

Berlin / Köpenick

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

*Property ID: 25068061WE42*



**PURCHASE PRICE: 551.000 EUR • LIVING SPACE: ca. 116 m<sup>2</sup> • ROOMS: 3**

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## At a glance

Property ID	25068061WE42	Purchase Price	551.000 EUR
Living Space	ca. 116 m²	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 Underground car park, 30000 EUR (Sale)		

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## Energy Data

Type of heating	District heating	Energy Certificate	Energy demand certificate
Energy Source	Block	Final Energy Demand	51.80 kWh/m²a
Energy certificate valid until	28.01.2028	Energy efficiency class	B
Power Source	Block	Year of construction according to energy certificate	2017

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## The property





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## The property



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## 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 m<sup>2</sup> of living space. The apartment is rented reliably with a minimum term until 01.08.2027. With a monthly basic rent of €2,030 plus €75 for the underground parking space, this results in an attractive yield of over 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 m<sup>2</sup> 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, which can be purchased additionally.

#### Location

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

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## 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 Blockheizkraftwerk.

Das Baujahr des Objekts lt. Energieausweis ist 2017.

Die Energieeffizienzklasse ist B.

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## Contact partner

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