

SEPTEMBER 2026 EDITION

BERLIN · PRIVATE PROPERTY

DGF

Publishing

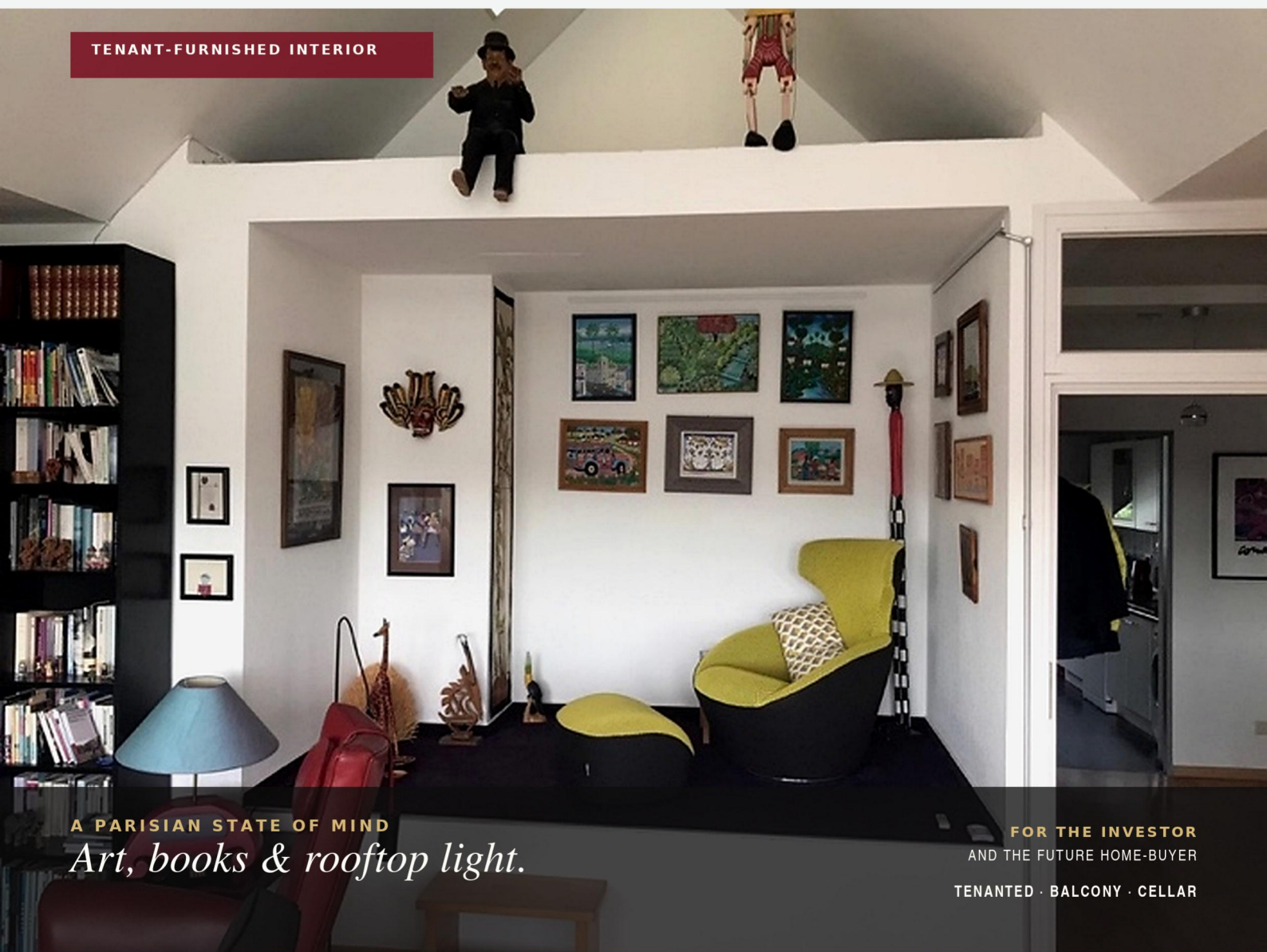
PRIVATE INTERIORS

RÄUSCHSTRASSE 55

LE CHIC BERLINOIS

AN ARTISTIC TOP-FLOOR HOME IN BERLIN-BORSIGWALDE

TENANT-FURNISHED INTERIOR



A PARISIAN STATE OF MIND

Art, books & rooftop light.

FOR THE INVESTOR

AND THE FUTURE HOME-BUYER

TENANTED · BALCONY · CELLAR

OFFERING AT

€375,000

RÄUSCHSTRASSE 55 · 13509 BERLIN

97.80 m² · 3 rooms · top floor · balcony · tenanted

PRIVATE VIEWING BY APPOINTMENT

privateviewing@dgfco.co

THE EDITORIAL OPENING

L'APPARTEMENT BERLINOIS

A Berlin home, interpreted with a French accent.

The character is not imported. It is already present: books, colour, collected objects, a sloping roof and the quiet confidence of a home shaped over time.

EDITORIAL VISUALISATION

Fictional person and privacy-adjusted interior composition. This image is not documentary photography.

THE PROPOSITION

One home. Two legitimate readings.

A currently rented attic apartment that can be assessed as a patient residential investment today and as a possible private home only when the tenancy and applicable law permit.

LIVING SPACE	ROOMS	POSITION	STATUS
97.80 m ²	3	Top floor	Rented

OFFERING AT

€375,000

Approx. €3,834 per m², calculated from the supplied area and asking price.

THE INVESTOR READING

Income already in place.

The supplied investor exposé states net monthly rent of approximately €850.79 and gross monthly rent of approximately €1,150.79. The case is stability-led, not a short-term value-add thesis.

THE FUTURE-HOME READING

Space with character.

Three rooms, separate kitchen, daylight bathroom, balcony, cellar and lift access create a flexible residential framework. No representation is made that the apartment is vacant or available for immediate owner occupation.

THE GOVERNING FACT

CURRENTLY RENTED. Any owner-occupation analysis must be made separately, with professional legal advice and without assuming a particular date or outcome.

VERIFIED PROPERTY DATA

BUILDING YEAR

1991

BALCONY

Yes

CELLAR

Yes

ENERGY

108 kWh/(m²a) · Class D

HAUSGELD

€430 / month · 2024 budget

BUYER FEE

3.57% incl. VAT

Sources: supplied exposés and corrected 2024 WEG statement dated 19.11.2025. Current status remains subject to verification.

THE PRIVATE GALLERY

A PARISIAN STATE OF MIND.

The attic geometry gives the home its stage: low lines, roof light, a recessed sitting zone and space for art, books and objects accumulated rather than installed.



PRIVACY-PROTECTED EDITORIAL VISUALISATION

The atmosphere and palette are derived from the authentic interior. Artworks, books, decorative objects and exact spatial relationships were intentionally changed.

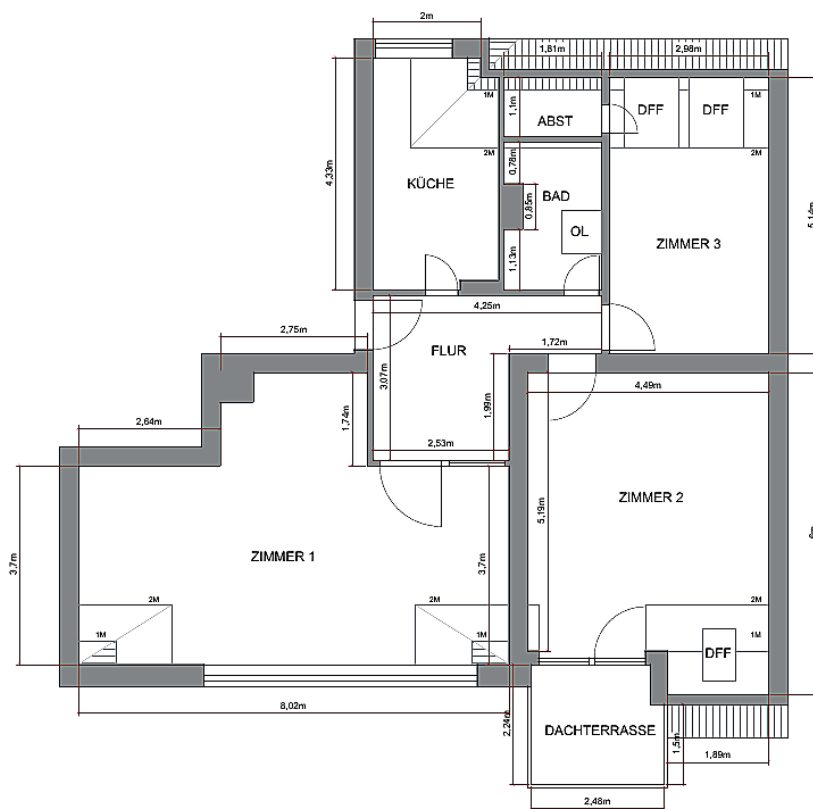
THE LASTING QUALITIES

ROOFTOP LIGHT · VOLUME · COLOUR · A DISTINCTLY PERSONAL SCALE

THE PLAN OF LIVING

Three rooms under one roof.

A measured orientation plan showing the broad spatial relationship between the principal room, two additional rooms, separate kitchen, bathroom, hall and roof terrace.



ORIENTATION PLAN · NOT FOR LEGAL RELIANCE

ROOM 1

Principal living / dining volume

ROOM 2

Bedroom, studio or home office

ROOM 3

Bedroom, guest room or study

SEPARATE KITCHEN

Independent cooking space

BATHROOM

Daylight bathroom with bathtub

ROOF TERRACE

Private outdoor space shown on plan

Dimensions and room designations derive from the supplied measured plan dated 7 July 2026. The legal object, unit designation, areas and exclusive-use rights must be confirmed against the current Land Register, Declaration of Division and associated plans.

THE INVESTMENT READING

Income in place. Patience required.

The supplied rent and corrected 2024 WEG statement support a more specific screening view. It remains before acquisition costs, financing, tax, future capital expenditure and unit-account settlement.

ASKING PRICE

€375,000

Supplied purchase price

PRICE PER M²

€3,834

Calculated from 97.80 m²

GROSS YIELD

3.68%

Indicative; before acquisition costs

NET MONTHLY RENT

€850.79

As stated in investor exposé

GROSS MONTHLY RENT

€1,150.79

As stated in investor exposé

AFTER 2024 WEG COSTS*

2.42%

Calculated screening yield

ANNUALISED SUPPLIED FIGURES

€10,209.48

annual net rent

€13,809.48

annual gross rent

€9,087.35

after 2024 owner costs*

COST CONTEXT

Hausgeld budget: €430 per month.

2024 unit allocation: €4,788.32, including €490.63 reserve contribution.

Credit against budget: €371.68.

The WEG classifies €3,805.80 as potentially recoverable if agreed in the lease.

WEG READ-ACROSS

Community reserve at 31.12.2024:

€42,413.88 actual bank balance

€74,087.28 reported Sollvermögen

Confirm the current reserve plan, collections and any post-2023 window or moisture works.

*Calculated from annual net rent less 2024 non-recoverable and other WEG costs (€631.50) and reserve allocation (€490.63). Before acquisition costs, financing, tax, capex and unit-account settlement. No investment, tax or legal advice is given.

THE FUTURE-HOME READING

A home to imagine - not to assume.

The residence offers the ingredients of a long-term home: generous principal space, two additional rooms, a separate kitchen, daylight bathroom, outdoor space and the privacy of a top-floor position.

POSSIBLE FUTURE USES

Principal room

Living, dining, books and art.

Second room

Main bedroom or private retreat.

Third room

Study, guest room or creative workspace.

Roof terrace

A private threshold to the sky.

CURRENT TENANCY GOVERNS

The apartment is not presented as vacant. Any owner-occupation strategy requires independent legal review of the tenancy, statutory conditions and realistic timing.

The window photograph is documentary. No representation is made that personal furnishings or decorative objects form part of the sale.

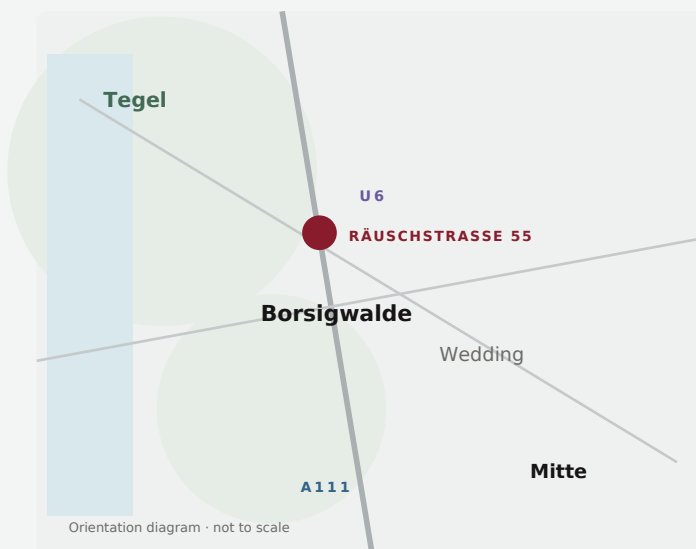


AUTHENTIC ARCHITECTURAL DETAIL

Tenant-furnished interior. Furnishings are not included.

THE LOCATION

Green Berlin, with the city in reach.



RESIDENTIAL CONTEXT

A quiet side-street environment with mature greenery and an established residential fabric. The supplied exposés identify local shops and services near the street, U6 access around Scharnweberstraße, and convenient connections toward Tegel and the A111.

WHAT THE VIEW COMMUNICATES

The top-floor position looks across gardens, low-rise roofs and mature trees - an urban setting defined more by residential continuity than by spectacle.

Exterior and neighbourhood photographs are documentary images supplied with the exposés.

BEFORE RELIANCE

A beautiful publication is not due diligence.

The magazine establishes a coherent first reading. Transaction readiness requires the legal, technical and economic source set to support it.

DOCUMENTS AND CONFIRMATIONS TO REVIEW

- ☐ Current Land Register and exact legal unit designation (024 DG li.)
- ☐ Declaration of Division, allocation plan and terrace rights
- ☐ Current lease, rent status, deposit and correspondence
- ☐ Current unit ledger and settlement of owner-side WEG balances
- ☐ Post-April-2025 administrator confirmation, minutes and budget
- ☐ Reserve position and recoverable versus owner-borne WEG costs
- ☐ Window, gable-window and moisture expert reports and decisions
- ☐ Energy, technical records, viewing and tenant-coordination protocol

PUBLICATION EVIDENCE REGISTER

HOME-BUYER EXPOSÉ	Version 1.1 · supplied
INVESTOR EXPOSÉ	Version 1.2 · supplied
MEASURED FLOOR PLAN	Dated 07.07.2026 · supplied
CORRECTED WEG STATEMENT	2024 · dated 19.11.2025
LATEST SUPPLIED WEG MINUTES	Dated 09.04.2025
PUBLICATION ADDRESS	Räuschstraße 55 · governing instruction

IMPORTANT

The corrected 2024 statement records owner-side balances, including €9,836.91 at its issue date. Obtain a current administrator confirmation and contractual settlement mechanism. This publication is not a contractual offer and does not replace legal, tax, technical or financial review.



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PRIVATE VIEWINGS BY APPOINTMENT

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