

Rykestraße 40 in 10405 Berlin

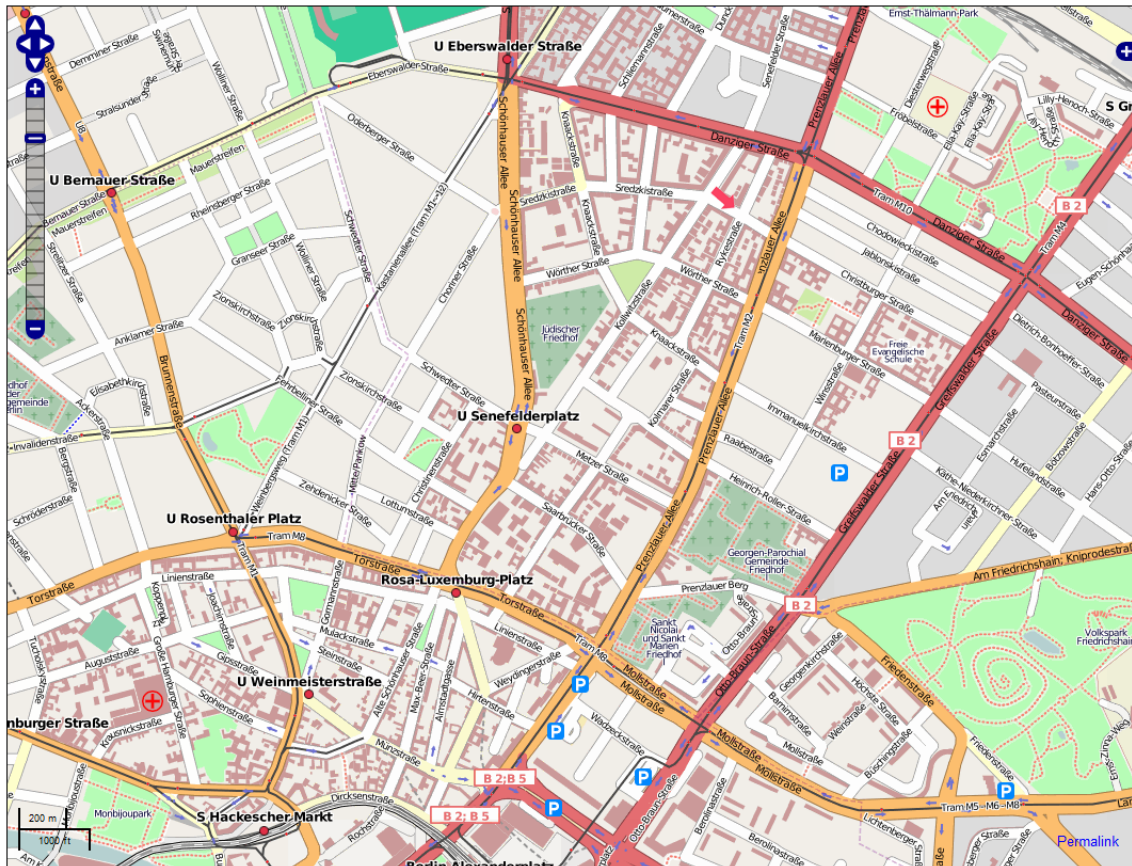


Year of construction:	ca.	1896
Residential area:	ca.	64,61 m ²
Price per sqm:	€	2.600,00
Purchase price (plus additionally charges):	€	167.986,00

Should you have any questions, please don't hesitate to contact us.

berlin2buy Immobilien GmbH
Beerenstraße 50, 14163 Berlin
Tel. 030 – 30 30 84 30
Fax. 030 – 30 30 84 33
info@berlin2buy.com

Location:



Quelle: OpenStreetMap

- The Rykestraße is located in the very popular area of Berlin, in Prenzlauer Berg
- It is perfectly connected to public transport (S-Bahn, U-Bahn, Tram und Ringbahn)
- In the neighborhood to the famous Kollwitzplatz, which did a respectable formation itself and developed his own scene character
- Next to numberless cafes and restaurants and the lovely market at the weekends, you also find many playgrounds for our little ones
- Shopping facilities are reachable by foot

Object:

- We offer you an apartment at the first floor, consisting of 2 rooms with a separate kitchen which is open to the living room!
- This beautiful apartment suits perfectly for self-using or as holiday-apartment!

The purchaser has to pay a commission of 7,14 % incl. VAT to the berlin2buy. Immobilien GmbH. The commission is due by conclusion of the contract. Any information is based on the notification of the ownership. We assume neither responsibility for the accuracy of this information nor liability for the technical correctness of the statements.

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General Terms of Business

1. Our communications are confidential and only for our clients. Forwarding to a third party is only allowed with our previous written permission. If the client passes it along without permission, he must pay the commission, if the third party concludes the contract. For incorrect information, we are liable only for intentional misleading, or gross negligence.
2. The statute of limitations is determined by the applicable legal regulations. If the client is a commercial trader, the statute of limitations for damage claims expires in three years beginning with their occurrence; but, at the latest, three years after the conclusion of the contract.
3. Payable activity, including those for the other party is expressly allowed.
4. The berlin2buy Immobilien GmbH is entitled to activate further realty agents to work on the contract.
5. At the conclusion of the certified or negotiated contract, payment of the commission is due and payable. If the client delays payment, then he shall pay an additional 5% interest to the basic interest rate; unless a high interest can be legally requested. If a customer is not involved, then the interest is 8% above the basic interest rate.
6. If the commission has not been agreed upon, then the usual commission for that area shall be taken. The commission is calculated as a percentage of the entire economic value of the certified or negotiated contracts. For parcels of land the rate is 7,14 % including sales tax.
7. The calculation of the commission is based on the certified or negotiated contract. If no contract is presented, then the calculation shall be done with the values in the offer.
8. If the client already knows about the certified contract matter, then he must immediately inform and prove this to berlin2buy Immobilien KG. The client is further compelled to inform, whether, and with whom the intended contract was concluded with, and at what buying price, and what rent, or lease interest was attained. The contract must be submitted immediately upon conclusion. To this purpose, the berlin2buy Immobilien GmbH has the right to seek out the necessary information from the Land Registration Office, notaries, and others involved. Secondary verbal agreements must have the written confirmation of the berlin2buy Immobilien GmbH to be binding.
9. Alterations and invalidity of particular conditions do not effect the validity of the rest of the agreement. The place of performance is Hameln.
10. The place of jurisdiction is, according to the contested value, Berlin.