

Schöneiche bei Berlin

## Rare hideaway with large roof terrace, library and a touch of Hollywood

Property ID: 25068033



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PURCHASE PRICE: 695.000 EUR • LIVING SPACE: ca. 241 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 918 m<sup>2</sup>

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## At a glance

|                      |              |                       |                                                                          |
|----------------------|--------------|-----------------------|--------------------------------------------------------------------------|
| Property ID          | 25068033     | Purchase Price        | 695.000 EUR                                                              |
| Living Space         | ca. 241 m²   | Commission            | Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price |
| Roof Type            | Gabled roof  | Condition of property | Well-maintained                                                          |
| Rooms                | 4            | Construction method   | Solid                                                                    |
| Bedrooms             | 2            | Usable Space          | ca. 135 m²                                                               |
| Bathrooms            | 1            | Equipment             | Terrace, Guest WC, Built-in kitchen, Balcony                             |
| Year of construction | 1995         |                       |                                                                          |
| Type of parking      | 2 x Car port |                       |                                                                          |

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## Energy Data

|                                |                    |
|--------------------------------|--------------------|
| Type of heating                | Underfloor heating |
| Energy Source                  | Oil                |
| Energy certificate valid until | 03.05.2031         |
| Power Source                   | Oil                |

|                                                      |                                |
|------------------------------------------------------|--------------------------------|
| Energy Certificate                                   | Energy consumption certificate |
| Final energy consumption                             | 101.40 kWh/m²a                 |
| Energy efficiency class                              | D                              |
| Year of construction according to energy certificate | 1995                           |



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Finanzierung berechnen



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## A first impression

This extraordinary and barrier-free architect-designed house from 1995 combines stylish architecture with functional comfort on a total of four levels. It was planned with great attention to detail and stylishly staged with exposed beams and plenty of window space. All levels are easily accessible via an internal elevator, which makes barrier-free and future-proof living possible.

As soon as you enter the house, the first impression is impressive: a large hallway with an open visual axis that extends an impressive 16 meters up to the roof - a real architectural highlight that immediately becomes the focal point of the house. On this level there is an elegant living room, which is bright and open thanks to its large window fronts. From here, you can access a partially covered terrace, which invites you to linger in any weather and also offers a view of the lovingly landscaped garden. The first floor also houses another room with floor-to-ceiling windows, a practical, generously proportioned kitchen that is both functional and inviting, as well as a guest WC and a useful storage room. Half a floor above is a charming library, which is fitted with custom-made built-in wardrobes and is suitable as a quiet retreat or inspiring workspace. On the upper floor, there is another open-plan living room that impresses with its spaciousness and abundance of light. The generous glass fronts blur the boundary between the interior and the outdoors - as if the living room opens directly into the open air. From here, you can access an impressive roof terrace measuring approx. 57 m<sup>2</sup>. This is tastefully decorated with plants and invites you to relax outdoors with a small pond and a beautiful whirlpool. In the living room itself, a high-quality home cinema system with projector, screen and Bose speakers provides a first-class audiovisual experience. Adjacent is another bedroom with its own balcony, a small storage room and a spacious bathroom with bath and shower. The attic offers further expansion potential and opens up the possibility of creating an additional room and another bathroom - ideal for growing living needs or individual design ideas.

Five spacious rooms are available in the basement, covering an area of approx. 135 m<sup>2</sup>. The oil heating system (built in 1995) and tanks with a capacity of 6,000 liters are also located here. The entire house is warmed by a comfortable underfloor heating system, which ensures an even and pleasant indoor climate. A modern elevator also ensures that all four levels of the house can be reached comfortably and without barriers - ideal for older people or those with limited mobility to be able to use all living areas comfortably and independently at all times.



The approx. 918 m<sup>2</sup> plot is very well maintained and thoughtfully laid out. Two cisterns enable the environmentally friendly use of rainwater and a charming garden shed completes the idyllic exterior. The driveway to the property is electrically secured and leads to a double carport as well as a storage room, which is equipped with its own underfloor heating. Additional security is provided by electric shutters on the first floor and an alarm system with motion detectors.

This house is truly unique - architecturally ingeniously planned, with high-quality fittings and located in a quiet, well-kept environment. Whether for discerning families, comfort-conscious couples or as an age-appropriate home with a future - this property meets the highest standards of living quality and comfort.

The location also has a lot to offer. Located on the south-eastern edge of Berlin, Schöneiche is becoming increasingly popular. The town combines the best of both worlds: life close to nature in the countryside with close proximity to the metropolis of Berlin. Here you can enjoy the peace and beauty of a wooded environment without having to forego the advantages of urban infrastructure. Shopping facilities, cultural amenities and excellent local amenities are available locally.

Schöneiche has excellent transport connections. The Berliner Ring (A10) is just a few minutes away, as is the B1 federal highway. Streetcar line 88 offers a fast connection to Berlin-Friedrichshagen, while bus line 420 provides convenient access to the surrounding communities. Rüdersdorf and Woltersdorf can also be reached in a short time, making it easy to get around both the capital and the surrounding area of Brandenburg.

The surrounding area offers numerous leisure and recreational opportunities, including idyllic forests and a popular swimming lake - ideal for nature lovers and families. The municipality has an extensive range of educational and childcare facilities with schools and daycare centers as well as an active cultural life. A good example of this is the "Kulturgießerei", a cultural center that offers numerous events and opportunities for encounters. Forward-looking projects and locations such as BER Airport and the Tesla Gigafactory are also within easy reach of Schöneiche.

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## Details of amenities

- Roller shutters on the first floor
- Alarm system with motion detector
- Home theater (projector, screen, Bose speakers)
- Elevator to all 4 levels
- Large roof terrace with pond, whirlpool and water connection
- Partially covered terrace and balcony
- Extraordinary lighting elements
- many film and theater exhibits/props
- library
- Automated gate
- Double carport
- two rainwater cisterns
- a garden shed



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## All about the location

### History:

The place name comes from its first documented mention in 1376 as "Schoneyke" - oak grove. Around 1900, settlements of Berlin employees and civil servants were built around the old estate villages of Schöneiche and Kleinschönebeck.

The Schöneiche area in particular is characterized by the villas from this period and has the character of a quiet and relaxing forest garden community. Schöneiche is particularly popular due to its proximity to the forest and water as well as the tranquil district of Friedrichshagen.

### Geography:

Schöneiche bei Berlin is an independent municipality in the north-west of the Oder-Spree district. It borders the districts of Friedrichshagen and Rahnsdorf as well as the municipalities of Hoppegarten, Neuenhagen, Fredersdorf-Vogelsdorf, Woltersdorf and Rüdersdorf. The immediate neighborhood is exclusively wooded, while the Schöneiche settlement borders directly on the outskirts of Berlin.

### Location / traffic:

Schöneiche is located on the state roads L 302 between the Berlin city limits and Rüdersdorf and L 338 to Neuenhagen. Schöneiche is not far from the B1/B5 federal highway and the A10 highway junction (eastern Berlin ring road). The Schöneiche streetcar line 88 has been in operation since 1910 and runs from Alt-Rüdersdorf via Schöneiche to Friedrichshagen S-Bahn station in around 30 minutes. Schöneiche is also connected to the Berlin-Rahnsdorf S-Bahn station and the Erkner regional and S-Bahn station via bus route 161.

To the north, the B1/B5 is tangent to the area of the municipality. The nearest highway junctions are Rüdersdorf and Berlin-Hellersdorf on the A10 (eastern Berliner Ring).

### Infrastructure:

Schöneiche bei Berlin has a good infrastructure with schools, kindergartens, shopping facilities, restaurants and cafés. There are also very good public transport connections, making it quick and easy to get to the nearby capital city of Berlin.

### Leisure / nature:

The landscape around Schöneiche bei Berlin is characterized by numerous lakes and forests, which are ideal for hiking, cycling and other outdoor activities. The proximity to

nature and the city of Berlin make Schöneiche bei Berlin an attractive place to live for families, couples and singles.

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## Other information

Es liegt ein Energieverbrauchsausweis vor.  
Dieser ist gültig bis 3.5.2031.  
Endenergieverbrauch beträgt 101.40 kwh/(m<sup>2</sup>\*a).  
Wesentlicher Energieträger der Heizung ist Öl.  
Das Baujahr des Objekts lt. Energieausweis ist 1995.  
Die Energieeffizienzklasse ist D.

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## Contact partner

For further information, please contact your contact person:

Ariane & Andreas Gräfenstein

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Bölschestraße 106/107, 12587 Berlin  
Tel.: +49 30 - 65 66 0 5000  
E-Mail: [treptow.koepenick@von-poll.com](mailto:treptow.koepenick@von-poll.com)

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