

Three exclusive apartments in a top location Berlin Friedrichshain directly at the Frankfurter Tor

BASISDATEN | BASIC INFORMATION

Year of Construction	1954
Type	3 Residential Units
Electric Installation	central
Warm Water	central
Heating System	Direct Heating
Location	6th Floor
Electric Devices	Available
Fully Finished	Yes
Vacant	Yes
Lift	Yes
Cellar	Yes
Condition (Building)	Well Kept
Condition (Units)	Well Kept

Unit No.	Size in sqm	Bedrooms	Price in €
416	112	3	499.000,00
417	67	1	350.000,00
418	93	2	440.000,00



FLOORPLAN



DESCRIPTION

- The three residential units are located in one of the most popular and centrally located 1950s Stalin constructions. The special architecture gives the building its unique appearance.
- The house was consistently kept in good order which gives the residence a nice a feel within the building.
- An elevator ensures that the apartments on the 6th floor are welcome for all purchasers or tenants.
- The high ceilings convey a feeling of freedom and spaciousness in all rooms.
- Thanks to the many large windows the rooms offer an abundance of natural light and great ventilation.
- Each kitchen is large, spacious and furnished with a fully equipped kitchen.
- All units are fully furnished and can be used on request with the existing interior.

AREA DESCRIPTION

The units are located in one of the best locations in Berlin's Friedrichshain-Kreuzberg district. Friedrichshain is home to numerous design and media companies such as MTV, Zalando and Universal. It is known for its many bars, clubs, pubs and cafes, concentrated in and around Simon-Dach-Straße and Boxhagener Platz. As the popularity of Friedrichshain increases, the way is paved for capital growth on a large scale. The property is located in Frankfurter Allee, thus in one of the main shopping streets in the district. The good infrastructure leaves no desire for errands for daily needs. Public transport (S-Bahn and various bus and tram lines) are within walking distance. The newly built Ostkreuz station and the S-Bahn station Frankfurter Allee are in the immediate vicinity. The U-5 with the Alexanderplatz direction can be reached in two minutes on foot. Schools and kindergartens are in the immediate vicinity. Parking is available in the adjoining side streets. In the quiet residential neighborhood you will find nice little restaurants and cafes. Numerous small parks and green areas in the middle of the residential area make the district very attractive.



CONTACT & INFORMATION

For further information please contact:

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➔ **Sam Loft** | Mobile: +49 152 - 53 83 22 17 | Email: sam@buyberlin.co.uk

On request, we will also submit further offers from our portfolio at any time.

Buy Berlin Investments GmbH



AGB's

1. Unsere Angebote sind unverbindlich und freibleibend. Irrtum, Auslassung und Zwischenverkauf bleiben vorbehalten. Die Angebote sind streng vertraulich und ausschließlich für den Angebotsempfänger bestimmt. Die Weitergabe an Dritte, auch an Vollmacht- oder Auftraggeber des Interessenten, ist ohne unsere schriftliche Zustimmung nicht gestattet. Zuwiderhandlungen verpflichten zur Zahlung der Vermittlungsgebühr.

2. Ein Provisionsanspruch entsteht grundsätzlich, wenn der mit dem Geschäft bezweckte wirtschaftliche Erfolg herbeigeführt wird. Der Vertrag muss durch unsere Vermittlung bzw. aufgrund unseres Nachweises zustande gekommen sein. Der Provisionsanspruch bleibt auch bestehen, wenn der abgeschlossene Vertrag durch Eintritt einer auflösenden Bedingung erlischt oder aufgrund eines Rücktrittsvorbehaltes oder aus sonstigem Grund gegenstandslos bzw. nicht erfüllt wird. Der Provisionsanspruch wird nicht dadurch berührt, dass der Abschluss des Vertrages zu einem späteren Termin oder anderen Bedingungen erfolgt.

3. Sollte der Vertragsabschluss durch wirtschaftlich oder rechtlich verbundene Unternehmen/ Personen/ Familienangehörige des Angebotsempfängers vollzogen werden, schuldet dieser weiterhin die Vermittlungsprovision.

4. Die Provision ist fällig zum Zeitpunkt des Abschlusses des vermittelten oder nachgewiesenen Geschäftes. Wir haben Anspruch auf Provision, wenn anstelle des von uns angebotenen Geschäftes ein Ersatzgeschäft zustande kommt, das in seinem wirtschaftlichen Erfolg an die Stelle des ursprünglichen bezweckten Geschäftes tritt (z.B. Miet-/ Pachtvertrag statt Kaufvertrag oder umgekehrt, Zwangsvollstreckung, bei Erweiterung des Angebotes, insbesondere der Einräumung eines Vorkaufsrechts).

5. Die Höhe der Maklerprovision beträgt

- bei Kauf oder sonstigem Erwerbvertrag sowie bei Erwerb im Rahmen einer Zwangsversteigerung betreffend unbebaute oder bebaute Liegenschaften oder grundstücksgleiche Rechte 7,14% des Gesamtkaufpreises inkl. der gesetzlichen Mehrwertsteuer von 19%.

- bei gewerblicher Vermietung oder Verpachtung 3 Kaltmieten bzw. Pachtmieten zzgl. Der gesetzlichen Mehrwertsteuer von 19%.

- bei grundbuchlich gesichertem Vorkaufrecht, berechnet vom Wert des Objektes, zusätzlich zur normalen Provision 3,57% incl. der gesetzlichen Mehrwertsteuer von 19%.

6. Wir behalten uns vor, auch für den Auftraggeber provisionspflichtig tätig zu werden.

7. Für die Richtigkeit und Vollständigkeit des Geschäftsangebotes wird keine Gewähr übernommen.
8. Sollten einzelne Bestimmungen unwirksam sein, wird die Wirksamkeit der übrigen Bestimmungen hiervon nicht berührt. Die unwirksamen Bestimmungen sind durch gültige zu ersetzen, die dem wirtschaftlichen Sinn der Unwirksamen entsprechen bzw. am nächsten kommen.
9. Erfüllungsort und Gerichtsstand ist Berlin.

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 _____

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