

Zehlendorf

Eilertstraße 1a in 14165 Berlin WE 6

Key Facts

Object Type	Location	Living Space	Rooms	Status
Residential Unit	1st floor	approx. 34 sqm	1	Rented
Build In	Heating	Balcony	Elevator	Net Rent
1966	Oil-Central	Yes	No	350,00 € / Month

Purchase Price

142.000,00 €
(plus 3,57% commission)

FORTICA Real Estate GmbH

Director: Friedemann Weck | Procurist: Sandra Richter

Blücherstraße 22, 10961 Berlin | Register Court Charlottenburg | HRB: 164630 B

Web: www.fortica.de | Fon: 030 – 403 684 290 | Tax Number: 29/013/01873

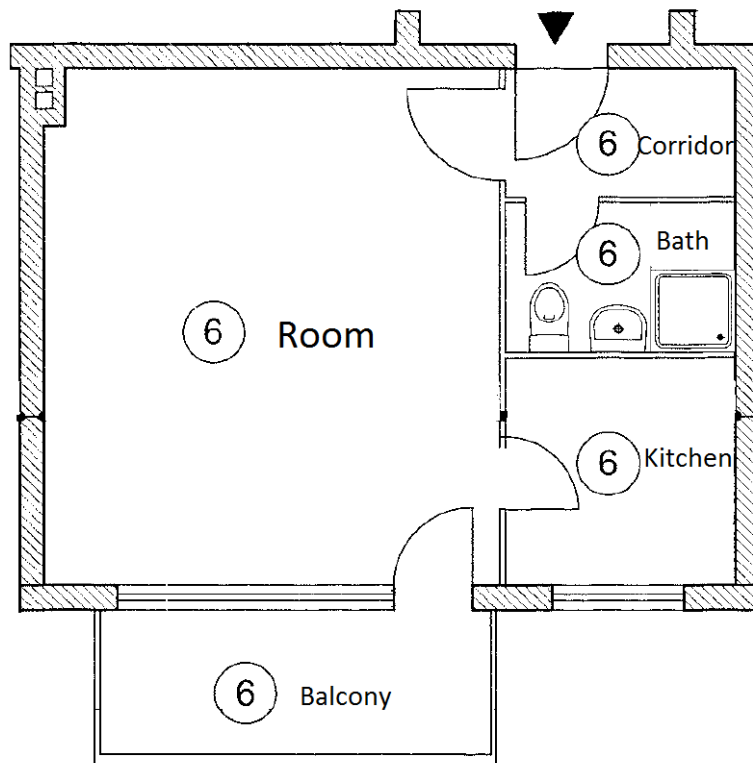


Property Description

The property in Eilertstrasse 1, 1a comprises two building sections.

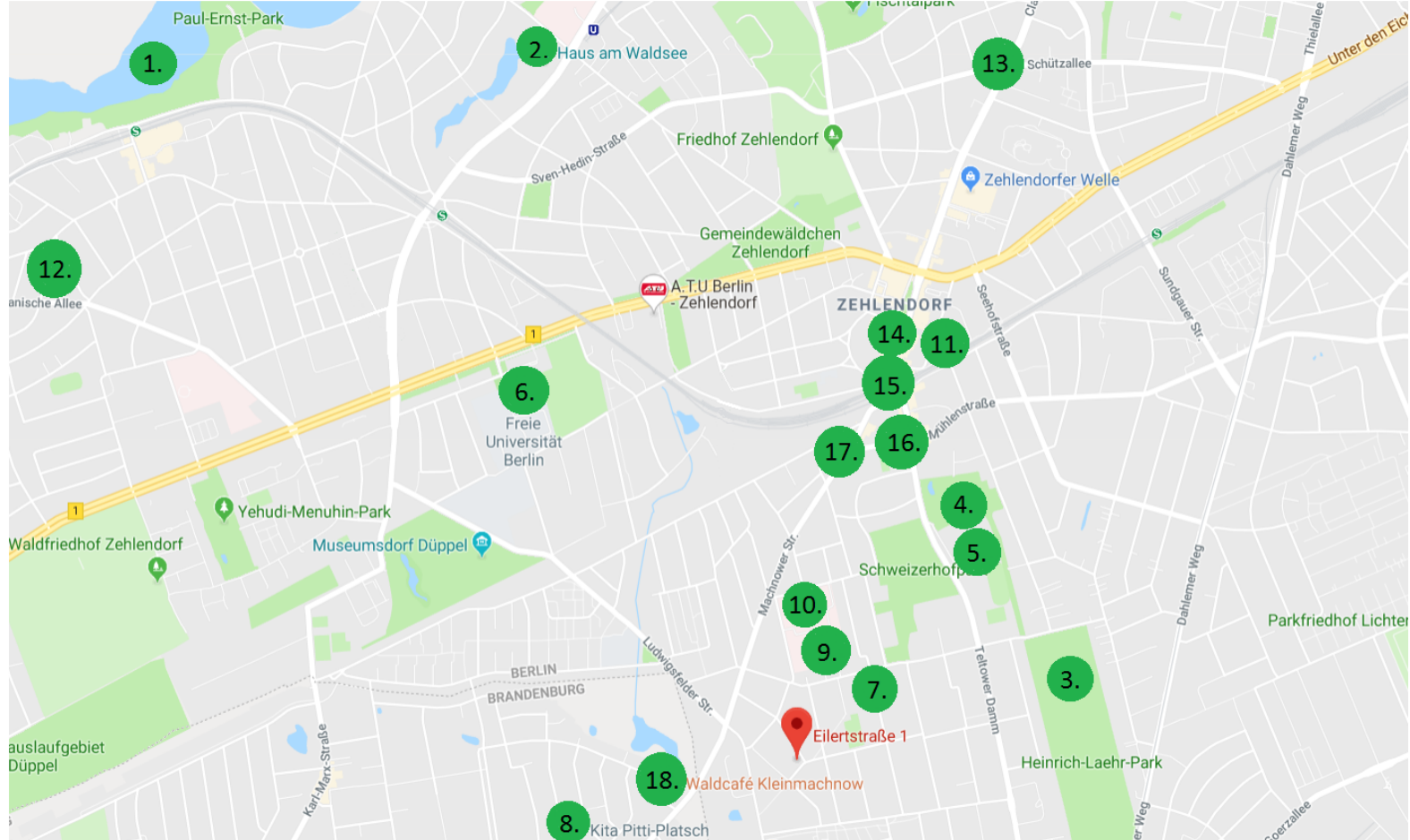
The old build was erected in 1966 and has altogether 9 apartments, all of which with a balcony. The directly adjoining new build from 1997 has 4 apartments with spacious terraces, a commercial unit and a lift. The average living space of both building sections is approx. 85 m², spread across 2-3 rooms. Every unit has a basement room that offers additional storage space.

The 2017 facade gives the property a new face that blends optimally with the residential surroundings.



Apartment Description

- no commission
- bathroom with shower
- balcony (south)
- wooden windows
- basement
- net rent: 350,00 € / month
- operating and heating costs: 100,00 € / month
- Rent incl. utility costs: 450,00 € / month
- Housing benefits: 103,00 € / month



Park: 1. Schlachtensee, 2. Haus am Waldsee, 3. Heinrich-Laehr-Park, 4. Schönowener Park **Schools:** 5. John F. Kennedy School, 6. Freie Universität Berlin, 7. Süd-Grundschule, 8. Kita Pitti Platsch **Health Care:** 9. Helios Klinikum, 10. Kinderklinik Heckeshorn **Free Time:** 11. Bali Kino, 12. Tennisclub Grün-Weiß **Shopping:** 13. Zehlendorfer Welle, 14. Zehlendorfer Weihnachtsmarkt **Restaurants:** 15. Block House, 16. Good Time, 17. Bamboo, 18. Waldcafé

Location Description

The district of Steglitz-Zehlendorf lies in the south west of Berlin and stands out for its romantic urban villas and magnificent palatial residences, but ever more modern residential complexes and single-family houses are to be found in the once bourgeois district. For those who find it hard to choose between nature and urban neighbourhood, this is the place to be.

A district with many facets. The spacious lake surroundings offer families and sports enthusiasts countless leisure opportunities. Swimming in the Schlachtensee lake, an excursion to the Pfaueninsel island, strolling in the Grunewald woods or through the Botanic Gardens with its lush plant splendour from all over the world. The numerous museums and exhibition venues leave no cultural wishes open.

Zehlendorf is also profiting from neighbouring Kleinmachnow, which has developed significantly over the past few years. The BBIS (Berlin Brandenburg International School), one of the most exclusive private schools in the Berlin region and located in Kleinmachnow, is only an approx. 10-minute drive from Eilertstrasse.

Despite the quiet, idyllic location, the nearby Clayallee quickly brings you to the lively city centre.

FORTICA Real Estate GmbH

Director: Friedemann Weck | Procurist: Sandra Richter

Blücherstraße 22, 10961 Berlin | Register Court Charlottenburg | HRB: 164630 B

Web: www.fortica.de | Fon: 030 – 403 684 290 | Tax Number: 29/013/01873



Notes

Your Contact



Julian Heinemann
Telephone: +49 30 403 684 292
E-Mail: info@fortica.de

Fortica Real Estate
Blücherstraße 22
10961 Berlin



With the use of our service, between us, Fortica Real Estate GmbH, Blücherstraße 22, 10961 Berlin, and you a broker agreement is concluded.

You entrust us with the proof of the opportunity to conclude a purchase contract on the above described in the exposé or another, according to your requirements, appropriate plot of land (hereinafter “property”) or with the mediation of the conclusion of a sale of the property. Upon signing purchase agreements for the property, commission of 3,57 % incl. VAT of the purchase price, is to be paid by you.

Furthermore, our general terms are appended.

FORTICA Real Estate GmbH

Director: Friedemann Weck | Procurist: Sandra Richter

Blücherstraße 22, 10961 Berlin | Register Court Charlottenburg | HRB: 164630 B

Web: www.fortica.de | Fon: 030 – 403 684 290 | Tax Number: 29/013/01873