



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

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|                                |   |                           |                         |
|--------------------------------|---|---------------------------|-------------------------|
| <b>object number external:</b> | KBSW24074   | <b>as from:</b>           | 15.11.2024              |
| <b>usage:</b>                  | business  | <b>marketing method:</b>  | purchase                |
| <b>property:</b>               | residential rental property (commercial building) | <b>construction year:</b> | 1931                    |
| <b>place:</b>                  | 14974 Ludwigsfelde                                | <b>Floor space:</b>       | 1.895,50 m <sup>2</sup> |
| <b>rentable space:</b>         | 1.895,50 m <sup>2</sup>                           | <b>Total space:</b>       | 1.895,50 m <sup>2</sup> |

## prices:

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|                        |                |                      |                       |
|------------------------|----------------|----------------------|-----------------------|
| <b>purchase price:</b> | 2.390.000,00 € | <b>broker's fee:</b> | 7,14% inkl. 19% MwSt. |
|------------------------|----------------|----------------------|-----------------------|

## energy certificate:

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|                                  |                              |                                |                  |
|----------------------------------|------------------------------|--------------------------------|------------------|
| <b>type of energy ID:</b>        | VERBRAUCH                    | <b>expiry date:</b>            | 2027-03-07       |
| <b>age group:</b>                | 2014                         | <b>heating YOC:</b>            | 1931             |
| <b>value class:</b>              | F                            | <b>primary energy sources:</b> | FERNWAERME_DAMPF |
| <b>energy consumption value:</b> | 156.80 kWh/m <sup>2</sup> /a |                                |                  |

## contact person:

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|                    |                           |                |  |
|--------------------|---------------------------|----------------|--|
| <b>company:</b>    | Kensington Berlin Südwest | <b>title:</b>  | Dr.  |
| <b>name:</b>       | Stefan Knieß              | <b>street:</b> | Zehlendorfer Str 21                        |
| <b>place:</b>      | 14513 Teltow              | <b>phone:</b>  | 015122662408                               |
| <b>fax number:</b> | +49 (0) 3328 428 95 98    | <b>Email:</b>  | stefan.kniess@kensington-international.com |

## Infrastructure:

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# images

Gebäudeansicht von der Seite



Gebäudeansicht von hinten



Eingangsbereich



Treppenaufgang



Flur im 1. OG



Küche im 1. OG



Herren-WC im 1. OG



Treppenaufgang im 1. OG



Flur im EG

