

Berlin / Karlshorst

## Stylish living in Karlshorst - Exclusive 2-room apartment with charm and comfort

Property ID: 25068030



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PURCHASE PRICE: 325.000 EUR • LIVING SPACE: ca. 69,35 m<sup>2</sup> • ROOMS: 2

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## At a glance

|                      |                          |
|----------------------|--------------------------|
| Property ID          | 25068030                 |
| Living Space         | ca. 69,35 m <sup>2</sup> |
| Floor                | 1                        |
| Rooms                | 2                        |
| Bedrooms             | 1                        |
| Bathrooms            | 1                        |
| Year of construction | 1935                     |

|                               |                                                                          |
|-------------------------------|--------------------------------------------------------------------------|
| Purchase Price                | 325.000 EUR                                                              |
| Commission                    | Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price |
| Modernisation / Refurbishment | 2021                                                                     |
| Construction method           | Solid                                                                    |
| Usable Space                  | ca. 4 m <sup>2</sup>                                                     |
| Equipment                     | Balcony                                                                  |

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## Energy Data

|                                |                              |                                                      |                           |
|--------------------------------|------------------------------|------------------------------------------------------|---------------------------|
| Type of heating                | Single-storey heating system | Energy Certificate                                   | Energy demand certificate |
| Energy Source                  | Gas                          | Final Energy Demand                                  | 129.10 kWh/m²a            |
| Energy certificate valid until | 27.08.2029                   | Energy efficiency class                              | D                         |
| Power Source                   | Gas                          | Year of construction according to energy certificate | 1935                      |

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## The property



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Map of Berlin showing districts: Spandau, Pankow, Tempelhof, Zehlendorf, and Treptow-Köpenick.

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## A first impression

This exclusive 2-room apartment awaits you in the heart of the charming and green district of Karlshorst, one of Berlin's most charming and lively residential areas - a retreat with style, comfort and urban elegance. The apartment is located in a lovingly and lavishly renovated apartment building from 1935, which skillfully combines historical charm with modern living comfort - the staircase alone is a real highlight.

As soon as you enter, you are greeted by a bright and inviting atmosphere. High-quality parquet flooring lends the rooms a warm, elegant touch and underlines the timelessly beautiful style of the apartment. The open-plan design creates a spacious feel and harmoniously combines living and cooking - perfect for anyone who appreciates modern living. The open fitted kitchen with Siemens brand appliances blends elegantly into the living concept and leaves nothing to be desired in terms of functionality and design. The elegant bathroom with window and integrated shower invites you to relax and the tasteful materials turn it into a small oasis of well-being. The space is practically complemented by a separate storage room, which offers additional storage space for everything that should remain out of sight. A real highlight is the sheltered loggia - your personal box seat for sunny mornings or balmy evenings. Here you can enjoy life to the full, surrounded by peace and quiet and yet in the heart of the city. The apartment is heated by a modern gas heating system, which ensures pleasant temperatures and efficient use of energy. A separate cellar room rounds off the offer and provides further practical storage space.

The inner courtyard has been lovingly redesigned and invites you to linger with its fresh greenery and cozy seating areas. The natural shade provided by the newly planted trees is particularly pleasant - a peaceful retreat in the middle of everyday life. Trees in front of the house also create a green, friendly ambience. In the immediate vicinity, Seepark Karlshorst offers a natural recreational oasis, ideal for relaxing walks or a short break in the countryside. Bicycle tours along the Spree are ideal for active leisure activities - with picturesque paths and varied landscapes. Those who want to go into the city benefit from the excellent connections: Ostkreuz station is just 12 minutes away.

This apartment is perfect for anyone looking for something special: stylish living, an excellent location in one of Berlin's most sought-after districts and a home that combines a modern lifestyle with a high quality of life.

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## Details of amenities

- 2-room apartment with loggia
- Apartment building built in 1935 and completely renovated in 2021
- High-quality parquet flooring
- Large bathroom with bathtub, shower and window
- storeroom
- modern gas heating built in 2021
- Modern open fitted kitchen with Siemens appliances
- cellar room

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## All about the location

Karlshorst became one of the capital's most popular suburbs during its history as a villa colony and was often referred to as the "Dahlem of the East".

### Geography:

Karlshorst is a district in the Berlin administrative district of Lichtenberg and was established in the 19th century. The S-Bahn line S3 (Erkner-Spandau) divides Karlshorst into the two parts Karlshorst North & South. The northern part is dominated by old buildings - especially west of Treskowallee - and detached houses. Single-family homes and terraced houses have been built on the former site of the KGB's largest foreign headquarters around Zwieseler Strasse. In the Rheinisches Viertel, as well as between Waldow- and Köpenicker Allee, there are also many town villas and terraced houses.

### Location / traffic:

The Karlshorst S-Bahn station in Karlshorst is the local transport hub. The S3 takes you to the center of Berlin, City East or the city limits (S-Erkner) in just 20 minutes. City West with the Ku'Damm can be reached in approx. 40 minutes. Various streetcar and bus lines run from Karlshorst S-Bahn station through the district, linking Karlshorst and the Tierpark U-Bahn station very well into the Berlin public transport network. Alexanderplatz can be reached by car in around 26 minutes and Kurfürstendamm in around 34 minutes.

### Infrastructure:

Various leisure and cultural activities are complemented in Karlshorst by a well-developed supply infrastructure and all important educational facilities. Parents have access to daycare centers, elementary school, a secondary school and a grammar school for the care and education of their children. The University of Applied Sciences for Technology and Economics (FHTW), which is the largest in Berlin and Brandenburg, deserves special mention. Treskowallee around the Karlshorst S-Bahn station forms the town center with its medical and service center and many local stores.

### Leisure / Nature:

Karlshorst is known for its harness racing track, but Karlshorst also offers various opportunities for indoor and outdoor activities for young and old beyond equestrian sports thanks to its proximity to the zoo and Volkspark Wuhlheide.

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## Other information

Es liegt ein Energiebedarfsausweis vor.  
Dieser ist gültig bis 27.8.2029.  
Endenergiebedarf beträgt 129.10 kwh/(m<sup>2</sup>\*a).  
Wesentlicher Energieträger der Heizung ist Gas.  
Das Baujahr des Objekts lt. Energieausweis ist 1935.  
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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