

Berlin / Friedrichshagen

# Attention investors: Exclusive residential paradise on Müggelsee, 2-room apartment with over 4% yield!

Property ID: 23068064



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**PURCHASE PRICE: 333.000 EUR • LIVING SPACE: ca. 55 m<sup>2</sup> • ROOMS: 2**

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## At a glance

Property ID	23068064	Purchase Price	333.000 EUR
Living Space	ca. 55 m <sup>2</sup>	Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Roof Type	Mansard roof	Modernisation / Refurbishment	2021
Floor	3	Condition of property	Well-maintained
Rooms	2	Construction method	Solid
Bedrooms	1	Usable Space	ca. 4 m <sup>2</sup>
Bathrooms	1	Equipment	Garden / shared use, Built-in kitchen, Balcony
Year of construction	2012		

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	37.90 kWh/m <sup>2</sup> a
Energy certificate valid until	23.08.2025	Energy efficiency class	A
Power Source	Gas	Year of construction according to energy certificate	2012

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## The property



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## The property



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## A first impression

This exquisitely designed 2-room condominium is located in a dreamlike residential complex directly on the shores of the picturesque Müggelsee lake. With high-quality fixtures and fittings and an idyllic location, this property is a real gem. The staircase is already inviting, with natural stone floors and special light sources setting charming accents. A practical elevator takes you comfortably to the 3rd floor and the entrance to this exclusive residential unit. Upon entering the approx. 55 m<sup>2</sup> apartment, the first-class parquet flooring catches the eye, creating a warm and inviting ambience. The modern fitted kitchen is equipped with Miele appliances and an induction hob to meet culinary demands. There is also enough space here for a dining area or you can simply enjoy your meal in the fresh air on the balcony in front. The following living room spoils you with spaciousness and another balcony, which offers a breathtaking view of the Müggelsee. Both balconies are equipped with heated balcony tiles, so that it is pleasantly warm even in cool weather. The bathroom has a bathtub with floor access as well as a rain shower to provide a relaxing wellness experience. A cozy bedroom successfully rounds off this level. Other amenities include a ceiling cooling system for hot summer days, which ensures a pleasant freshness, while the underfloor heating pampers you with cozy warmth in the colder months. A cellar room is available for personal belongings and additional storage space. The washing machine and dryer connections are located in the communal laundry room on the first floor. This makes organizing the household as convenient as possible. This apartment has been rented reliably since August 01, 2021. The rent is 1,206.92 euros cold per month and promises a yield of over 4 percent. A termination for personal use is not possible, as this is contractually excluded. The location directly on Müggelsee makes it possible to enjoy nature to the full, be it water sports, walks along the lake or relaxing in the residential complex's own garden. The excellent connections to Berlin city center and the proximity to numerous shopping facilities and restaurants make this residential complex the perfect place to enjoy life. Located directly on the banks of the Müggelsee lake in the sought-after villa suburb of Friedrichshagen, this unique, spacious site covers a total area of around 11,000 m<sup>2</sup> in an exclusive waterside location. Consisting of several buildings, this apartment building was completed around 2012 and today comprises 21 top-class apartments. Facing south, the heart of the property is the approx. 115 m wide waterfront for exclusive impressions. A private beach invites you to bathe and swim. If you are looking for a great investment in one of Berlin's most sought-after locations, then this is your opportunity. Arrange a viewing today to discover this unique offer and convince yourself of the advantages of this residential jewel on Müggelsee.

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## Details of amenities

- Pleasant underfloor heating
- Ceiling cooling on hot days
- Indirect ceiling lighting
- high-quality parquet flooring
- exclusive fitted kitchen with induction hob and Miele electrical appliances
- electric blinds on all windows
- integrated fly screens on all windows
- 2 cozy balconies with sun awnings

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## All about the location

Friedrichshagen, a place of longing for stressed city dwellers, is an old villa suburb on the north-western shore of Lake Müggelsee. Founded by the famous Prussian King Frederick II in 1753, this district is located on the eastern edge of Berlin and is considered the most attractive residential area in Köpenick. It is a magnet for discerning people who want to be close to the forest and water but still need a connection to the big city. The infrastructure is well developed, with a grammar school, schools, daycare centers, doctors, banks and plenty of shopping facilities, including organic markets, as well as plenty of culture. The popular shopping street, Bölschestraße, is a particular highlight and a popular place to stroll with its various stores, restaurants and cafés. A weekly market on the central market square also offers fresh produce from the region. Thanks to its direct location on the Großer Müggelsee lake, water sports enthusiasts can enjoy a wide range of activities such as surfing, sailing, kiting and motor sports. Friedrichshagen is well connected by public transport with its S-Bahn station and the B1/B5 as well as the Berlin highway ring can be reached quickly. Geography: Friedrichshagen, a place of longing for stressed city dwellers, is an old villa suburb on the north-western shore of Lake Müggelsee. Founded by the famous Prussian King Frederick II in 1753, this district lies on the eastern edge of Berlin and is considered the most attractive residential area in Köpenick. The area is a magnet for discerning people and artists who are looking for peace and quiet, the proximity of woods and water, but still don't want to miss the connection to the big city. Friedrichshagen has a population of around 19,064 in 2021. Location / traffic: Friedrichshagen is well connected in terms of transportation with its S-Bahn station on Berlin line S 3 (Spandau - Erkner) and the B1/B5 as well as the Berlin freeway ring (A100) can be reached quickly. Alexanderplatz can be reached within 40 minutes via these routes. The proximity to Berlin's BER airport is also significant. The town's main street is the popular Bölschestraße - it is ideal for strolling, shopping and dining in various restaurants and pubs. The surrounding villages in the direction of Rüdersdorf can be reached with the Schöneich streetcar (line 88). Line 60 takes you to Johannisthal and line 61 provides a connection between Friedrichshagen and Adlershof. Infrastructure: The infrastructure is very well developed, with a grammar school, schools, daycare centers, doctors, banks and plenty of shopping facilities including organic markets, and there is also plenty of culture here. The popular shopping street, Bölschestraße, is a particular highlight and a popular place to stroll with its various stores, restaurants and cafés. A weekly market on the central market square also offers fresh products from the region. Economy: The Friedrichshagen waterworks is located on both sides of the Müggelsee dam. In addition to restaurants and cafés, there are numerous activities to satisfy the hunger for water sports of all kinds. Many sports clubs have their

roots here and have a large number of members. Leisure / nature: Thanks to its direct location on the Großer Müggelsee lake, water sports enthusiasts can enjoy many opportunities for surfing, sailing, kiting and motor sports. A variety of art galleries and small and large painters hold openings and training sessions, and libraries organize language courses in the evenings. Friedrichshagen has always remained an artists' village alongside its many sportsmen and women.

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## Other information

Es liegt ein Energiebedarfsausweis vor. Dieser ist gültig bis 23.8.2025. Endenergiebedarf beträgt 37.90 kwh/(m<sup>2</sup>\*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 2012. Die Energieeffizienzklasse ist A. MONEY LAUNDERING: As a real estate brokerage company, von Poll Immobilien GmbH is obliged under § 2 para. 1 no. 14 and § 11 para. 1, 2 of the Money Laundering Act (GwG) to establish and verify the identity of the contractual partner when a business relationship is established, or as soon as there is a serious interest in the execution of the real estate purchase contract. For this purpose, it is necessary for us to record the relevant data of your identity card (if you are acting as a natural person) in accordance with Section 11 (4) GwG - for example by means of a copy. In the case of a legal entity, we require a copy of the extract from the commercial register showing the beneficial owner. The Money Laundering Act stipulates that the broker must keep the copies or documents for five years. As our contractual partner, you also have a duty to cooperate in accordance with Section 11 (6) GwG. LIABILITY: We would like to point out that the property information, documents, plans etc. passed on by us originate from the seller or landlord. We therefore accept no liability for the accuracy or completeness of the information. It is therefore the responsibility of our customers to check the correctness of the property information and details contained therein. All real estate offers are non-binding and subject to errors, prior sale and rental or other interim utilization. OUR SERVICE FOR YOU AS THE OWNER: If you are planning to sell or let your property, it is important for you to know its market value. Have the current value of your property professionally assessed by one of our real estate specialists free of charge and without obligation. Our nationwide and international network enables us to bring sellers or landlords and interested parties together in the best possible way. All information in this exposé (property description, dimensions, prices, etc.) is based on information provided by the seller (or a third party). VON POLL IMMOBILIEN has only checked this information for plausibility and assumes no further liability for it. VON POLL IMMOBILIEN is liable for intent and gross negligence. In the event of simple negligence, VON POLL IMMOBILIEN shall only be liable for breaches of material rights and obligations arising from the content and purpose of the brokerage agreement.



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## Contact partner

For further information, please contact your contact person:

Ariane & Andreas Gräfenstein

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Bölschestraße 106/107 Berlin – Treptow-Köpenick

E-Mail: [treptow.koepenick@von-poll.com](mailto:treptow.koepenick@von-poll.com)

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