

Berlin / Friedrichshagen

# Exclusive living on Müggelsee: luxury apartment with fireplace, approx. 60 m<sup>2</sup> terrace and water view

Property ID: 24068023WE04



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**PURCHASE PRICE: 1.225.000 EUR • LIVING SPACE: ca. 186 m<sup>2</sup> • ROOMS: 2**

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## At a glance

|                      |                        |                       |  |
|----------------------|------------------------|-----------------------|--|
| Property ID          | 24068023WE04           | Purchase Price        | 1.225.000 EUR  |
| Living Space         | ca. 186 m <sup>2</sup> | Commission            | Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price |
| Rooms                | 2                      | Condition of property | Well-maintained  |
| Bedrooms             | 1                      | Construction method   | Solid  |
| Bathrooms            | 3                      | Usable Space          | ca. 4 m <sup>2</sup>   |
| Year of construction | 1960                   | Equipment             | Terrace, Guest WC, Garden / shared use                                   |

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## Energy Data

|                                |                    |  |                            |
|--------------------------------|--------------------|--|----------------------------|
| Type of heating                | Underfloor heating | Energy Certificate                                   | Energy demand certificate  |
| Energy Source                  | Gas                | Final Energy Demand                                  | 93.60 kWh/m <sup>2</sup> a |
| Energy certificate valid until | 29.07.2025         | Energy efficiency class                              | C                          |
| Power Source                   | Gas                | Year of construction according to energy certificate | 2014                       |

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## The property



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## 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 in a living space of approx. 159 m<sup>2</sup>. Conveniently located on the first floor, this residential unit is accessible without steps. A spacious hallway welcomes you with elegant marble flooring, which has also been stylishly used in the bathrooms. The remaining rooms are fitted with high-quality oak parquet flooring, which has been laid throughout and thus sets elegant accents. The approx. 86 m<sup>2</sup> large and overwhelming living area impresses with a breathtaking view of the Müggelsee and provides several entrances to the cozy corner terrace. Here you can relax and unwind from sunrise to sunset. In addition to loose-framed doors with high-quality handles, another highlight is an impressive fireplace, which not only provides cozy moments on chilly days, but is also highlighted by lighting elements. The open room design and the fantastic lake view create a pleasant feeling of space. In addition to a shower room and a guest WC, this unit has another bathroom in a class of its own. In addition to exquisite marble on the floors and walls, a special detail here is a mosaic pattern bordered on the side, which successfully sets the scene for the bathtub. A walk-in shower with rain shower is available for shorter bathing pleasures. A spacious dressing room leads to the approx. 17 m<sup>2</sup> bedroom, which also has terrace access. A further bathroom impresses here not only with a shower, but also a bidet. Valuable usable space is provided by a storage room within the apartment as well as a cellar room so that you can safely store your personal belongings. There is space for a washing machine and co. in the utility room. If it does get too hot in summer, air-conditioned ceilings ensure cooler temperatures and electric shutters protect against too much sunlight. Sophisticated lighting technology makes it possible to set special lighting accents in all rooms. Thanks to the direct location on Müggelsee, you can 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 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. If you are looking for a high-quality condominium in one of Berlin's most sought-after locations, arrange a viewing today to see for yourself the advantages of this residential gem on Müggelsee!

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## Details of amenities

- High-quality oak parquet
- Natural stone (marble) in the hallway and in the bathrooms
- Frameless doors with high-quality fittings
- fireplace
- Bathroom no. 1 with spacious walk-in shower with rain shower and bathtub
- Bathroom no. 2 with spacious walk-in shower with rain shower and bidet
- Floor-to-ceiling wooden windows with triple insulated glazing
- Indirect lighting
- ceiling cooling
- electric roller shutters
- modern underfloor heating

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## 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) 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 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.

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## Other information

Es liegt ein Energiebedarfsausweis vor. Dieser ist gültig bis 29.7.2025. Endenergiebedarf beträgt 93.60 kWh/(m<sup>2</sup>\*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.

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## Contact partner

For further information, please contact your contact person:

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