

Berlin / Köpenick

Investment with 4% yield in Köpenick's top location - top-floor apartment with large roof terrace

Property ID: 25068061WE42



PURCHASE PRICE: 639.000 EUR • LIVING SPACE: ca. 116 m² • ROOMS: 3

Property ID: 25068061WE42 - 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: 25068061WE42 - 12555 Berlin / Köpenick

At a glance

Property ID	25068061WE42	Purchase Price	639.000 EUR
Living Space	ca. 116 m ²	Commission	Buyer's commission is 2.38 % (incl. VAT) of the notarized purchase price
Floor	5	Condition of property	Like new
Rooms	3	Construction method	Solid
Bedrooms	2	Equipment	Terrace, Guest WC, Built-in kitchen
Bathrooms	2		
Year of construction	2017		
Type of parking	1 x Garage		

Property ID: 25068061WE42 - 12555 Berlin / Köpenick

Energy Data

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

Property ID: 25068061WE42 - 12555 Berlin / Köpenick

The property



Property ID: 25068061WE42 - 12555 Berlin / Köpenick

The property



Property ID: 25068061WE42 - 12555 Berlin / Köpenick

The property



Property ID: 25068061WE42 - 12555 Berlin / Köpenick

The property



Property ID: 25068061WE42 - 12555 Berlin / Köpenick

The property



Property ID: 25068061WE42 - 12555 Berlin / Köpenick

The property



Immobilie gefunden, *Finanzierung* gelöst.

Jetzt persönliches Kaufbudget berechnen und die passende Finanzierungslösung ermitteln.

www.von-poll.com/finanzieren



Finanzierung
berechnen







Capital

MAKLER KOMPASS
2023-2024

Top-Makler Berlin

Hauptzone für
VON POLL Immobilien
Treprow-Köpenick

BELLEVUE

Best Property
Agents
2024

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

Property ID: 25068061WE42 - 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 116 m² of living space. The apartment has recently been rented reliably. With a monthly basic rent of €2,030 plus €75 for the underground parking space, this results in an attractive yield of around 4% - a rare opportunity in this location.

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. 50 m² terrace, which not only impresses with its size, but also with a pergola as an electrically operated sun protection system. This is all-round and can be accessed from every room. In addition to attractive tiles in the bathrooms, high-quality oak parquet flooring underlines the elegant character of this apartment.

Furnishings

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 floor-to-ceiling branded fitted kitchen. The kitchen has high-quality built-in appliances from Miele, including a steam cooker/oven at a comfortable working height, an impressive 90 cm induction hob and a dishwasher to make your work easier.
2. perfect outdoor relaxation: The apartment offers a 6 x 3 meter pergola and a perfectly tuned electric sun protection system that allows you to enjoy the sun or relax in the shade.
3. generous storage space: The apartment has extensive storage space thanks to floor-to-ceiling wall cupboards in the hallway and bedroom. Here you will find plenty of space to store your personal belongings neatly.

4. 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.

5. 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.

6. modern bathrooms: The bathrooms are fitted with high-quality tiles, including a master bathroom with a bathtub/shower combination and a guest bathroom with a separate shower cubicle. The master bathroom also has underfloor heating and an additional towel dryer for maximum comfort.

7. 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. This property is reliably let. The current basic rent is 2,030 euros per month plus 75 euros for the underground parking space.

Location

The quiet green location with a direct view of the Spree combines urban life with living close to nature. Situated 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.

Property ID: 25068061WE42 - 12555 Berlin / Köpenick

Details of amenities

- High-quality oak parquet
- Branded fitted kitchen with Miele appliances
- Electric sun protection thanks to large pergola
- Electric external blinds
- underfloor heating
- electric ventilation system
- each room has a TV and data connection
- monthly rental income 2.030,- Euro plus 75,- Euro for the underground parking space

Property ID: 25068061WE42 - 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.

Property ID: 25068061WE42 - 12555 Berlin / Köpenick

Other information

Es liegt ein Energiebedarfsausweis vor.
Dieser ist gültig bis 28.1.2028.
Endenergiebedarf beträgt 51.80 kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Blockheizkraftwerk.
Das Baujahr des Objekts lt. Energieausweis ist 2017.
Die Energieeffizienzklasse ist B.

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.

All information in this exposé (property description, dimensions, prices, etc.) is based on information provided by the seller (or a third party). VON POLL IMMOBILIEN has only

checked this information for plausibility and assumes no further liability for it. VON POLL IMMOBILIEN is liable for intent and gross negligence. In the event of simple negligence, VON POLL IMMOBILIEN shall only be liable for breaches of material rights and obligations arising from the content and purpose of the brokerage agreement.

Property ID: 25068061WE42 - 12555 Berlin / Köpenick

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