

Berlin / Friedrichshagen

# Welcome to Müggelsee: 2-room apartment with beach and water access

Property ID: 24068026WEIII/6



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**PURCHASE PRICE: 340.000 EUR • LIVING SPACE: ca. 51 m<sup>2</sup> • ROOMS: 2**

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## At a glance

|                      |                              |
|----------------------|------------------------------|
| Property ID          | 24068026WEIII/6              |
| Living Space         | ca. 51 m²                    |
| Roof Type            | Mansard roof                 |
| Floor                | 1                            |
| Rooms                | 2                            |
| Bedrooms             | 1                            |
| Bathrooms            | 1                            |
| Year of construction | 1989                         |
| Type of parking      | 1 x Garage, 35000 EUR (Sale) |

|                               |                                                                          |
|-------------------------------|--------------------------------------------------------------------------|
| Purchase Price                | 340.000 EUR                                                              |
| Commission                    | Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price |
| Modernisation / Refurbishment | 2024                                                                     |
| Condition of property         | Well-maintained                                                          |
| Construction method           | Solid                                                                    |
| Usable Space                  | ca. 5 m²                                                                 |
| Equipment                     | Garden / shared use, Built-in kitchen, Balcony                           |

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## Energy Data

|                                |                    |
|--------------------------------|--------------------|
| Type of heating                | Underfloor heating |
| Energy Source                  | Gas                |
| Energy certificate valid until | 23.08.2025         |
| Power Source                   | Gas                |

|                                                      |                           |
|------------------------------------------------------|---------------------------|
| Energy Certificate                                   | Energy demand certificate |
| Final Energy Demand                                  | 37.90 kWh/m²a             |
| Energy efficiency class                              | A                         |
| Year of construction according to energy certificate | 2012                      |

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### Professionelle Immobilienbewertung

kostenfrei und unverbindlich

- ✓ Kompetente Wertermittlung vor Ort
- ✓ Zahlreiche registrierte und solvente Kaufinteressenten
- ✓ Aus Ihrer Region empfehlen uns unsere Kunden

Kundenbewertung

★★★★★ 4,9

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## A first impression

This exquisitely designed 2-room condominium is located in a dreamlike residential complex directly on the shores of the picturesque Müggelsee lake. With high-quality fixtures and fittings and an idyllic location, this property is a real gem. The staircase is already inviting, with natural stone floors and special light sources setting charming accents. A practical elevator takes you comfortably to the 1st floor and the entrance to this residential unit. Upon entering the approx. 51 m<sup>2</sup> apartment, the beautiful parquet flooring in herringbone design catches the eye, creating a warm and inviting ambience. The white fitted kitchen is equipped with electrical appliances and a ceramic hob to meet your culinary requirements. There is also enough space for a cozy seating area. The living room has a balcony with a breathtaking view of the Müggelsee, perfect for relaxing and on cooler days the heated balcony tiles will even keep your feet warm. The bathroom has been tiled with high-quality natural stone and fitted with a bathtub with floor access to offer you a relaxing wellness experience. Thanks to an interior window to the living room, it also receives natural light. An integrated blind also ensures sufficient privacy if desired. A cozy bedroom successfully rounds off this level. Other amenities include a ceiling cooling system for hot summer days, for example, which ensures pleasant freshness, while the underfloor heating pampers you with cozy warmth in the colder months. A practical cellar room is available for your personal belongings and additional storage space. The washing machine and dryer connections are located in the communal laundry room on the first floor. This makes organizing your household as convenient as possible and allows you to use the apartment even more for pure living pleasure. To keep your car safe, there is a sought-after parking space (worth approx. 50,000 euros) in the garage, which is also part of this attractive offer. 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 m<sup>2</sup> in an exclusive waterside location. Consisting of several buildings, this apartment building was completed around 2012 and today comprises 21 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, then this is your opportunity. This apartment is freshly renovated and ready for immediate occupancy. Arrange a viewing today to discover this unique offer and see the benefits of this apartment on Müggelsee for yourself.

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## Details of amenities

- Pleasant underfloor heating
- Ceiling cooling on hot days
- Indirect ceiling lighting
- high-quality parquet flooring
- fitted kitchen with ceramic hob and electrical appliances
- electric blinds on all windows
- integrated insect screens on all windows
- cozy balcony with heated floor tiles

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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 the forest 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 main street of the village 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 23.8.2025. Endenergiebedarf beträgt 37.90 kwh/(m²\*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 2012. Die Energieeffizienzklasse ist A. 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

For further information, please contact your contact person:

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