

Potsdam / Babelsberg – Babelsberg

# Impressive Waterfront Villa with Private Boathouse

Objektnummer: 25109050EN



Secret sale

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KAUFPREIS: 14.500.000 EUR • WOHNFLÄCHE: ca. 587,5 m<sup>2</sup> • ZIMMER: 8 • GRUNDSTÜCK: 5.000 m<sup>2</sup>

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## Auf einen Blick

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Wohnfläche	ca. 587,5 m <sup>2</sup>
Dachform	Walmdach
Zimmer	8
Schlafzimmer	4
Badezimmer	2
Baujahr	1920
Stellplatz	4 x Freiplatz, 2 x Garage

Kaufpreis	14.500.000 EUR
Haus	Villa
Provision	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Bauweise	Massiv
Nutzfläche	ca. 272 m <sup>2</sup>
Ausstattung	Terrasse, Gäste-WC, Schwimmbad, Sauna, Kamin, Einbauküche, Balkon

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## Auf einen Blick: Energiedaten

Heizungsart

Fussbodenheizung

Energieinformationen KEIN

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## Ein erster Eindruck

Nestled in the historic Neubabelsberg villa enclave, this exceptional lakeside residence rises as a place where heritage, location, and architecture meet in perfect harmony. Originally built around 1920, the property now presents itself in timeless elegance following an extensive and meticulous restoration: classical proportions, grand reception rooms, and masterful craftsmanship unite historical splendour with contemporary refinement.

Across approximately 588 square metres of living space, the villa unfolds into spacious salons, a light-filled conservatory overlooking Lake Griebnitzsee, and elegant bedrooms with marble en-suite bathrooms. Premium materials – natural stone, fine woods, and bespoke details – define the sophisticated ambience. The fittings and amenities meet the highest standards: a luxury designer kitchen, two marble fireplaces, an indoor pool with counter-current system, sauna, and state-of-the-art home automation, security, and camera systems.

The expansive 5,000 m<sup>2</sup> waterfront grounds with a private boathouse, generous terraces, and landscaped gardens offer complete privacy and direct access to the lake. Here, discreet luxury blends with a sense of peace and spaciousness – a retreat for those who seek the exceptional without the need to proclaim it.

This villa is more than a home – it is a piece of Potsdam's history, an architectural gem, and a rare opportunity to own an extraordinary lakeside refuge on the shores of Lake Griebnitzsee.



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## Ausstattung und Details

- Marble and natural stone floors, partly with decorative inlays
- Underfloor heating throughout
- Luxury fitted kitchen with high-end appliances
- Two marble fireplaces
- Comprehensive camera and alarm system with interior and exterior surveillance
- Smart home control system (Merten bus system)
- Dual heating systems (gas and heat pump with cooling function)
- Several sun terraces with lake and garden views
- Indoor pool with counter-current system
- Sauna and wellness area
- Private boathouse (suitable for boats up to approx. 9 x 3.2 m, up to 4 tons)
- Automatic garden irrigation system with 32 control zones
- Elaborately landscaped outdoor areas
- Three robotic lawn mowers
- Natural stone staircases and terraces
- Two garages
- Additional building plot (currently used as part of the garden)

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## Alles zum Standort

Potsdam, the capital of the federal state of Brandenburg with around 190,000 inhabitants, is a city of culture of international standing and an important economic and service centre. The city offers a spectacular Baroque old town, excellent residential areas, and a vibrant city centre with attractive shopping and promenade opportunities.

Babelsberg is the largest district of Potsdam and today best known as a renowned media location. Particularly sought-after is the northeastern part, known as Neubabelsberg. This exclusive villa quarter, developed around 1900, stretches along Lake Griebnitzsee up to Babelsberg Palace and was originally home to wealthy Berlin families. Later, due to its proximity to the famous film studios, it became a preferred residential area for well-known film personalities.

During the Potsdam Conference of 1945, the world's most powerful statesmen — Churchill, Stalin, and Truman — resided in Neubabelsberg's villas.

In recent years, many of these stately homes have been meticulously restored, and today they shine once again in their former splendour.

Potsdam benefits from excellent transport connections via nearby motorways, ensuring easy access to central Berlin and Berlin Brandenburg Airport (BER). The Berlin city limits adjoin Potsdam directly. All districts are well connected by bus and tram services, while the regional express trains and S-Bahn provide direct access to Berlin Central Station. A regional train connection also offers direct service to Berlin Brandenburg Airport.

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## Weitere Informationen

### Our Service for You as the Property Owner

We are pleased to provide you with a complimentary valuation of your property based on its current market value, to develop a tailored sales strategy, and to accompany you throughout the entire sales process until its successful completion.

VON POLL REAL ESTATE and its team stand for the values of integrity, reliability, and discretion.

Our national and international network enables us to bring together sellers or landlords with suitable clients in the best possible way.

Already in our first conversation, we can inform you about the number of qualified prospective buyers currently registered with us.

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### Disclaimer

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Therefore, we cannot assume any liability for the accuracy or completeness of this information. It is the responsibility of our clients to verify the details and data contained therein for accuracy.

We kindly ask for your understanding that complete property details can only be shared once we have received the full contact information of the interested party (residential address, telephone number, etc.).



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## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Andreas Güthling

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*Zum Impressum der von Poll Immobilien GmbH*

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