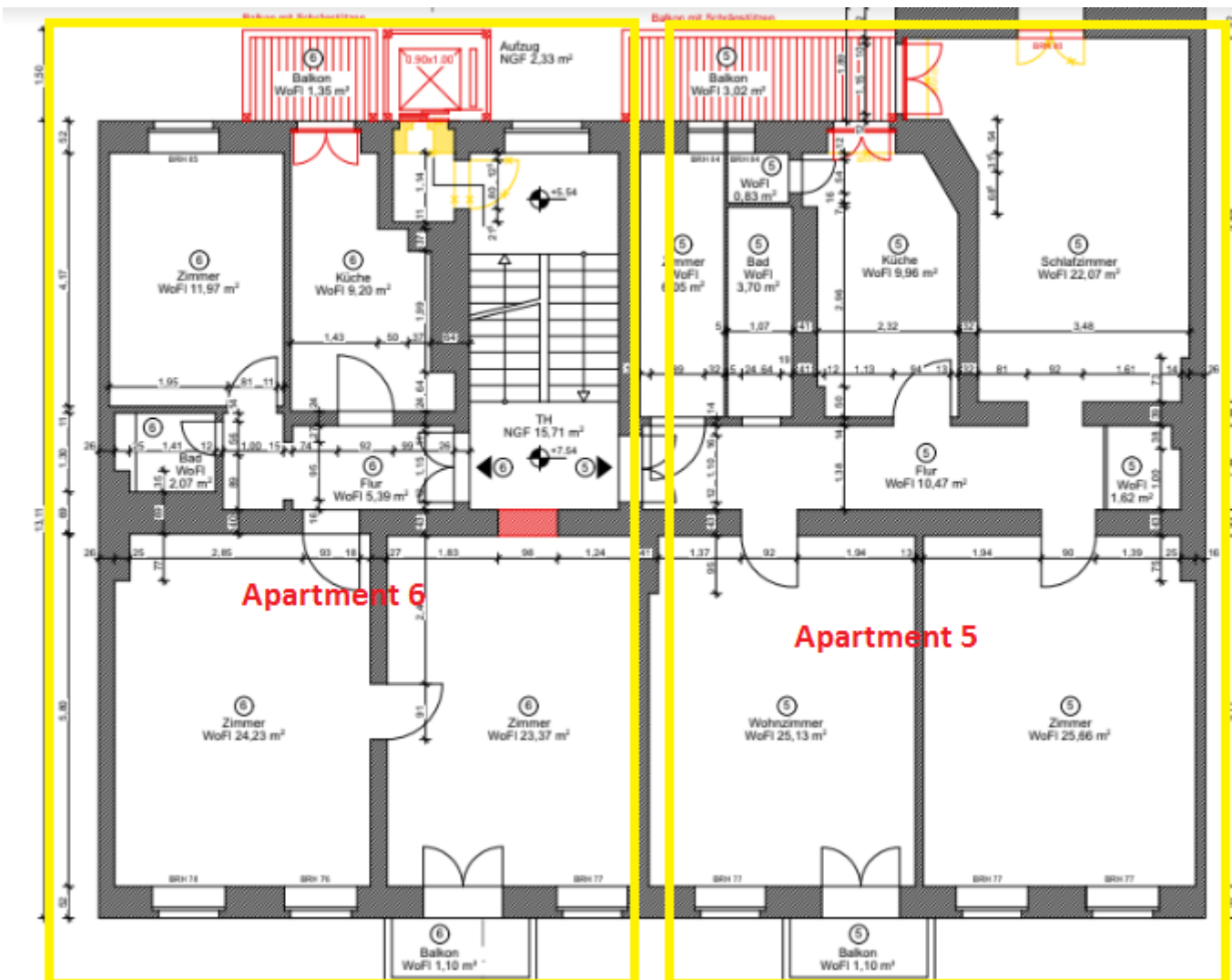
Apartment 5

Floor: 2nd left

Size: 106.56 Sqm

2 Bedroom apartment

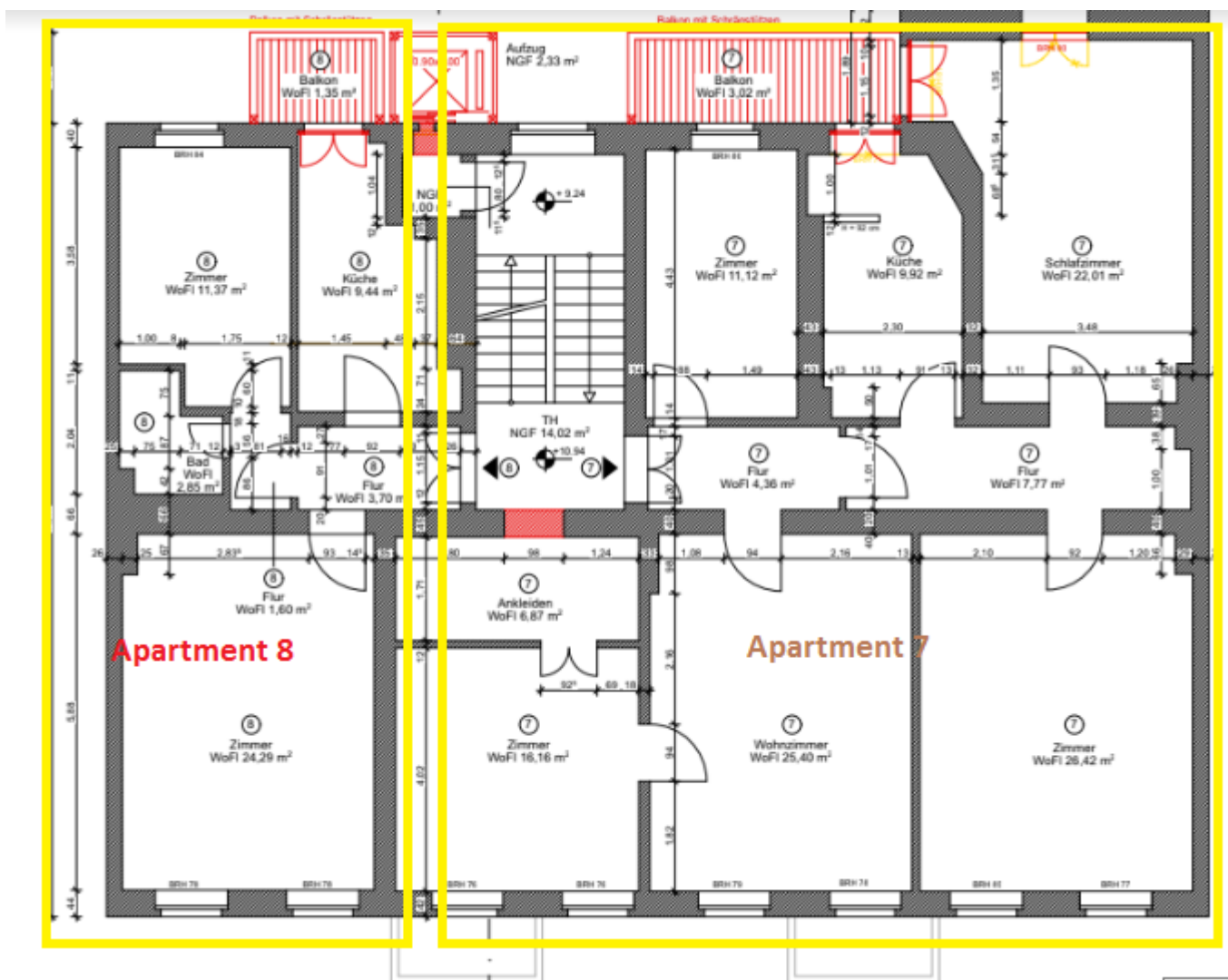
Price: 474,192 .00€



GARDES-DU-CORPS 12, 14059 BERLIN-CHARLOTTENBURG

Apartment 8
 Floor: 3rd right
 Size: 52.62 Sqm
 1 Bedroom apartment
 Price: 221,004 .00€

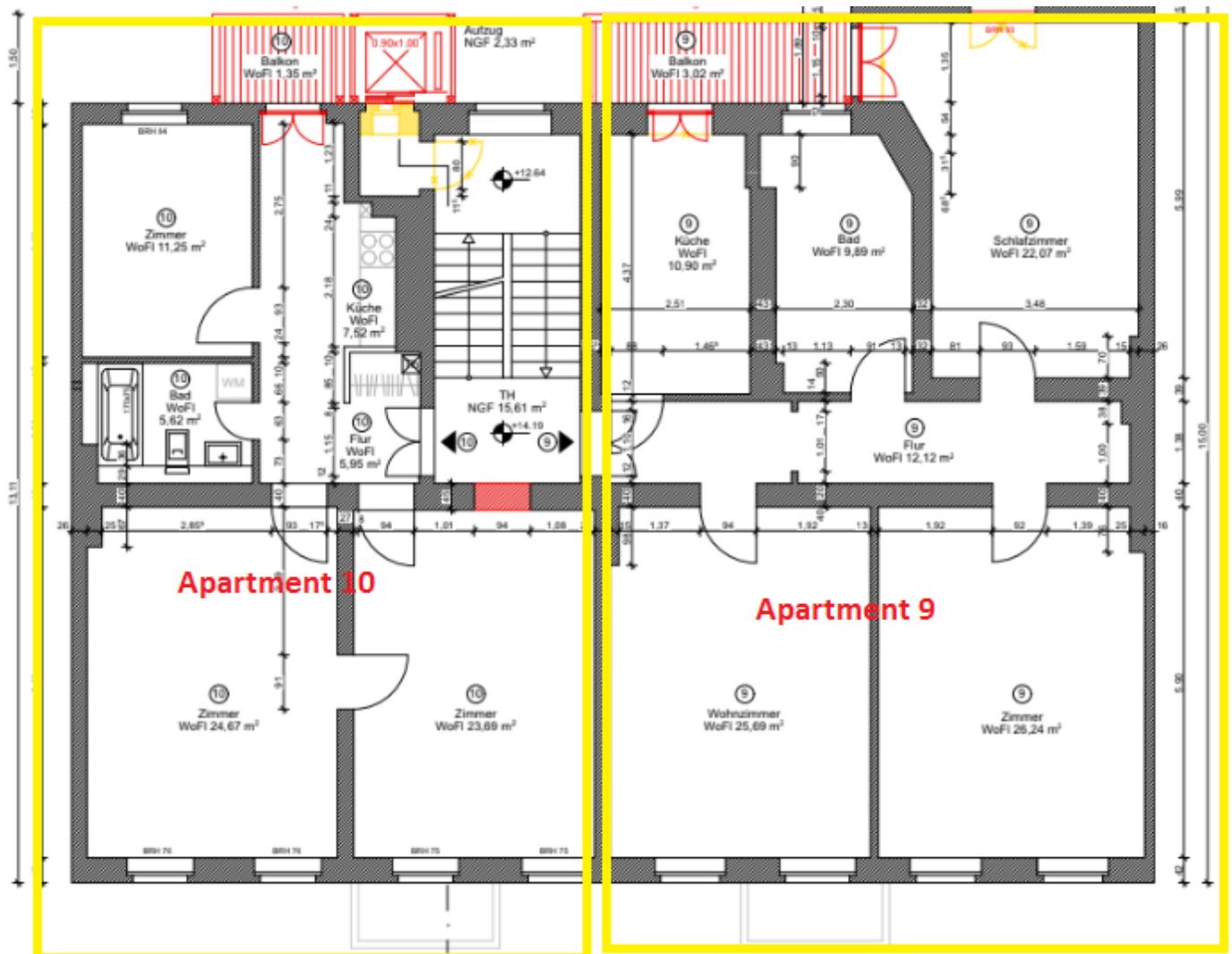
Apartment 7
 Floor: 3rd left
 Size: 129.38 Sqm
 2 Bedroom apartment
 Price: 588,679 .00€



GARDES-DU-CORPS 12, 14059 BERLIN-CHARLOTTENBURG

Apartment 10
 Floor: 4th right
 Size: 75.92 Sqm
 2 Bedroom apartment
 Price: 353,028 .00€

Apartment 9
 Floor: 4th left
 Size: 106.57 Sqm
 3 Bedroom apartment
 Price: 639,420 .00€



GENERAL TERMS AND CONDITIONS

1. Our offers are not-binding and without obligation. Errors, omissions and prior sale remain reserved. Offers are directed personally to the offeree and must be treated as confidential. The transfer to third parties, including holders of a power of attorney or clients of the interested party, are not permitted without our written approval. Any infringement shall entail the payment of brokerage fee.
2. A brokerage fee is categorically due when the desired economic results are achieved within the business agreement. The agreement must have been concluded as a result of our brokerage activities or based on evidence supplied by us. Our claim to a commission fee is not affected when a closed deal is subsequently cancelled owing to a resolute condition, or cannot be fulfilled for any other reason. The claim to a finder's fee is not affected when a contract is concluded at a later date or under other conditions.
3. Should the contract be completed by economically or legally affiliated companies / persons / family members of the offeree, it still owes the commission.
4. The commission is due at the time of the closing of a deal that was either brokered by us or came about based on evidence supplied by us. We also have a claim to a brokerage fee when another deal - whose economic results replace the originally intended deal - is substituted for the original offer (for example, a rental or leasing contract instead of a sales agreement or vice versa, foreclosure, an expansion of the offer, or especially the granting of a pre-emption.)
5. The brokerage fee
 - for purchase agreements or the purchase of undeveloped or developed real estate at a foreclosure auction, as well as rights equivalent to real property, amount to 7,14 % of the total sales price inclusive of 19% VAT.
 - three months rent – exclusive of heating costs – are due for commercial rentals or leases. 19 % VAT is added to this amount.
 - for a pre-emptive right to buy that is recorded in the land register based on the value of the property, we charge an additional 3,57 % on top of the usual brokerage fee (inclusive of 19% VAT).
6. We reserve also the right to act for a client on a commission basis.
7. No liability can be assumed for the completeness of the business offer.
8. Should individual provisions be invalid, the remaining provisions shall remain unaffected by this. The invalid provisions are to be replaced by valid provisions that are equivalent – or come closest from an economic standpoint - to the meaning of the replaced ones.
9. Place of fulfilment and jurisdiction is Berlin, Germany.

INSTRUCTIONS ON WITHDRAWAL

Consumer cancellation policy with outside closed contracts of business premises and with distance contracts with exception of contracts over financial services – Duty to supply information after § 312d exp. 1 BGB in use with art. 246a § 2 exp. 2 page 2 EGBGB

Contractor (broker) informs client (customer) over right of withdrawal

Right of withdrawal

You have the right to withdraw from this contract within 14 days without giving any reason. The withdrawal period will expire after 14 days from the day of the conclusion of the contract. To exercise the right of withdrawal, you must inform us

Buy Berlin Investment GmbH, Bundesallee 28, D-10717 Berlin

Tel: +49(0)30-64838996, Fax: +49(0)322112-2689535, E-Mail: info@buyberlin.co.uk

of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post, fax or e-mail). You may use the attached model withdrawal form, but it is not obligatory. To meet the withdrawal deadline, it is sufficient for you to send your communication concerning your exercise of the right of withdrawal before the withdrawal period has expired.

Effects of withdrawal

If you withdraw from this contract, we shall reimburse to you all payments received from you, including the costs of delivery (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 14 days from the day on which we are informed about your decision to withdraw from this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless you have expressly agreed otherwise; in any event, you will not incur any fees as a result of such reimbursement. If you requested to begin the performance of services during the withdrawal period, you shall pay us an amount which is in proportion to what has been provided until you have communicated us your withdrawal from this contract, in comparison with the full coverage of the contract.

Model withdrawal form

If you want to withdraw the contract, complete and return this form to us.

– To **Buy Berlin Investment GmbH, Bundesallee 28, D-10717 Berlin**

Tel: +49(0)30-64838996, Fax: +49(0)322112-2689535, E-Mail: info@buyberlin.co.uk

– I/We (*) hereby give notice that I/We (*) withdraw from my/our (*) contract of sale of the following goods (*)/for the provision of the following service (*)

– Ordered on (*)/received on (*)

– Name of consumer(s),

– Address of consumer(s),

– Signature of consumer(s) (only if this form is notified on paper)

– Date

(*) delete as appropriate.

Explanations of the consumer/premature expiring the right of withdrawal

I require expressly that you begin before end of the withdrawal period with the execution of the assigned service.

Yes No

Me is well-known, that the right of withdrawal before expiration of the withdrawal period expires, if the service was completely delivered and with the execution was only begun, after I had given my agreement (§ 356 exp. 4 BGB).

Place, Date _____ Signature Consumer _____