

Berlin / Friedrichshagen

Pure luxury directly on Müggelsee - Elegant 3-room apartment on the first floor with terrace & water access

Property ID: 24068023WE03



www.von-poll.com

PURCHASE PRICE: 795.000 EUR • LIVING SPACE: ca. 119 m² • ROOMS: 3

Property ID: 24068023WE03 - 12587 Berlin / Friedrichshagen

- At a glance
- The property
- Energy Data
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

Property ID: 24068023WE03 - 12587 Berlin / Friedrichshagen

At a glance

Property ID	24068023WE03
Living Space	ca. 119 m ²
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	1960

Purchase Price	795.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 4 m ²
Equipment	Terrace, Guest WC, Garden / shared use, Built-in kitchen

Property ID: 24068023WE03 - 12587 Berlin / Friedrichshagen

Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	93.60 kWh/m ² a
Energy certificate valid until	28.07.2025	Energy efficiency class	C
Power Source	Gas	Year of construction according to energy certificate	2014

Property ID: 24068023WE03 - 12587 Berlin / Friedrichshagen

The property



Property ID: 24068023WE03 - 12587 Berlin / Friedrichshagen

The property



Property ID: 24068023WE03 - 12587 Berlin / Friedrichshagen

The property



Property ID: 24068023WE03 - 12587 Berlin / Friedrichshagen

The property



Property ID: 24068023WE03 - 12587 Berlin / Friedrichshagen

The property



Immobilie gefunden, *Finanzierung* gelöst.

Jetzt persönliches Kaufbudget
berechnen und die passende
Finanzierungslösung ermitteln.

www.von-poll.com/finanzieren



Property ID: 24068023WE03 - 12587 Berlin / Friedrichshagen

A first impression

Experience upscale living comfort in this exquisite property, which is part of an attractive residential ensemble. A harmonious interplay of luxury and functionality awaits you on approx. 119 m² of living space. A spacious living room with an open kitchen, a cozy terrace, an elegant bathroom with bathtub and two comfortable bedrooms offer you the ideal space to feel at home. Ideally located on the first floor, you will be welcomed by a stylish hallway with high-quality parquet flooring. In addition to fine natural stone floors in the bathrooms, the parquet flooring provides a continuous, elegant accent throughout the apartment. The approx. 59 m², light-flooded living, dining and kitchen area is equipped with a large window front and offers access to a cozy, wind-protected terrace. Here you have a fantastic view of Lake Müggelsee and can relax and unwind. The open-plan design also makes cooking in the modern fitted kitchen, which is equipped with exclusive Miele appliances, a pure pleasure. The spacious bathroom with bathtub offers high-quality fittings as well as space for your washing machine and dryer. In addition to two further bright rooms, one of which has a view of the water and access to the terrace, a practical guest WC rounds off the offer perfectly. Air-conditioned ceilings ensure pleasant temperatures in summer and electric shutters protect against too much sunlight. Sophisticated lighting technology makes it possible to set special lighting accents in all rooms. Additional valuable usable space is provided by a cellar room where you can safely store your personal belongings. The location directly on the 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 m² in an exclusive waterside location. Consisting of several buildings, this apartment building was completed around 2021 and today comprises 23 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 here. If you are looking for a high-quality condominium in one of Berlin's most sought-after locations, then arrange a viewing today to see for yourself the advantages of this residential gem on Müggelsee!

Property ID: 24068023WE03 - 12587 Berlin / Friedrichshagen

Details of amenities

- High-quality oak parquet
- Natural stone tiles in the bathroom
- Bathroom with washbasin and bathtub
- Fitted kitchen as good as new with worktop and Miele appliances
- Floor-to-ceiling wooden windows with triple insulated glazing
- indirect lighting
- ceiling cooling
- electric roller shutters
- modern underfloor heating

Property ID: 24068023WE03 - 12587 Berlin / Friedrichshagen

All about the location

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) are within easy reach. 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 - a great place 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 opportunities including organic markets, and there is also plenty of culture here. The popular shopping street Bölschestraße is a particular highlight and everyone's talking about it, with various stores, restaurants and cafés that invite you to take a stroll. 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.

Property ID: 24068023WE03 - 12587 Berlin / Friedrichshagen

Other information

Es liegt ein Energiebedarfsausweis vor. Dieser ist gültig bis 28.7.2025. Endenergiebedarf beträgt 93.60 kWh/(m²*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 2014. Die Energieeffizienzklasse ist C. 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 establishing a business relationship, 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 § 11 Para. 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.

Property ID: 24068023WE03 - 12587 Berlin / Friedrichshagen

Contact partner

For further information, please contact your contact person:

Ariane & Andreas Gräfenstein

Bölschestraße 106/107 Berlin - Treptow-Köpenick

E-Mail: treptow.koepenick@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com