

Investor Exposé - Wichertstraß 69 · 10439 Berlin · Prenzlauer Berg

Investment Property in the Heart of Prenzlauer Berg, Berlin

111 sqm Historic Apartment with Two Southwest Balconies

Property Description

This spacious and exclusive **3-room apartment** of approx. **111 sqm** is located on the **4th floor** of a beautifully maintained **Art Nouveau building (built 1911)** at **Wichertstraße 69, 10439 Berlin**.

It lies in one of Berlin's most sought-after neighborhoods – the **Helmholtz Quarter in Prenzlauer Berg** – known for its cafés, restaurants, and green parks.

The location is ideal for urban explorers and city lovers: within just **12 minutes by U2**, you reach **Alexanderplatz**.

Fully refurbished in 1998, the apartment combines the **elegance of classic Berlin architecture** – stucco ceilings, wooden floors, and high ceilings – with a practical and well-proportioned layout.

A highlight are the **two southwest-facing balconies**, filling the living area with natural light throughout the day.

The **quiet inner courtyard garden** invites you to relax and enjoy the greenery.

Due to its top-floor position, the flat is **bright and peaceful**.

All rooms feature **original wooden floorboards**, and the living and master bedroom boast **ornate stucco ceilings**.

The **daylit bathroom with bathtub**, a **fully equipped kitchen**, and a **private cellar** provide additional comfort.

All rooms are accessed from the central hallway.

The overall property is in **excellent condition**, thanks to an active homeowners' association.

The building comprises **34 units** across a front building and two side wings.

This property is **offered directly by the owner** and is **commission-free**.

Why This Property?

An **Art Nouveau gem in the Helmholtz Quarter**, this apartment combines the charm of Berlin's Gründerzeit era with a **solid investment profile**.

- **For long-term investors:** A stable asset in one of Berlin's most desirable residential areas.

- **For family offices and private buyers:** The low current rent allows substantial upside in future income.
- **For buyers with self-use perspectives:** Secure a rare property today in a location that only gains in value.

This combination makes it a **thoughtful, value-driven investment** – secure today, promising tomorrow.

Features

- 3 rooms / 111 sqm living space
 - Built 1911 – well maintained
 - Two southwest-facing balconies with garden views
 - Stucco details, wooden floors, daylight bathroom with bathtub
 - Fully equipped kitchen
 - Basement storage
 - Central heating (gas), Energy rating D (115.1 kWh/m²a)
 - Active owners' association with solid maintenance record
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Location

Wichertstraße lies in the prestigious **Helmholtzplatz district** of Prenzlauer Berg, just steps from **Schönhauser Allee**.

- Boutiques, weekly markets, restaurants, and cafés nearby (Helmholtz- & Kollwitzplatz).
- Parks and tree-lined streets create a relaxed urban atmosphere.
- Excellent public transport: **S-Bahn, U-Bahn, and Tram** within minutes.

This neighborhood is one of Berlin's strongest residential micro-markets, known for its **vibrant lifestyle and long-term value stability**.

Financial Overview

- **Current cold rent:** €743.31/month (≈ €6.70/m²)
 - **Annual rent:** €8,919.72
 - **Monthly building charge (HOA fee):** €353
 - **Asking price:** €740,000 (no agent's commission)
 - **Price-to-rent ratio (current):** ~83
 - **Gross yield (current):** ≈ 1.21 %
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Potential & Future Outlook

| Scenario | Monthly Rent (€) | Annual Rent (€) | Gross Yield (%) |
|--------------------------------------|------------------|-----------------|-----------------|
| Current | 743 | 8,920 | 1.21 % |
| +15 % Rent Adjustment (permitted) | 855 | 10,258 | 1.39 % |
| +30 % Cumulative Increase (6 years) | 983 | 11,796 | 1.59 % |
| Re-letting at Market Level (~€16/m²) | 1,776 | 21,312 | 2.88 % |

- **Berlin Rent Index 2024/25:** 11–12.5 €/m² for comparable properties.
- Current rent is **approx. 45–55 % below market**, offering long-term upside.
- **Kappungsgrenze (legal limit):** +15 % every 3 years possible.
- Mid-term rent level achievable: €983/month.
- **Market rent potential:** €1,665–1,890/month.

Additional Information

- Not a listed monument, but located within **Pankow's preservation district (Milieuschutz)**
- HOA documents and reserve fund available upon request
- Handover by arrangement
- **Direct sale by owner – no commission**

Contact:

Private Seller – no broker inquiries, please.