

Berlin / Köpenick

# A gem in a sought-after waterfront location directly on the Spree and close to the old town of Köpenick

Property ID: 24068033



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**PURCHASE PRICE: 645.000 EUR • LIVING SPACE: ca. 92 m<sup>2</sup> • ROOMS: 3.5**

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## At a glance

Property ID	24068033	Purchase Price	645.000 EUR
Living Space	ca. 92 m <sup>2</sup>	Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Floor	4	Modernisation / Refurbishment	2022
Rooms	3.5	Condition of property	Well-maintained
Bedrooms	2.5	Construction method	Solid
Bathrooms	1	Usable Space	ca. 5 m <sup>2</sup>
Year of construction	1998	Equipment	Garden / shared use
Type of parking	1 x Garage		

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy consumption certificate
Energy Source	Gas	Final energy consumption	171.00 kWh/m <sup>2</sup> a
Energy certificate valid until	17.06.2029	Energy efficiency class	F
Power Source	Gas	Year of construction according to energy certificate	2000

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## The property



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## A first impression

Optimally oriented towards the water, this attractive condominium is located in a well-kept apartment building with a total of 17 residential units. It is part of a residential ensemble that was built in 1998 on a broad waterfront directly on the Spree. Access to the building is past the attractively designed surrounding buildings to the first row on the waterfront. An elevator leads next to the well-kept staircase to the entrance of this property, which is located on the 4th floor. Three spacious rooms, a half-room, a kitchen and a spacious shower room are arranged over a living space of approx. 92 m<sup>2</sup>. The hallway already welcomes you with tasteful laminate flooring and provides access to all other rooms. To the left is a newly tiled shower room, which also has enough space for the washing machine. The bathroom has already been fitted with a practical walk-in shower in keeping with the age of the residents. To the right are two spacious rooms, each measuring approx. 16 m<sup>2</sup> and approx. 18 m<sup>2</sup>, which are bright and friendly with their large floor-to-ceiling windows. The first highlight is hidden in the approx. 5 m<sup>2</sup> room. Here, the unusual, round shape of the window creates a maritime ambience. The next room is tiled and intended for the kitchen. Thanks to its square layout, it offers plenty of design options and a beautiful view of the water. The adjoining living and dining area delights with floor-to-ceiling windows and the associated views of the Müggelspree all the way across to Spindlersfeld. The use of sliding windows, which can be generously opened, allows you to enjoy the water at any time of year. Valuable usable space is available both inside (storage room) and outside the apartment (cellar room). Thanks to the lavishly arranged window fronts and attractive features, this gem is bright, friendly and in a freshly renovated condition. It would be possible to move in immediately. The offer includes a coveted underground parking space to keep your vehicle safe. In the "Köpenicker Spree-Bogen" project, newly built in 1996-98, this special apartment is located in the first row to the Spree and not far from the old town of Köpenick with its small stores, restaurants and cafés. Ideal public transport connections within walking distance ensure the convenient location. A charming playground has been tastefully embedded in the grounds, offering fun for younger guests, and comfortable benches by the water invite you to spend time in the fresh air.

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## Details of amenities

- Completely modernized in 2022
- high-quality laminate flooring
- Tiles in the bathroom and kitchen
- Bathroom with walk-in shower and space for washing machine
- Conservatory with large sliding windows
- Study with round window
- Small storage room in the hallway
- practical cellar room
- underground parking space

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## All about the location

Geography: Köpenick is a district in the Treptow-Köpenick borough in the southeast of Berlin. Due to the confluence of the Spree and Dahme rivers, the district is not only located in an area rich in lakes, the Müggelberge mountains in the south-east of Köpenick are the highest natural elevation in Berlin at approx. 114.7 m and round off this environment with lush forests. The Spree connects Köpenick with the Müggelsee and Berlin city center. Shortly before the confluence of the Spree and Dahme rivers, the Schlossinsel (castle island) with Köpenick Castle is located in the Dahme. Köpenick has an independent medieval town tradition. It was granted town charter in the Middle Ages and still has a well-preserved old town center today. In addition to the Köpenicker Insel with the old town of Alt-Köpenick, the medieval town also included the Schlossinsel and the Kiez. Location / traffic: Köpenick is well connected to Berlin city center via the S-Bahn stations Köpenick and Spindlersfeld with lines S3 and S47. The streetcar lines 62, 63 and also the bus lines X69, 164, 169 and 269 cross the district and thus connect the neighboring districts and recreational areas as well as the city center. City East is around 17 km away and can be reached by car via Wuhlheide in around 30 minutes. It takes a good 40 minutes by S-Bahn and streetcar. To reach City West, which is around 24 km away by car via the A100, it takes around 40 minutes by car or around an hour by public transport. Infrastructure: Various leisure and cultural activities are complemented in Köpenick by a good supply infrastructure with all important educational facilities. Parents have access to daycare centers and a community school for the care and education of their children. Located directly at Grünau S-Bahn station, the Forum Köpenick with its 130 stores and good transport links offers a good range of local amenities. Nearby Waltersdorf rounds off the offer with its IKEA, Möbel Höffner, MediaMarkt etc. furniture centers. Economy: The Treptow-Köpenick district is a special kind of transit and transformation region. Köpenick has developed from what was once the district with the most industry to a location for knowledge and services. Thanks to its innovative and business-friendly climate, the district offers the best conditions for companies to settle here. Leisure / sport / nature: Köpenick impresses with its extensive range of leisure activities, whether with open-air concerts in the nearby Wuhlheide or with fun for the whole family in the FEZ, which offers indoor or outdoor fun, e.g. with its climbing park. The soccer club - 1. FC Union - with its headquarters in the Alte Försterei also inspires. The old town offers space to stroll around and also has a few tasty treats in store, e.g. in the restaurant "Zur alten Laterne" or at "Mutter lustig" and the Freiheit 15. invites you to dance at weekends. Köpenick Palace rounds off the cultural offerings with its permanent exhibition "Works of Renaissance, Baroque and Rococo Spatial Art". Around the Müggelsee lake or the Müggelberge mountains with the Müggelturm tower, countless

hiking and cycling trails invite you to take beautiful tours along the water or through the forest. This water-rich environment means that Köpenick has a large number of water sports clubs and associations.

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## Other information

Es liegt ein Energieverbrauchsausweis vor. Dieser ist gültig bis 17.6.2029. Endenergieverbrauch beträgt 171.00 kwh/(m<sup>2</sup>\*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 2000. Die Energieeffizienzklasse ist F. 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.



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## Contact partner

For further information, please contact your contact person:

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