

Berlin / Hessenwinkel

Living where the Spree shows off its most beautiful banks - a brick-built jewel on the waterfront

Property ID: 25068056



PURCHASE PRICE: 895.000 EUR • LIVING SPACE: ca. 150 m² • ROOMS: 5 • LAND AREA: 603 m²

Property ID: 25068056 - 12589 Berlin / Hessenwinkel

-  At a glance
-  The property
-  Energy Data
-  A first impression
-  Details of amenities
-  All about the location
-  Other information
-  Contact partner

Property ID: 25068056 - 12589 Berlin / Hessenwinkel

At a glance

Property ID	25068056	Purchase Price	895.000 EUR
Living Space	ca. 150 m ²	Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Roof Type	Gabled roof	Condition of property	Well-maintained
Rooms	5	Construction method	Solid
Bedrooms	2	Usable Space	ca. 81 m ²
Bathrooms	3	Equipment	Terrace, Sauna, Fireplace, Built-in kitchen
Year of construction	1995		
Type of parking	1 x Car port, 1 x Outdoor parking space		

Property ID: 25068056 - 12589 Berlin / Hessenwinkel

Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy consumption certificate
Energy Source	Gas	Final energy consumption	178.90 kWh/m ² a
Energy certificate valid until	02.10.2035	Energy efficiency class	F
Power Source	Gas	Year of construction according to energy certificate	1997

Property ID: 25068056 - 12589 Berlin / Hessenwinkel

The property



Property ID: 25068056 - 12589 Berlin / Hessenwinkel

The property



Property ID: 25068056 - 12589 Berlin / Hessenwinkel

The property



Property ID: 25068056 - 12589 Berlin / Hessenwinkel

The property



Property ID: 25068056 - 12589 Berlin / Hessenwinkel

The property



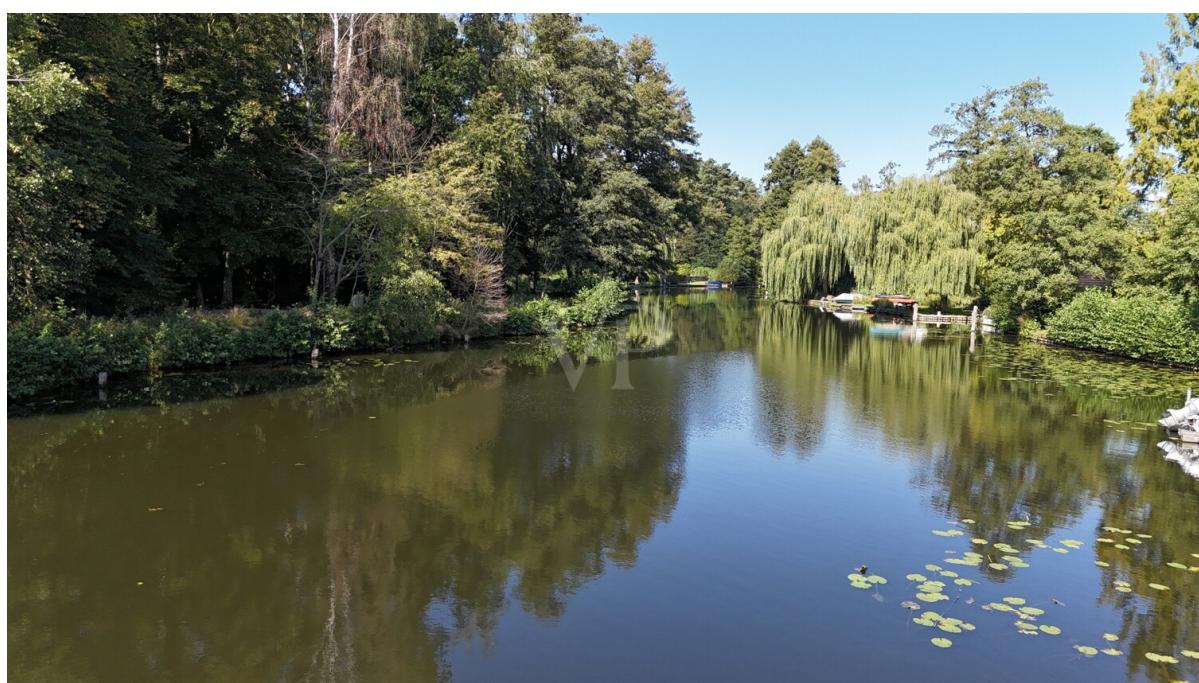
Property ID: 25068056 - 12589 Berlin / Hessenwinkel

The property



Property ID: 25068056 - 12589 Berlin / Hessenwinkel

The property



Property ID: 25068056 - 12589 Berlin / Hessenwinkel

The property



Property ID: 25068056 - 12589 Berlin / Hessenwinkel

The property

VP | VON POLL
FINANCE

Immobilie gefunden, *Finanzierung* gelöst.

Jetzt persönliches Kaufbudget berechnen und die passende Finanzierungslösung ermitteln.

www.von-poll.com/finanzieren



Finanzierung berechnen



VP | VON POLL
IMMOBILIEN



Professionalle Immobilienbewertung
kostenfrei und unverbindlich

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

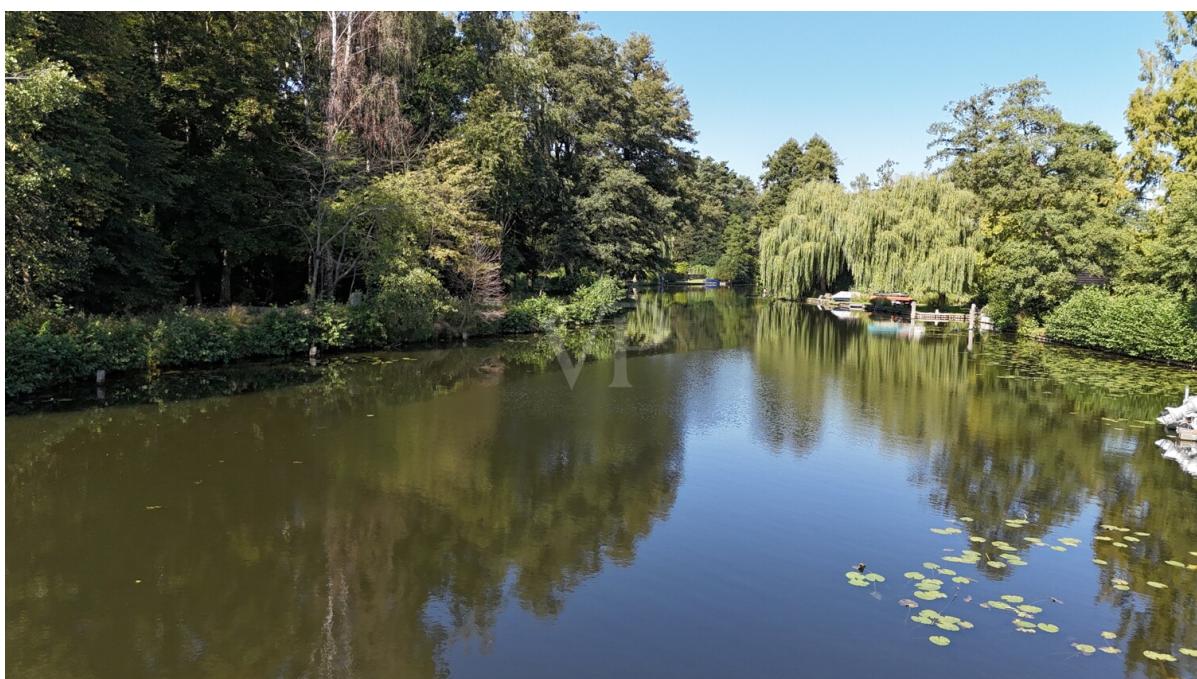


Kundenbewertung
★★★★★ 4,9

Shop Berlin - Treptow-Köpenick | Bölschestraße 106/107 | 12587 Berlin | T: 030 - 65 66 05 000 | treptow.koepenick@von-poll.com

Property ID: 25068056 - 12589 Berlin / Hessenwinkel

The property



Property ID: 25068056 - 12589 Berlin / Hessenwinkel

The property



Property ID: 25068056 - 12589 Berlin / Hessenwinkel

The property



Property ID: 25068056 - 12589 Berlin / Hessenwinkel

The property



Property ID: 25068056 - 12589 Berlin / Hessenwinkel

The property



Property ID: 25068056 - 12589 Berlin / Hessenwinkel

The property



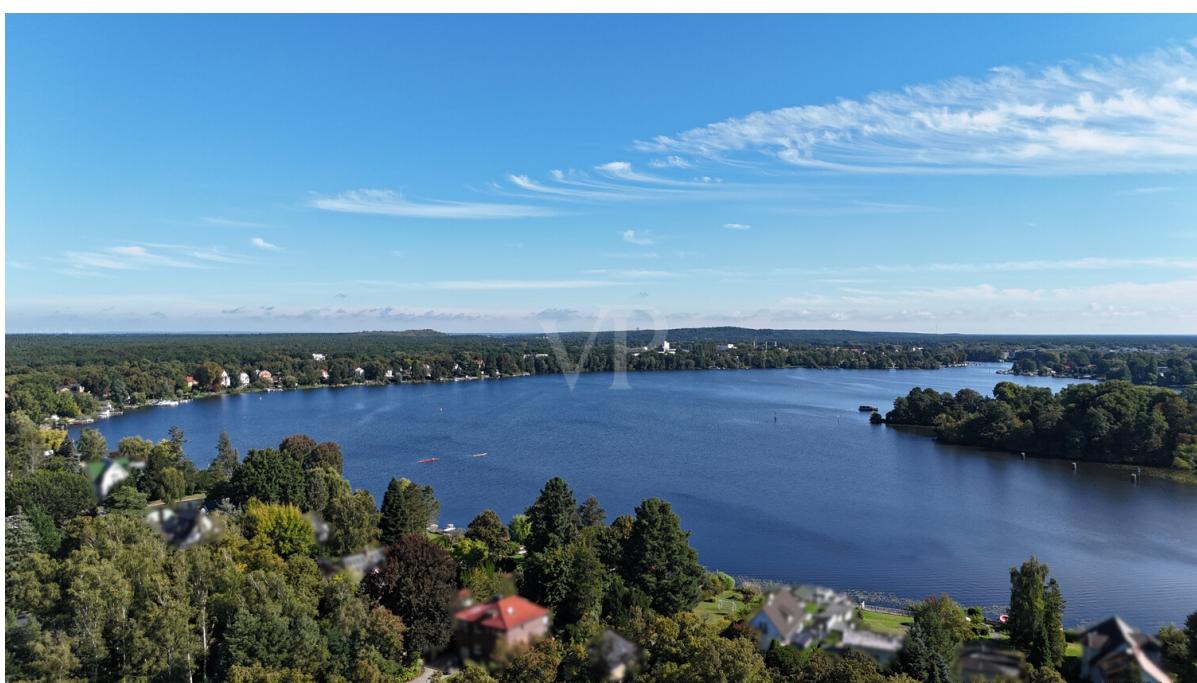
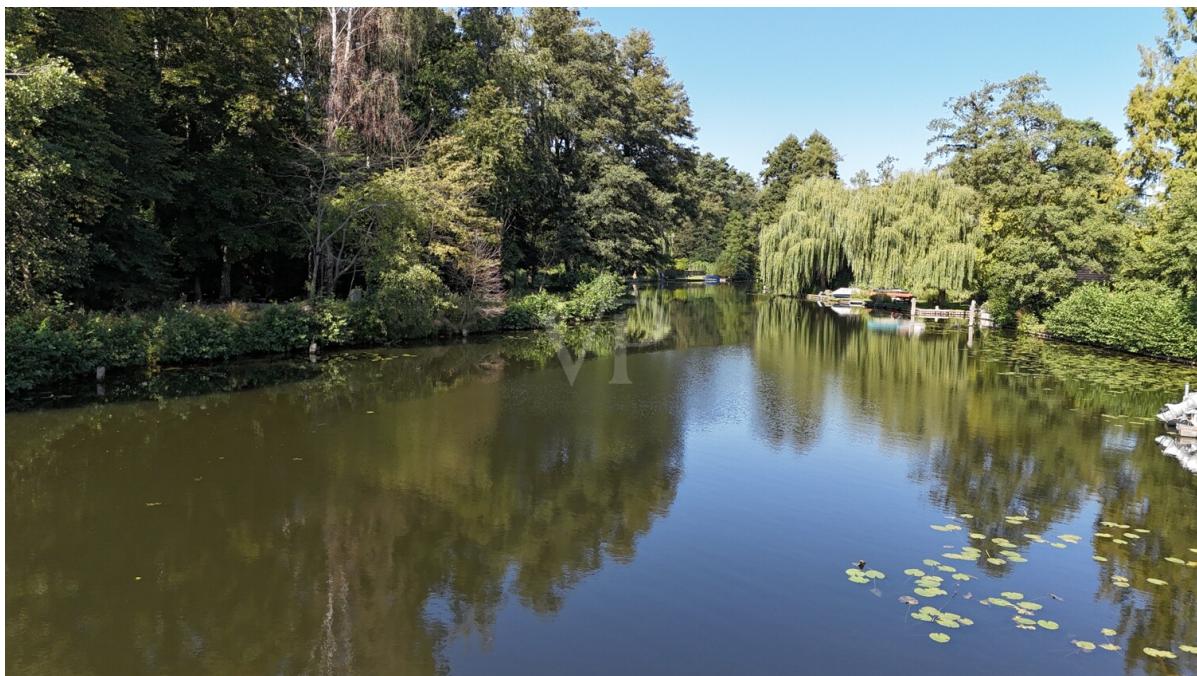
Property ID: 25068056 - 12589 Berlin / Hessenwinkel

The property



Property ID: 25068056 - 12589 Berlin / Hessenwinkel

The property



Property ID: 25068056 - 12589 Berlin / Hessenwinkel

The property



The logo for VP VON POLL FINANCE, featuring the letters 'VP' in a white box followed by the words 'VON POLL' and 'FINANCE' stacked vertically.

Immobilie gefunden, Finanzierung gelöst.

Jetzt persönliches Kaufbudget
berechnen und die passende
Finanzierungslösung ermitteln.

www.von-poll.com/finanzieren

A photograph of a man and a woman standing outside a light-colored house with a tiled roof. They are facing each other and smiling. A white callout box with a QR code is overlaid on the bottom right of the image.

Finanzierung
berechnen

A QR code enclosed in a white box with a black border, located in the bottom right corner of the advertisement.

www.von-poll.com

Property ID: 25068056 - 12589 Berlin / Hessenwinkel

The property

VP VON POLL
IMMOBILIEN



Professional Immobilienbewertung
kostenfrei und unverbindlich

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

Shop Berlin - Treptow-Köpenick | Bölschestraße 106/107 | 12587 Berlin | T: 030 - 65 66 05 000 | treptow.koepenick@von-poll.com



Kundenbewertung
★★★★★ 4,9

Property ID: 25068056 - 12589 Berlin / Hessenwinkel

A first impression

Brick villa with a view of the Spree - a jewel on the waterfront

Directly on the old Spree embankment, where the Spree takes its calm, sparkling course, awaits a villa that is more than just a home - it is a place to arrive, dream and enjoy. This beautifully clinkered property combines the charm of times gone by with the spaciousness and comfort of a pleasant living culture. With its fantastic south-west orientation, it provides its residents with atmospheric light and unforgettable sunsets over the water at any time of day.

Originally built around 1935, the building was lovingly renovated in 1995 and extended by a further floor to create a magnificent villa with a living space of around 150 m². A room concept opens up here that leaves almost nothing to be desired: whether as a spacious detached house with five rooms or as a stylish house for generations with two independent residential units.

On the first floor, a hallway welcomes you before the heart of the house unfolds its effect: a light-flooded living room with a large fireplace and impressive window front that allows the view to sweep far across the water. From here, you step out onto the approx. 11 m² terrace with awning - a place where summer days seem like vacation days. The country-style fitted kitchen (2014) is equipped with electrical appliances and blends harmoniously into the ambience, while the daylight bathroom with whirlpool bath and shower promises pure relaxation.

The top floor is also a delight: another living room with a large balcony of approx. 18 m² opens up the view over the Spree - a place where evenings in the warm light of the setting sun become unforgettable moments. A spacious kitchen, a cozy bedroom and a daylight bathroom complete this living level to create a self-contained retreat.

The basement is more than just functional. In addition to practical storage rooms, there is a spacious office, a sauna with relaxation room and another shower room equipped with modern underfloor heating on an area of approx. 81 m². And best of all: direct access to the garden - and thus to the Spree.

Outside, the villa is at its best. The well-kept garden of approx. 603 m² presents an approx. 16 m wide waterfront, which is equipped with a coveted jetty. Boating enthusiasts can moor their boat here or glide directly into the water via the private slipway. Finally, it

should be mentioned that an approx. 32 m long driveway leads to the property and provides a carport and another parking space for a car. A charming garden shed also offers space for this and that.

This villa is no ordinary house - it is a lifestyle. A retreat where tranquillity and nature combine with comfort and style. A place that lets you forget everyday life and experience life by the water in its most beautiful form.

Property ID: 25068056 - 12589 Berlin / Hessenwinkel

Details of amenities

- Brick exterior façade
- underfloor heating
- double glazing
- Roller shutters on the first floor
- two fitted kitchens
- three bathrooms with daylight
- whirlpool bathtub
- fireplace
- Awnings
- Sauna
- Carport and additional parking space
- South-west facing
- Garden shed
- Jetty (depth at jetty end 65 to 70 cm) with slipway

Property ID: 25068056 - 12589 Berlin / Hessenwinkel

All about the location

The property is located in the Rahnsdorf-Hessenwinkel district on an idyllic little peninsula surrounded by watercourses such as the Spree, old Spree arms and the proximity to Lake Dämeritz. The island is connected to the northern residential area via the historic Triglawbrücke bridge, making it an excellent place to combine peace and nature with easy accessibility. The surrounding area is characterized by lots of greenery, water areas and an overall very quiet residential atmosphere. Single-family homes and smaller villas dominate, giving the neighborhood a charming, natural flair. Families benefit from the proximity to facilities such as the "Inselzwerge" daycare center or a boat rental, which is a practical addition with a small snack bar as a local supplier or for leisure and gastronomy. Just a short walk away, Café Klein Schwalbenberg invites you to take a relaxing coffee break in the countryside - with homemade cakes, ice cream and fantastic coffee specialties.

Geography

Rahnsdorf is the easternmost district of Berlin and is made up of the districts of Hessenwinkel, Wilhelmshagen, Neu-Venedig and Rahnsdorf. The area is characterized by charming villa colonies, idyllic detached house estates and a high recreational value. Rahnsdorf is particularly popular with day-trippers and tourists because of the nearby Müggelsee lake. The district currently has around 11,138 inhabitants.

Location and transport links

Rahnsdorf has excellent public transport connections. Two S-Bahn stations - Rahnsdorf and Wilhelmshagen - are located on the Berlin-Frankfurt/Oder and Berlin-Potsdam lines and are served by the S-Bahn line S3. A historic streetcar also runs from Rahnsdorf station to Woltersdorf.

The BVG streetcar line 61 connects Rahnsdorf/Waldschänke via Friedrichshagen and Köpenick with the science city of Adlershof. Bus route 161 runs every 20 minutes during the day and connects both S-Bahn stations and the terminus of streetcar route 61, as well as providing a direct connection to Erkner and Schöneiche. At night, line N61 takes over and connects the three S-Bahn stations Wilhelmshagen, Rahnsdorf and Friedrichshagen.

Rahnsdorf is also well served by water: the solar-powered ferry line F23 operates on the

Müggelspree on behalf of BVG. At weekends and on public holidays, the historic F24 hand cable ferry also runs between Rahnsdorf/Kruggasse and Müggelheim/Spreewiesen - one of only three hand-operated ferries in Germany.

You can reach the center of Berlin by car in about 45 minutes. The A10 is only around 10 minutes away and offers connections in all directions. The capital's BER airport is around 30 km away and can be reached in around 40 minutes.

Infrastructure

Rahnsdorf offers good basic services:

Schools: 1 elementary school, grammar schools in Erkner and Friedrichshagen

Daycare centers: 9

Shopping: 5 supermarkets, 2 bakeries, 1 petrol station

Leisure, sport and nature

Anyone who loves nature and recreation will appreciate Rahnsdorf. The nearby Müggelsee lake with its lidos, waterside restaurants and a wide range of water sports facilities is ideal for active leisure activities. The historic fishing village, the romantic canals of Neu-Venedig and the Dämeritzsee lake make the area particularly attractive.

The R1 European cycle path also runs directly through Hessenwinkel. With a length of over 4,500 to 5,100 kilometers, this international long-distance cycle route connects London in Great Britain with Helsinki in Finland and Moscow in Russia - ideal for extended cycle tours.

Property ID: 25068056 - 12589 Berlin / Hessenwinkel

Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 2.10.2035.

Endenergieverbrauch beträgt 178.90 kWh/(m²*a).

Wesentlicher Energieträger der Heizung ist Gas.

Das Baujahr des Objekts lt. Energieausweis ist 1997.

Die Energieeffizienzklasse ist F.

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.

Property ID: 25068056 - 12589 Berlin / Hessenwinkel

Contact partner

For further information, please contact your contact person:

Ariane & Andreas Gräfenstein

Bölschestraße 106/107, 12587 Berlin

Tel.: +49 30 - 65 66 0 5000

E-Mail: treptow.koepenick@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com