

Berlin-Spindlersfeld

# Impressive detached house near the Spindlersfeld water town and just a few steps from the Spree

*Property ID: 25068045*



**PURCHASE PRICE: 845.000 EUR • LIVING SPACE: ca. 167 m<sup>2</sup> • ROOMS: 7 • LAND AREA: 915 m<sup>2</sup>**

Property ID: 25068045 - 12555 Berlin-Spindlersfeld

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

Property ID: 25068045 - 12555 Berlin-Spindlersfeld

## At a glance

Property ID	25068045	Purchase Price	845.000 EUR
Living Space	ca. 167 m²	Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Roof Type	Half-hipped roof		
Rooms	7		
Bedrooms	6	Modernisation / Refurbishment	2001
Bathrooms	2	Condition of property	Needs renovation
Year of construction	1938	Construction method	Solid
Type of parking	1 x Garage	Usable Space	ca. 94 m²
		Equipment	Guest WC, Balcony

Property ID: 25068045 - 12555 Berlin-Spindlersfeld

## Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	144.80 kWh/m²a
Energy certificate valid until	27.10.2035	Energy efficiency class	E
Power Source	Gas	Year of construction according to energy certificate	1999



Property ID: 25068045 - 12555 Berlin-Spindlersfeld

## The property



Property ID: 25068045 - 12555 Berlin-Spindlersfeld

## The property





Property ID: 25068045 - 12555 Berlin-Spindlersfeld

## The property



Property ID: 25068045 - 12555 Berlin-Spindlersfeld

## The property





Property ID: 25068045 - 12555 Berlin-Spindlersfeld

## The property





Property ID: 25068045 - 12555 Berlin-Spindlersfeld

## The property





**Professionelle 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: 25068045 - 12555 Berlin-Spindlersfeld

## The property



### Immobilie gefunden, *Finanzierung* gelöst.

Jetzt persönliches Kaufbudget  
berechnen und die passende  
Finanzierungslösung ermitteln.

[www.von-poll.com/finanzieren](http://www.von-poll.com/finanzieren)





Property ID: 25068045 - 12555 Berlin-Spindlersfeld

## A first impression

Welcome to your new home - a charming detached house just a stone's throw from the picturesque Treptower Spree. Within walking distance of the water town of Spindlersfeld and yet in a wonderfully quiet location, a special property with character awaits you on a sunny plot of around 915 m<sup>2</sup>.

The façade with its stylish shutters and classic architecture from the 1930s catches the eye from the very first glance. The house was completely renovated in 1999 and still exudes the charm of times gone by.

With a living area of approx. 167 m<sup>2</sup>, the house offers enough space for the whole family. There are a total of 7 spacious rooms, two bathrooms, a kitchen and several storage rooms. A stylish covered entrance leads to the interior of the house, where on the first floor there is a spacious hallway, two large rooms and an impressive living and dining area of approx. 32 m<sup>2</sup> with a beautiful bay window and views of the garden. A functional kitchen, a shower room, a small chamber and a checkroom round off this level perfectly. The floors are fitted with original high-quality parquet or attractive floorboards, while the hallway, kitchen and bathroom are fitted with easy-care tiles.

A curved wooden staircase leads to the upper floor, where four further cozy rooms and a charming roof terrace await you. From here you can enjoy a wonderful view of the greenery. A spacious bathroom with bathtub, a practical storage room and a built-in wardrobe offer additional comfort.

The fully basement area with more than 90 m<sup>2</sup> provides plenty of storage space for hobbies, supplies or workshop areas. The underground garage, with direct access to the house, also provides convenient and secure parking and the insulated loft offers further valuable space for your ideas.

The property was extensively renovated and lovingly refurbished in 1999. Nevertheless, extensive modernization measures are now planned in order to restore the house to its former glory.

With its excellent location close to the S-Bahn (approx. 600 m on foot), the immediate proximity to the Spree, the large sunny plot and the charming architectural details, this

detached house is a real gem that offers plenty of potential for individual design options and represents a rare opportunity for families and lovers of classic houses.

Property ID: 25068045 - 12555 Berlin-Spindlersfeld

## Details of amenities

### GENERAL

- Year of construction approx. 1938
- Extensive core renovation in 1999
- Plot size approx. 915 m<sup>2</sup>
- Living space approx. 167 m<sup>2</sup>, spread over 7 rooms
- Full basement with over 90 m<sup>2</sup> of usable space
- Insulated attic as additional storage space

### INTERIOR FITTINGS

- Spacious living and dining area with bay window and view of the garden
- Kitchen with pantry
- two bathrooms: shower room on the first floor, bathtub on the upper floor
- four bedrooms on the upper floor, two further rooms on the first floor
- Roof terrace with a view of the garden
- Parquet and floorboards on the first floor
- floorboards on the upper floor
- Tiled floors in the hallway, kitchen and bathrooms
- Solid wooden staircase to the upper floor
- gigabit-capable LAN

### OUTDOOR AREA

- Covered house entrance
- south-facing, spacious garden area
- Stylish shutters for a harmonious overall appearance
- Underground garage with direct access to the house



Property ID: 25068045 - 12555 Berlin-Spindlersfeld

## All about the location

### GEOGRAPHY

Berlin-Spindlersfeld is part of the Treptow-Köpenick district and is located in the south-east of the capital. Characterized by its direct location on the Spree and in the immediate vicinity of the water town of Spindlersfeld, the district offers a harmonious combination of urban living and natural idyll. The area is characterized by loose development with detached houses, charming villas and small apartment buildings. Extensive green spaces, gardens and riverside areas characterize the image and create a pleasant living environment.

### LOCATION and TRANSPORT

The transport connections are excellent. The Spindlersfeld S-Bahn station connects the district directly with Berlin city center. In addition, bus and streetcar lines ensure that the surrounding districts and hubs can be reached quickly. By car, both the B96a and the A113 can be reached in a short time, which means that the airports and the surrounding area of Berlin are also well connected. The proximity to Köpenick's old town means short distances for shopping, errands and restaurant visits.

### ECONOMY

Spindlersfeld benefits from its proximity to dynamic business locations in Köpenick and Adlershof. The Adlershof Technology and Science Center, one of Germany's most important high-tech clusters, is only a few kilometers away and offers a wide range of job opportunities in future-oriented industries. At the same time, Spindlersfeld itself remains predominantly a quiet residential area, making it ideal for combining living and working in the region.

### INFRASTRUCTURE

The infrastructure in Spindlersfeld is well developed. Supermarkets, bakeries, pharmacies and smaller specialist stores cover daily needs. There are several daycare centers and schools nearby. Medical care is also ensured by medical centers and clinics in the area.

### LEISURE and SPORTS

Spindlersfeld offers a wide range of leisure activities. The proximity to the River Spree and Köpenick's old town provides attractive opportunities such as boat trips, rowing or relaxing walks along the riverside promenade. Sports clubs, fitness studios and tennis courts are also nearby. The Wuhlheide with its sports and recreation areas, playgrounds

and the leisure and recreation center (FEZ) is only a few minutes away.

#### NATURE

Nature lovers get their money's worth in Spindlersfeld. The banks of the Spree, extensive green spaces and the proximity to Müggelsee lake offer plenty of space for recreation. Bicycle tours, jogging routes and walking paths connect the surrounding natural areas and make the district particularly attractive for families and those seeking relaxation.

Property ID: 25068045 - 12555 Berlin-Spindlersfeld

## Other information

Es liegt ein Energiebedarfsausweis vor.  
Dieser ist gültig bis 27.10.2035.  
Endenergiebedarf beträgt 144.80 kwh/(m<sup>2</sup>\*a).  
Wesentlicher Energieträger der Heizung ist Gas.  
Das Baujahr des Objekts lt. Energieausweis ist 1999.  
Die Energieeffizienzklasse ist E.

**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: 25068045 - 12555 Berlin-Spindlersfeld

## 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](mailto:treptow.koepenick@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)