



## Neukölln – Hermannstr. 232/29



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 309,038.65

### Ubicación

País:	Alemania
Estado/Región/Provincia:	Berlín
Ciudad:	Berlín
Publicado:	10/05/2024
Descripción:	
Address:	Hermannstraße 232 12049 Berlin

### Property description

#### Building

In an excellent location, just a stone's throw from the famous Hermannplatz, this is a unique opportunity for a smart property investment. This 77 square metre flat is currently let and offers not only a solid rental income, but also considerable potential for appreciation. The purchase price is only €3,500 per square metre, which is a rarity, especially in this sought-after area.

#### Unique purchase opportunity:

There are many reasons why this property represents a unique opportunity:

**Location:** the location near Hermannplatz is extremely sought-after. This central transport hub in Berlin is of great importance and attracts people from all walks of life. The demand for living space in this area is expected to increase further in the coming years.

**Purchase price:** With a purchase price of €3,700 per square metre, you are well below the current market prices in the area, which start at €4,500 and more per square metre. This means that you will realise a considerable increase in value as soon as you buy.

**Long-term letting:** The flat is currently let and the tenants enjoy a lock-up period until 2029, which means



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that there is no possibility of owner occupation during this time. This guarantees you stable rental income and continuity in your capital investment.

Future value appreciation: Prices in this area are expected to continue to rise over the next ten years.

With your purchase price of € 3,700 per square metre, you will benefit considerably from this increase in value.

Purchase price:

The flat with an area of 77 m<sup>2</sup> is being offered at a price of €285,600. This is an excellent opportunity to invest in the Berlin property market and benefit from future value growth in this sought-after area.

The time is ripe for a solid capital investment. Do not hesitate to take advantage of this unique opportunity as prices are expected to rise in the coming years. Invest in this flat near Hermannplatz and secure a solid return and long-term appreciation potential.

Area

Hermannstr. 232/Biebricherstr. 1-1a is located in the heart of Berlin-Neukölln, an up-and-coming district known for its vibrant culture and urbanity. The location offers impressive potential for investors:

– **Transport links:** The flat is conveniently located and well connected to the public transport network. The underground stations Hermannplatz and Karl-Marx-Straße are only a few minutes' walk away and offer excellent connections to the city centre and other parts of Berlin.

– **Cultural diversity:** Neukölln is a melting pot of cultures and offers a wide range of restaurants, bars and cafés. The neighbourhoods around the flat are lively and vibrant.

Hermannstr. 232/Biebricherstr. 1-1a offers investors considerable rental potential:

– **Demand for rental flats:** Berlin is a growing metropolis and the demand for rental flats is continuously high. With its central location and good transport links, Neukölln is a sought-after place to live.

– **Steady increase in value:** Property prices in Berlin continue to rise. A purchase in this location promises a long-term increase in value.

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## Común

Dormitorios: 1  
Baños: 1  
Pies cuadrados terminados: 77 m2

## Room details

Total rooms: 2

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/BXUO-T1163/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BXUO-T1163/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1466367

