

Berlin / Friedrichshagen

# Historic flair meets yield opportunity - one-room apartment in old building near Müggelsee lake

Property ID: 24068047



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**PURCHASE PRICE: 210.000 EUR • LIVING SPACE: ca. 44 m<sup>2</sup> • ROOMS: 1**

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## At a glance

Property ID	24068047	Purchase Price	210.000 EUR
Living Space	ca. 44 m <sup>2</sup>	Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Floor	1	Modernisation / Refurbishment	2018
Rooms	1	Condition of property	Well-maintained
Bathrooms	1	Construction method	Solid
Year of construction	1903	Equipment	Built-in kitchen

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	148.00 kWh/m <sup>2</sup> a
Energy certificate valid until	08.08.2032	Energy efficiency class	E
Power Source	Gas	Year of construction according to energy certificate	1903

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## The property



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## A first impression

Charming apartment in an old building in Friedrichshagen - ideal for owner-occupiers and investors Welcome to this cozy first floor apartment in the garden house of a historic apartment building, which was designed by the renowned architect Hugo Abbé and built in 1909. The listed building is located in the popular Scharnweberstraße, just a few minutes' walk from the idyllic Müggelsee lake and the promenade in front of the Spree tunnel. The apartment impresses with a well thought-out room layout on approx. 44 m<sup>2</sup> of living space: a spacious living room/bedroom, a spacious kitchen with dining area, a stylishly tiled shower room with window and a hallway with practical storage space. Completely renovated in 2018, the apartment presents itself in a modern, attractive condition - high-quality laminate flooring, tasteful furnishings and a fully equipped fitted kitchen including washing machine make it ready for immediate occupancy. A cellar compartment offers additional storage space and the well-kept inner courtyard with garden invites you to relax. This property is particularly attractive not only for owner-occupiers, but also for investors. Thanks to the sought-after location and the furnishings, an above-average yield of over 4% can be achieved when renting out. The apartment is rented until 30.04.2025 and will then be vacant. The convincing location in picturesque Friedrichshagen, one of Treptow-Köpenick's sought-after districts, combines the best of both worlds: proximity to the forest and water and excellent connections to Berlin's city center. Bölschestraße with its charming stores, restaurants and cafés is within walking distance, as is Friedrichshagen S-Bahn station. For leisure and nature lovers, the surrounding area offers numerous opportunities - from sailing and surfing to relaxing walks along the Müggelsee lake. Take advantage of this rare opportunity to acquire a charming old apartment in one of Friedrichshagen's best locations - either as your new home or as a lucrative investment.

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## Details of amenities

- Laminate flooring or tiles
- Fitted kitchen with electrical appliances
- Shower room with window
- Storage facilities in the hallway
- spacious cellar room

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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) 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 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, 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 8.8.2032. Endenergiebedarf beträgt 148.00 kwh/(m<sup>2</sup>\*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 1903. Die Energieeffizienzklasse ist E. 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 is only 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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