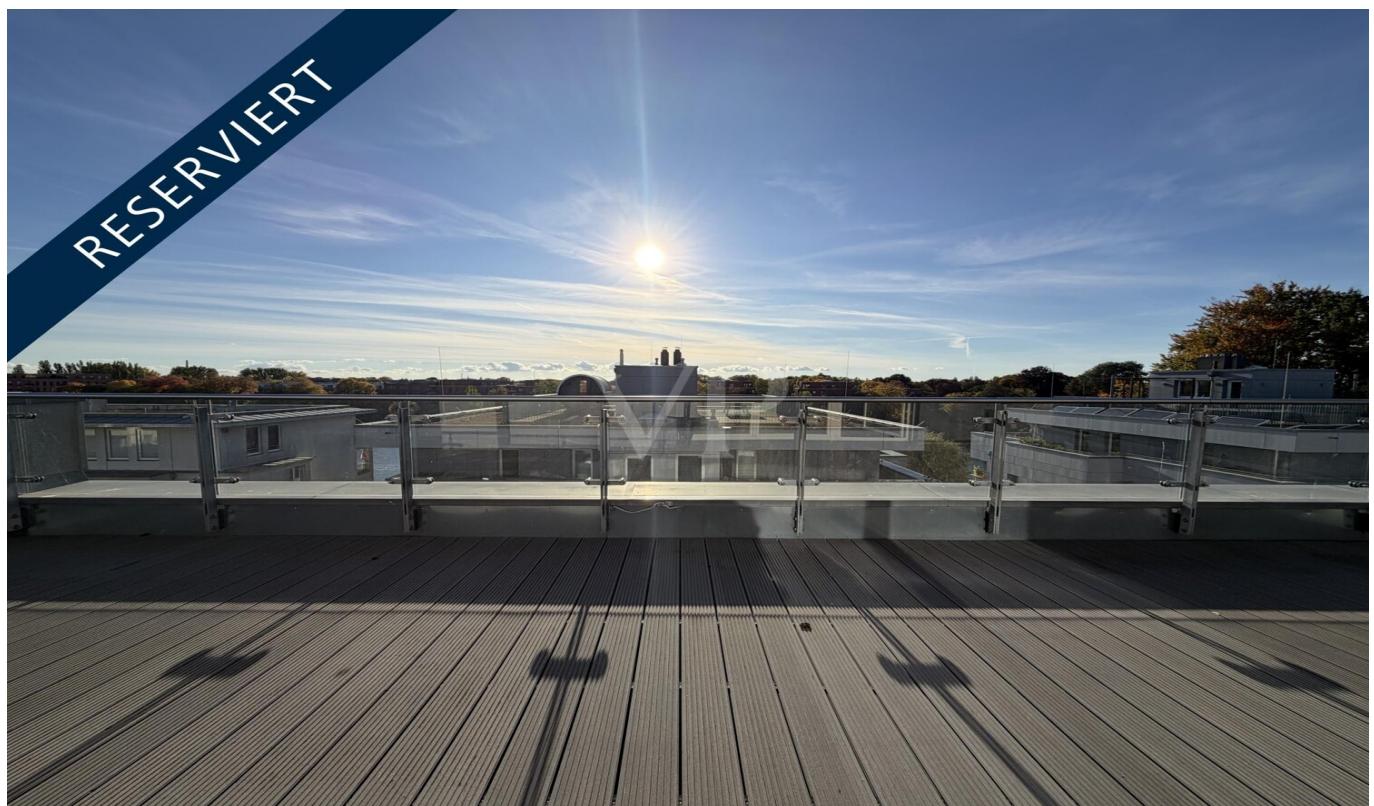


Berlin / Köpenick

# Living in Köpenick's top location - high-quality top-floor apartment with large, cozy roof terrace

*Property ID: 25068060WE41*



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**PURCHASE PRICE: 768.000 EUR • LIVING SPACE: ca. 128 m<sup>2</sup> • ROOMS: 3**

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Property ID: 25068060WE41 - 12555 Berlin / Köpenick

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

**Property ID: 25068060WE41 - 12555 Berlin / Köpenick**

## At a glance

Property ID	25068060WE41	Purchase Price	768.000 EUR
Living Space	ca. 128 m <sup>2</sup>	Commission	Buyer's commission is 2.38 % (incl. VAT) of the notarized purchase price
Floor	5	Modernisation / Refurbishment	2025
Rooms	3	Condition of property	Well-maintained
Bedrooms	2	Construction method	Solid
Bathrooms	2	Equipment	Terrace, Built-in kitchen
Year of construction	2017		
Type of parking	1 x Underground car park, 30000 EUR (Sale)		

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Fossil CHP	Final Energy Demand	51.80 kWh/m <sup>2</sup> a
Energy certificate valid until	28.01.2028	Energy efficiency class	B
Power Source	District heating	Year of construction according to energy certificate	2017

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## The property



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**Capital**  
MAILER KOMPASS  
Top-Makler Berlin  
5 ★★★★★  
Höchste für  
von Poll Immobilien  
Treptow-Köpenick

**BELLEVUE**  
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 Aus Ihrer Region empfehlen uns  
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Kundenbewertung  
★★★★★ 4,9

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

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## The property

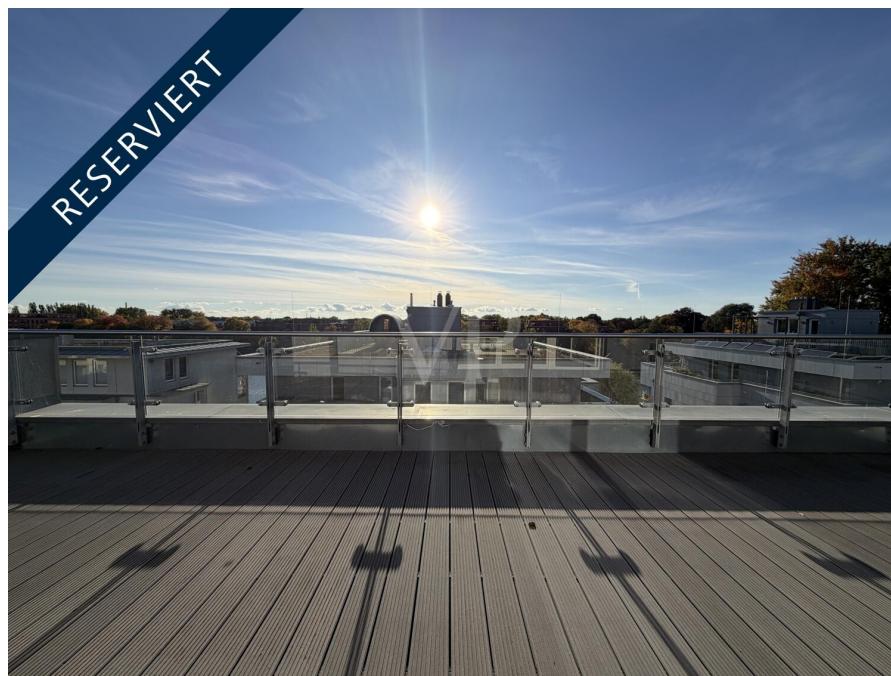
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## The property

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Finanzierung berechnen



**Property ID: 25068060WE41 - 12555 Berlin / Köpenick**

## A first impression

In one of the most sought-after locations in Berlin and directly on the Spree, we present this luxurious top-floor apartment that leaves nothing to be desired. The apartment is located in the 2nd row to the Spree and offers a maximum of comfort and quality on around 128 m<sup>2</sup> of living space.

The room concept is divided into a spacious room with an adjoining modern bathroom, a cozy bedroom, another bathroom with a walk-in shower and a spacious living and dining area. In addition to a connection option for a wood-burning stove, the high-quality branded fitted kitchen, which is equipped with modern electrical appliances, some of which are as good as new, is also located here. A spacious hallway features a large built-in wardrobe with plenty of storage space. A particular highlight, however, is the approx. 52 m<sup>2</sup> terrace, which impresses with a beautiful view of the Spree. It runs all the way around and can be accessed from every room. In addition to attractive tiles in the bathrooms, high-quality oak parquet underlines the elegant character of this apartment. This special apartment not only offers you a first-class location, but also a variety of high-quality features that will raise your living comfort to a new level. Here are some of the outstanding features of this property:

1. high-quality branded fitted kitchen with Miele appliances: The kitchen is the centerpiece of this apartment and has been fitted with a spacious branded fitted kitchen. The kitchen has high-quality built-in appliances from Miele, including an oven at a comfortable working height, an impressive 90 cm induction hob and a dishwasher to make your work easier.
2. generous storage space: The apartment has extensive storage space thanks to a spacious ceiling-high built-in wardrobe in the hallway. Thanks to a depth of 90 cm, you will find enough space here to store your personal belongings neatly.
3. bright and airy rooms: Floor-to-ceiling windows flood the apartment with natural light and offer a wonderful view of the surroundings. External blinds provide privacy and protection from sunlight.
4. exquisite oak parquet flooring: exquisite oak parquet flooring has been laid in the living and sleeping areas, which not only looks beautiful, but is also pleasant and easy to maintain.

5. modern bathrooms: The bathrooms are fitted with high-quality tiles, including a master bathroom with a bathtub and sufficient space for a washing machine and dryer and a guest bathroom with a shower. The master bathroom also has an additional towel dryer for maximum comfort.

6. electric ventilation system: The apartment is equipped with a modern electric ventilation system from LUNOS, which ensures pleasant air quality at all times.

This apartment combines luxury, functionality and modern design at the highest level. Here you can enjoy your dream home to the full. Arrange a viewing today and be impressed by this exclusive property.

The quiet, green location with a direct view of the Spree combines urban living with a natural environment. Located between Bahnhofsstraße and Pyramidenbrücke, the property benefits from a first-class infrastructure. The nearby Forum Köpenick - one of Berlin's largest shopping centers - as well as numerous stores, restaurants, educational institutions and medical service providers are just a few minutes away.

Berlin-Köpenick is the largest and greenest district in Berlin; one third of its area is covered by forest and one sixth by water. The fast connection to Berlin's city center rounds off the offer: You can be in City East in just 20 minutes and in City West in around 35 minutes. The immediate residential area is characterized by lovingly renovated apartment buildings and modern city villas, which underline the high quality of life in this district.

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## Details of amenities

- High-quality oak parquet
- Branded fitted kitchen with Miele appliances
- electric external blinds
- Underfloor heating with electric room temperature control
- Electric ventilation system
- each room has a TV and data connection
- Light in the hallway can also be controlled via motion detectors
- Video intercom system

**Property ID: 25068060WE41 - 12555 Berlin / Köpenick**

## All about the location

### Geography:

Köpenick is a district in the Treptow-Köpenick borough in the southeast of Berlin. Due to the confluence of the Spree and Dahme rivers, the district is not only located in an area rich in lakes, the Müggelberge mountains in the south-east of Köpenick are the highest natural elevation in Berlin at approx. 114.7 m and round off this environment with lush forests.

The Spree connects Köpenick with the Müggelsee and Berlin city center. Shortly before the confluence of the Spree and Dahme rivers, the Schlossinsel (castle island) with Köpenick Castle is located in the Dahme.

Köpenick has an independent medieval town tradition. It was granted town charter in the Middle Ages and still has a well-preserved old town center today. In addition to the Köpenicker Insel with the old town of Alt-Köpenick, the medieval town also included the Schlossinsel and the Kietz.

### Location / traffic:

Köpenick is well connected to Berlin city center via the S-Bahn stations Köpenick and Spindlersfeld with lines S3 and S47. The streetcar lines 62, 63 and also the bus lines X69, 164, 169 and 269 cross the district and thus connect the neighboring districts and recreational areas as well as the city center.

City East, which is around 17 km away, can be reached by car via Wuhlheide in around 30 minutes. It takes a good 40 minutes by S-Bahn and streetcar. To reach City West, which is around 24 km away by car via the A100, it takes around 40 minutes by car or around an hour by public transport.

### Infrastructure:

Various leisure and cultural activities are complemented in Köpenick by a good supply infrastructure with all important educational facilities. Parents have access to daycare centers and a community school for the care and education of their children. Located directly at Grünau S-Bahn station, the Forum Köpenick with its 130 stores and good transport links offers a good range of local amenities. Nearby Waltersdorf rounds off the offer with its furniture centers IKEA, Möbel Höffner, MediaMarkt etc.

**Economy:**

The Treptow-Köpenick district is a special kind of transit and transformation region. Köpenick has developed from what was once the district with the most industry to a location for knowledge and services. Thanks to its innovative and business-friendly climate, the district offers the best conditions for companies to settle here.

**Leisure / sport / nature:**

Köpenick impresses with its extensive range of leisure activities, whether with open-air concerts in the nearby Wuhlheide or with fun for the whole family in the FEZ, which offers indoor or outdoor fun, e.g. with its climbing park. The soccer club - 1. FC Union - with its headquarters in the Alte Försterei also inspires. The old town offers space for a stroll and also has a few tasty treats in store, e.g. in the restaurant "Zur alten Laterne" or at "Mutter lustig" and the Freiheit 15. invites you to dance at weekends. Köpenick Castle rounds off the cultural offerings with its permanent exhibition "Works of Spatial Art from the Renaissance, Baroque and Rococo".

Around the Müggelsee lake or the Müggelberge mountains with the Müggelturm tower, countless hiking and cycling trails invite you to take beautiful tours along the water or through the forest. This water-rich environment means that Köpenick is home to a large number of water sports clubs and associations.

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## Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 28.1.2028.

Endenergiebedarf beträgt 51.80 kWh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist KWK fossil.

Das Baujahr des Objekts lt. Energieausweis ist 2017.

Die Energieeffizienzklasse ist B.

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## Contact partner

For further information, please contact your contact person:

Ariane & Andreas Gräfenstein

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*To the Disclaimer of von Poll Immobilien GmbH*

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