

Modern 2 Bedroom Duplex Apartment

Parksiedlung Spruch 76, 12349 Berlin –Neukölln



REF NO: BB424.4

Year Built: 1995
Status: Vacant
Property size: 78 m²

Type: 2-Bedroom
Price: 270,000.00 €
Price per m²: 3,460.00 €
*Includes Private Parking

Parksiedlung Spruch 76, 12349 Berlin – Neukölln

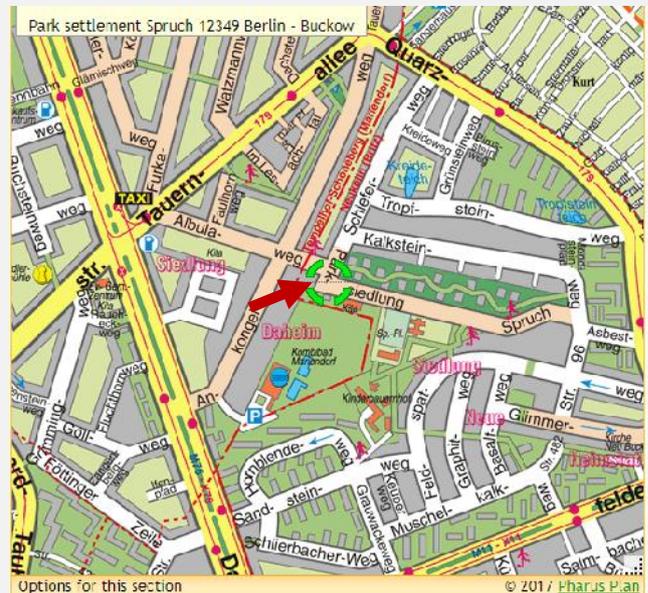
LOCATION

The building is located in the inner-city district of Neukölln.

Neukölln is renowned for its lively mix of the old and new. This excitingly bustling borough is full of contrasts – from its estates of detached houses in the south to the high-rises in the Gropiusstadt neighborhood and a vibrant multicultural area around the border to Kreuzberg.

Events, the arts and creativity – Neukölln’s urban buzz has attracted a colorful mix of designer labels and creative workers as well as artists from edgy to eccentric. Most individual and shared artists’ studios are located between the Landwehr Canal, Sonnenallee and Hermannstraße. Every now and then a stage is set up somewhere and music sounds through the streets, whether at intercultural neighborhood festivals or events like the Rixdorfer Festspiele. A highlight to which not only Neuköllner, but Berliners from all over the city, is the Alt-Rixdorfer Christmas market.

This location offers good shopping for daily needs. The numerous and varied dining options, cafes offer a rich cuisine. The underground and S-Bahn stations and various buses 171, 246 and 277 are within walking distance. Quaint paving stones, beer gardens and café terraces under dense foliage of many trees, historic village center with old forge and around Wilhelminian style buildings.



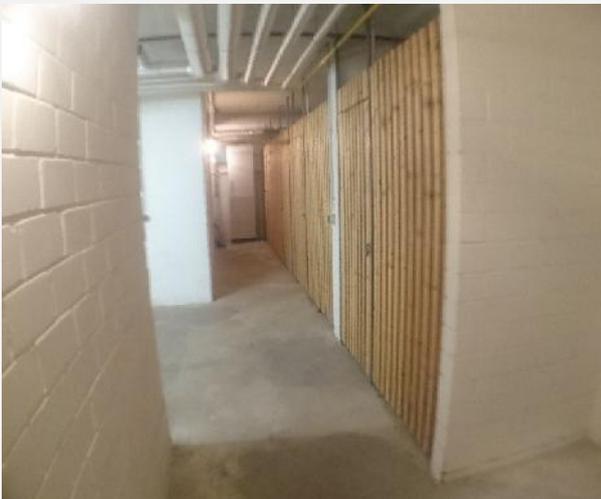
Parksiedlung Spruch 76, 12349 Berlin – Neukolln

OBJECT AND BASIC DETAILS

Located on the first and second floor of a well-kept, multi-family building built in 1995. The 2-bedroom property benefits from a practical floor plan that appeals to couples and families with children. Two identically sized bedrooms, a winter garden and a large terrace give you a fantastic lifestyle come winter or summer. The property also features a kitchen with appliances, dishwasher, cooker and extractor hood which are all included. With the bonus of two bathrooms both hosting showers and separate toilets for maximum convenience. The apartment also features a Keller store located by the entrance to the underground parking. There is also a huge benefit of a parking space included in the price of this Apartment. Most of all this is a safe community with large amounts of green spaces, parks and a huge family appeal.



Parksiedlung Spruch 76, 12349 Berlin – Neukolln



Parksiedlung Spruch 76, 12349 Berlin – Neukolln



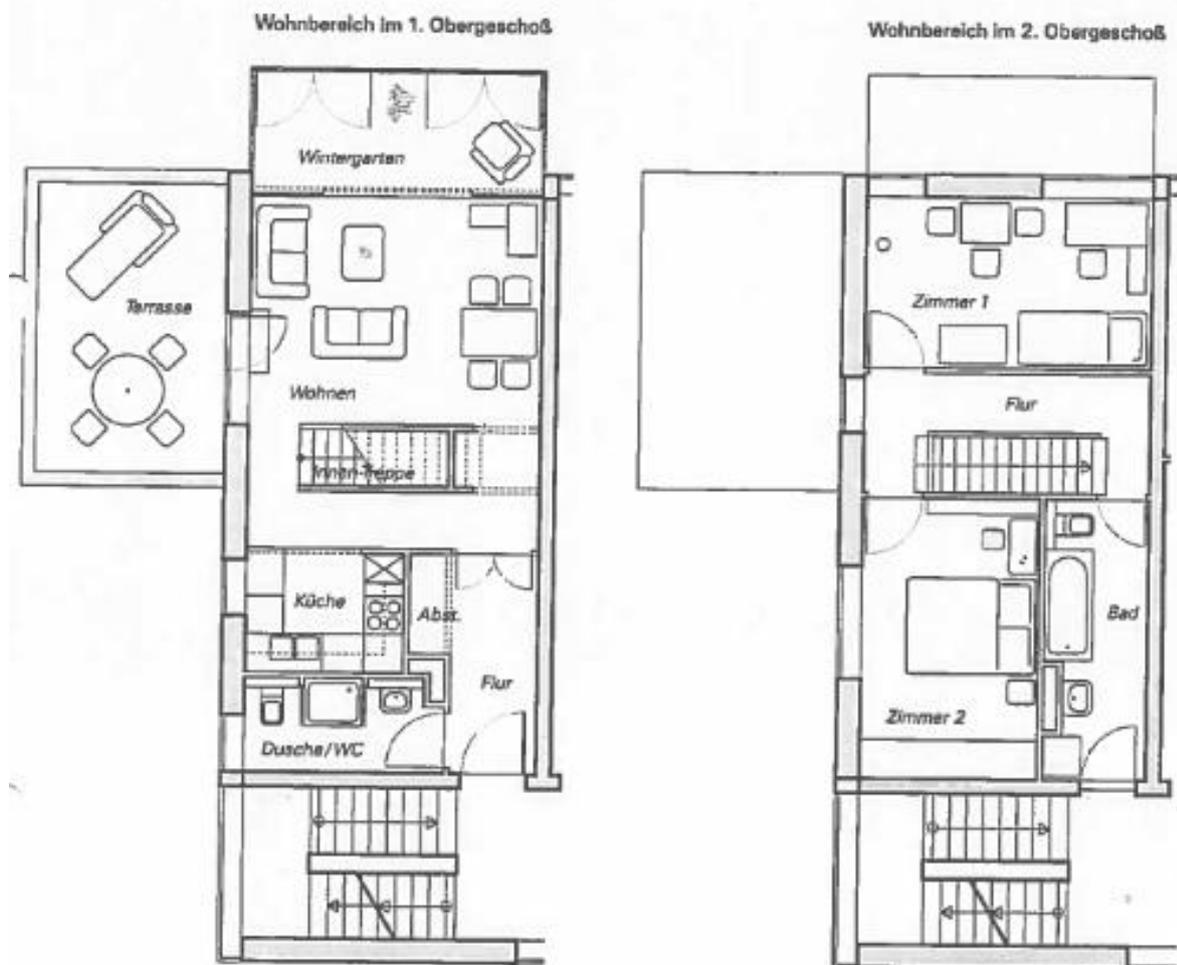
Parksiedlung Spruch 76, 12349 Berlin – Neukolln

FLOORPLAN:

Unit: 4

Location: 1st and 2nd Floor

Size: 78 m²



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 _____