

Berlin / Friedrichshagen

Exclusive living on Müggelsee: 3-room luxury apartment with dressing room, beautiful terrace and water view

Property ID: 24068023WE06



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PURCHASE PRICE: 990.000 EUR • LIVING SPACE: ca. 156 m² • ROOMS: 3

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At a glance

Property ID	24068023WE06
Living Space	ca. 156 m ²
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	1960

Purchase Price	990.000 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

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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 ² 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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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 combination of luxury and functionality awaits you in a living space of approx. 146 m². Conveniently located on the first floor, this residential unit is accessible without steps. A spacious hallway welcomes you with high-quality oak parquet flooring, which has been generously laid in all rooms. The approx. 50 m² large and overwhelming living area not only impresses with its size, but also with a breathtaking view of the Müggelsee and the terrace. Here you can enjoy the sunrise on approx. 20 m², relax and unwind. The open room design and the fantastic lake view convey a pleasant feeling of space. Due to its size of approx. 33 m², the kitchen area is ideal for placing a cozy seating area right by the window. All connections for a kitchen have already been prepared so that you can implement your wishes straight away. There is also an electrical connection in the floor so that you can install a popular central island with hob. The two bedrooms and the fully equipped bathroom can be reached via the hallway. In addition to the use of high-quality materials, there is a walk-in shower with rain shower, a bathtub and a tasteful double washbasin. Not to be missed is an approx. 10 m² dressing area, which is located in front of the large bedroom and is ideal for storing wardrobes etc. A practical guest WC successfully completes this offer. Should it get too warm in summer, air-conditioned ceilings ensure cooler temperatures and electric shutters and an awning protect against too much sunlight. Sophisticated lighting technology also 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, whether it's 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, 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
- Porcelain stoneware tiles in the bathroom and guest WC
- Bathroom with walk-in shower with rain shower and bathtub
- Floor-to-ceiling wooden windows with triple insulated glazing
- Indirect lighting
- ceiling cooling
- electric roller shutters
- awning
- 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 inviting 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/(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.

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Contact partner

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