

Berlin / Hirschgarten

# Stylish maisonette with wrap-around terrace on the Müggelspree

*Property ID: 25068069WE43*



**PURCHASE PRICE: 895.000 EUR • LIVING SPACE: ca. 139 m<sup>2</sup> • ROOMS: 4**

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## At a glance

Property ID	25068069WE43
Living Space	ca. 139 m²
Floor	2
Rooms	4
Bedrooms	3
Bathrooms	2
Year of construction	2016
Type of parking	1 x Underground car park, 40000 EUR (Sale), 1 x Other, 35000 EUR (Sale)

Purchase Price	895.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Condition of property	Like new
Construction method	Solid
Usable Space	ca. 6 m²
Equipment	Terrace, Sauna, Garden / shared use, Built-in kitchen, Balcony

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy consumption certificate
Energy Source	Fossil CHP	Final energy consumption	73.60 kWh/m²a
Energy certificate valid until	02.12.2035	Energy efficiency class	B
Power Source	Block	Year of construction according to energy certificate	2016



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## The property



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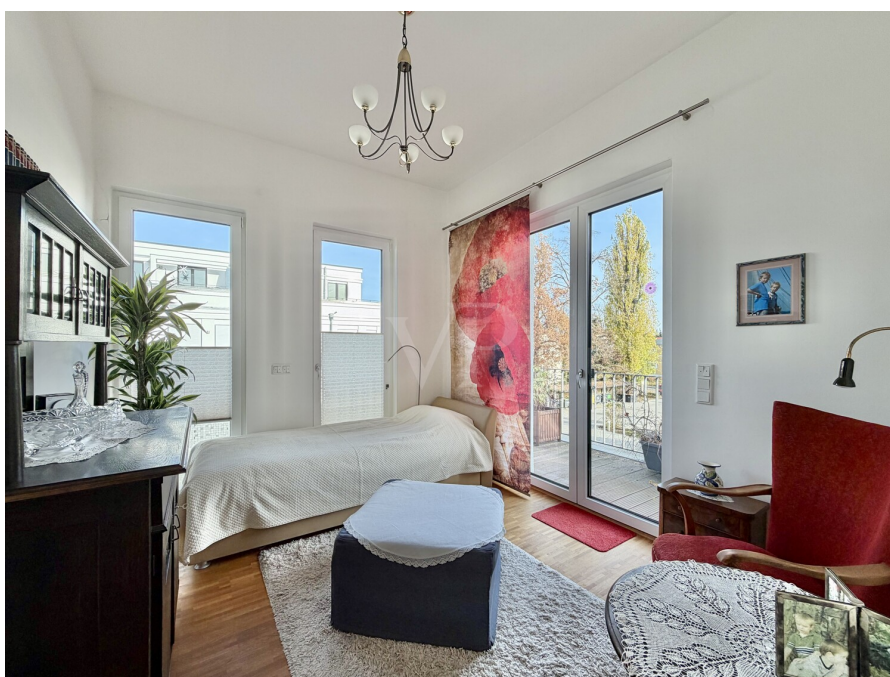
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## A first impression

An architecturally impressive ensemble of eight magnificent city villas stands on a spacious, park-like area of approx. 11,468 m<sup>2</sup>, nestled between mature trees and the gentle course of the Müggelspree river. This extraordinary maisonette apartment is located in one of these elegant villas - a home for people who value style, spaciousness and special living moments.

The apartment extends over the 2nd floor and the top floor and is of course easily accessible by elevator and via an apartment entrance door on each floor. With a living space of approx. 139 m<sup>2</sup>, it offers an impressive sense of space that combines inviting openness with cozy privacy. Fine oak parquet flooring, modern underfloor heating and floor-to-ceiling windows with shading blinds create an atmosphere of timeless elegance and homely warmth.

Even the entrance on the top floor conveys a feeling of spaciousness. This is where the impressive living and dining room is located - a light-flooded room whose architecture is perfectly accentuated by its open lines of sight and the surrounding terrace. On the terrace in front, you can enjoy incomparable views of the Müggelspree and the hustle and bustle on the water. This outdoor area is an oasis of calm that invites you to relax, read or socialize with friends. Other rooms include a stylish, comfortable bath and shower room with a spacious washbasin, which perfectly underlines the high standards of sophisticated living. The high-quality Nolte fitted kitchen is another highlight. It is equipped with a popular cooking island and, in addition to an induction hob, oven, microwave with grill function, fridge-freezer and dishwasher, it is ideal for a quick breakfast as well as a sophisticated cooking event. A spacious terrace in front allows you to enjoy your meal in the fresh air when the weather is fine.

An internal staircase takes you to the 2nd floor below. Three comfortable rooms open up a wide range of possible uses: Bedroom, study, guest room or perhaps a private hobby retreat and a practical dressing room provides organization and storage space. The 3 rooms can also be converted into 2 larger rooms without planning permission, depending on requirements. The modern shower room with separate storage space for the washing machine provides additional everyday convenience. A special feature is a cozy sauna - your personal retreat for peace, wellness and regeneration.

On request, a coveted underground parking space can be purchased for an additional

40,000 euros. This is equipped with a private wallbox and enables convenient and weather-protected parking. Water sports enthusiasts will also get their money's worth here: an exclusive jetty offers direct access to the Müggelspree - ideal for spontaneous cooling off or sporty tours. Boat enthusiasts will not miss out here either: for a purchase price of 35,000 euros, you can moor your boat at your own berth (approx. 8 m long and approx. 3.50 m wide) in front of the house. So you can enjoy life on and around the water to the full.

Another highlight of this property is the modern photovoltaic system installed on the roof of the urban villa in 2024. The owners' association has thus created a future-oriented energy concept that is not only ecologically convincing, but also significantly reduces the economic burden. In combination with the apartment's private balcony power plant, the result is a cost-saving energy supply that has a particularly positive impact on ongoing ancillary costs. The ability to cover a large part of your own electricity requirements gives this property an additional, valuable level of comfort - sustainable, climate-friendly and independent.

#### Conclusion:

This extraordinary maisonette combines impressive architecture with modern living comfort and a fantastic waterfront location. It is a place where aesthetics, nature and quality of life meet at the highest level. Take advantage of this rare opportunity and convince yourself of the incomparable charm of this special property during a personal viewing appointment.

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## Details of amenities

- fine oak strip parquet
- Video intercom system
- cozy underfloor heating
- Room height of 3 meters
- Bio-Ehanol fireplace
- 2 electric awnings
- fitted kitchen from Nolte
- Sauna for two
- Chamber for washing machine
- own small balcony power station
- outside water tap
- Optional underground parking space with wallbox for 40,000 euros
- Optional boat mooring for 35,000 euros (approx. 8 x 3.50 x 1.80 m)



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## All about the location

Berlin-Hirschgarten embodies an exclusive residential area that is also close to nature and conveys an incomparable lifestyle with its peaceful atmosphere and immediate proximity to the Spree and the idyllic Müggelsee lake. This sought-after address impresses with a distinguished population structure that is characterized by prosperity, education and a high standard of quality of life. The outstanding infrastructure with first-class transport connections, excellent medical care and renowned educational institutions underlines the premium character of this location. The real estate market is benefiting from stable value growth, driven by constant demand for high-quality yet green retreats in the metropolis of Berlin.

The immediate surroundings offer a diverse range of amenities that perfectly complement the upscale lifestyle. Discerning connoisseurs will find exquisite dining options, including elegant restaurants such as Evelin's Cafe & Restaurant and Veracruz, which are just a three-minute walk away, and stylish bars such as the Eiche Casino, which is a four-minute walk away. Culinary variety and an upscale ambience create the ideal setting for sociable evenings and exclusive moments of pleasure. The proximity to well-kept parks and sports facilities - some of which are just a two to five-minute walk away - enables a harmonious combination of relaxation and activity in the middle of a green oasis. Those interested in culture will find an inspiring range of events and cultural encounters at the ABC Rocks youth cultural center, which is just an eight-minute walk away.

The excellent public transport connections guarantee effortless access to all of Berlin's urban highlights: various bus lines such as "Neuer Weg" are just a two-minute walk away, the "Bellevuestraße" streetcar station is a four-minute walk and the "Hirschgarten" S-Bahn station can be easily reached in around 13 minutes. This optimal network enables discreet mobility and underlines the privileged location.

For the discerning luxury lover, Berlin-Hirschgarten thus offers an incomparable symbiosis of discreet elegance, natural tranquillity and urban quality of life. Here you will find a refuge that meets the highest standards of exclusivity, culture and enjoyment - a place where privacy and stylish living merge in perfect harmony.

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## Other information

Es liegt ein Energieverbrauchsausweis vor.  
Dieser ist gültig bis 2.12.2035.  
Endenergieverbrauch beträgt 73.60 kwh/(m<sup>2</sup>\*a).  
Wesentlicher Energieträger der Heizung ist KWK fossil.  
Das Baujahr des Objekts lt. Energieausweis ist 2016.  
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.

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### 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.

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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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