Berlin / Oberschöneweide

Oberschöneweide estate: urban lifestyle meets natural tranquillity

Property ID: 25068020

PURCHASE PRICE: 425.000 EUR • **LIVING SPACE:** ca. 81 m² • **ROOMS:** 3.5 • **LAND AREA:** 176 m²

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At a glance

Property ID	25068020
Living Space	ca. 81 m²
Roof Type	Gabled roof
Rooms	3.5
Bedrooms	2
Bathrooms	2
Year of construction	1921

Purchase Price	425.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Modernisation / Refurbishment	2015
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 25 m²
Equipment	Terrace, Garden / shared use, Built-in kitchen

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Energy Data

Type of heating	Central heating
Energy Source	Gas
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	232.30 kWh/m²a
Energy efficiency class	G
Year of construction according to energy certificate	2005

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The property

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A first impression

This mid-terrace house in the historic "Oberschöneweide estate" was built around 1920. On a plot of approx. 180 m², approx. 81 m² of living space is spread over four levels with 3.5 rooms, a kitchen, two bathrooms and approx. 25 m² of usable space in the basement. The property offers enough space for both a couple and a small family. The house is entered via a small staircase. From the hallway, a wooden staircase leads to the upper floor and to the right to the spacious living room. The fitted kitchen is equipped with SIEMENS appliances and there is enough space for a dining area. The entire first floor is fitted with roller shutters for security and comfort. Upstairs there is a shower room with a small window and two further rooms. The smaller room is ideal as a study and the larger room leads to the converted attic via a staircase. Here you will find a hallway with plenty of storage space and another spacious room. The building has a full basement and offers space in the basement for a bathroom with bathtub, a storage room with washing machine connection and the boiler room, which provides access to the garden. The garden, which was only fitted with a new fence this year, has an approx. 9 m² terrace and plenty of green space for green fingers or children. The detached house is located in a quiet family development. Shopping facilities for daily needs, schools, kindergartens, sports facilities as well as restaurants, cafés and bars are in the immediate vicinity. The surrounding area invites you to take long walks in the Volkspark Wuhlheide or along the Spree. You can reach more distant destinations by car via the nearby Autobahn 96a (Adlergestell) and by public transport via various S-Bahn lines (S3/8/9). Immerse yourself in the best of urban elegance and natural tranquillity. Make this up-and-coming district your new home and experience the exclusive flair of Berlin-Oberschöneweide

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Details of amenities

- Oberschöneweide housing estate
- Front garden
- elegant wooden door
- Roller shutters on the first floor
- fitted kitchen incl. SIEMENS appliances
- Ceiling spotlights
- Shower room
- Bathtub
- spacious cellar
- gas condensing boiler
- Garden with fencing
- terrace

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All about the location

Geography: Oberschöneweide, a district in the Berlin borough of Treptow-Köpenick, is picturesquely situated along the River Spree in the south-east of the capital. The area is characterized by its green banks, quiet residential streets and historic industrial architecture. Location and traffic: Thanks to its ideal location, Oberschöneweide has excellent connections to Berlin's transport network. The Schöneweide S-Bahn station offers fast connections to the city center and other parts of the city. The A113 and A117 highways offer easy access to the German highway network and Schönefeld Airport. Infrastructure: The infrastructure in Oberschöneweide is very well developed. Schools, kindergartens, shopping facilities and medical care facilities are available in the immediate vicinity. The nearby shopping facilities offer a variety of stores and restaurants for daily needs. Economy: Oberschöneweide benefits from a diverse economic structure, ranging from small craft businesses to large industrial companies. Its proximity to the Berlin University of Applied Sciences (HTW) and Humboldt University also makes the district attractive for start-ups and research institutions. Leisure and nature: Oberschöneweide offers numerous recreational opportunities for nature lovers and recreational sports enthusiasts. Picturesque riverside paths along the Spree are ideal for walking and cycling. The nearby Plänterwald forest with its extensive green spaces and playgrounds offers ideal conditions for family outings and outdoor leisure activities. The park railroad in Volkspark Wuhlheide and the adjacent Parkbühne Wuhlheide are also nearby. Concerts for up to 17,000 visitors take place here every summer. Almost adjacent to this is the stadium of 1.FC Union. Overall, Oberschöneweide offers an attractive combination of urban life, natural beauty and an excellent infrastructure, making the district a sought-after place to live in Berlin. Industrial areas, old Wilhelminian-style buildings, housing estates from the 1920s and 1930s and new buildings from the 1960s and 1970s as well as allotment gardens.

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Other information

Es liegt ein Energiebedarfsausweis vor. Endenergiebedarf beträgt 232.30 kwh/(m²*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 2005. Die Energieeffizienzklasse ist G. 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 letting 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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