



KENSINGTON[®]

Finest Properties International



general:

| | | | |
|--------------------------------|------------------------|---------------------------|-----------------------|
| object number external: | Kensington_KBT_303 | as from: | 30.09.2024 |
| usage: | investment | marketing method: | purchase |
| property: | flat | construction year: | 1964 |
| place: | 10965 Berlin Kreuzberg | living space: | 80,90 m ² |
| rentable space: | 80,90 m ² | floor: | 2 |
| Number of Rooms: | 2,5 | Condition: | part / full renovated |

prices:

| | | | |
|------------------------|--------------|------------------------------|-------------------|
| purchase price: | 444.000,00 € | actual rental income: | 5.750,88 € |
| house money: | 220,76 € | broker's fee: | 3,57% inkl. MwSt. |

energy certificate:

| | | | |
|--------------------------------|-----------|---------------------|------------|
| type of energy ID: | VERBRAUCH | expiry date: | 2034-07-22 |
| age group: | 2014 | heating YOC: | 1964 |
| value class: | C | beaconing: | block |
| primary energy sources: | BLOCK | | |

contact person:

| | | | |
|---------------|---|----------------|-----------------|
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Infrastructure:

images

Hausansicht



Blick zur Straße



Flur Eingang



Blick zum Bad



Blick zum Wohnzimmer



Ausblick



Treppenhaus



Top-Anbindung



Tempelhofer Feld



Kiez-Impressionen



Grundriss

