

Berlin / Altglienicke

A small home with a big heart and a beautiful garden

Property ID: 26068043



PURCHASE PRICE: 430.000 EUR • LIVING SPACE: ca. 68 m² • ROOMS: 3 • LAND AREA: 561 m²

Property ID: 26068043 - 12524 Berlin / Altglienicke

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At a glance

Property ID	26068043	Purchase Price	430.000 EUR
Living Space	ca. 68 m ²	House	Single-family house / Detached house
Roof Type	Gabled roof	Commission	The buyer's commission is 3.57% (including VAT) of the notarized purchase price
Rooms	3	Construction method	Solid
Bedrooms	2	Usable Space	ca. 45 m ²
Bathrooms	1	Equipment	Terrace, Guest WC
Year of construction	1932		

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Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	118.50 kWh/m ² a
Power Source	Gas	Energy efficiency class	D
		Year of construction according to energy certificate	1997

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Kundenbewertung **4,9**
★★★★★

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The property



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A first impression

Built in 1932, this charming single-family home combines cozy living with a well-laid-out lot and offers the ideal setting for anyone looking for a comfortable home with a garden. With a living area of approximately 68 m² and a lot size of approximately 561 m², this property is a solid home with a variety of potential uses.

The house also features a full basement, providing additional storage space and practical usable areas.

As soon as you enter the house, you'll be greeted by an inviting, covered entryway. The bright foyer with generous windows creates a welcoming atmosphere and makes a pleasant first impression. The open-concept wooden staircase leading to the upper floor underscores the home's timeless character and lends it a warm ambiance.

The heart of the ground floor is the cozy living and dining area. Large, floor-to-ceiling windows let in plenty of natural light and create a bright and inviting living atmosphere. From here, there is direct access to the patio and the garden—ideal for relaxing outdoors or spending time with family and friends.

The separate kitchen is brightly designed and offers a pleasant working environment. A large window provides plenty of natural light and a beautiful view of the greenery.

Also on the ground floor is the modern, naturally lit bathroom. It is equipped with a shower, a sink, and a mirror cabinet. Tasteful tiles and thoughtful details give the room a well-maintained and welcoming feel.

The attic features two cozy bedrooms. One of the rooms stands out with its exposed wooden beams, which lend the space a special, homey atmosphere. Both bedrooms are well-lit and offer flexible usage options—whether as a bedroom, children's room, guest room, or home office.

An additional half-bath in the attic provides further convenience. The skylight lets in natural light and effectively complements the practical floor plan.

The exterior also impresses with its classic character. The traditional construction style, featuring light-colored stucco, a red-tiled roof, and a gable roof, blends harmoniously into the surroundings. The lot is well-proportioned, low-maintenance, and bordered by trees, shrubs, and a fence. The garden offers a variety of options for personalization.



Whether as a cozy home for couples or small families—this single-family home stands out for its charm, its well-thought-out layout, and its pleasantly shaped lot.

Feel free to schedule a viewing and see for yourself the potential this property has to offer.

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All about the location

Geography:

Altglienicke is a neighborhood in Berlin's Treptow-Köpenick district and is located between BER Airport and the Adlershof Science and Technology Park. With a population of around 30,000, Altglienicke is idyllically nestled in southeastern Berlin. The neighborhoods of Bohnsdorf and, as mentioned, Adlershof with its technology park are located in the immediate vicinity; to the west, Altglienicke borders the neighborhood of Rudow, and to the south, the Brandenburg municipality of Schönefeld.

Location / Transportation:

Altglienicke is a quiet neighborhood where single-family homes and townhouses dominate the landscape. Thanks to the Altglienicke and Grünbergallee S-Bahn stations (S45 & S9), Altglienicke is well connected by public transit to the airport, Spandau, and Berlin's city center. Bus lines 160, 163, 363, and 743 provide quick access to the neighborhoods of Schöneeweide, BER, or the Lichtenrade S-Bahn station. By car, the A113, the B96, and the Adlergestell provide excellent access to the city, BER, or the state of Brandenburg. This means you can reach BER in about 15 minutes, the Kudamm in about 30 minutes, and the Berlin TV Tower in about 40 minutes.

Infrastructure:

In Altglienicke, a variety of recreational and cultural activities are complemented by a well-developed infrastructure of local services and all major educational institutions. Parents have access to daycare centers, three elementary schools, a secondary school, and a high school for the care and education of their children. The old village center around the parish church is still clearly recognizable today.

Economy:

Thanks to its central location near BER, the Adlershof Technology Park, as well as the Schöneeweide shopping center and the Waltersdorf home furnishings center (which includes IKEA), Altglienicke is surrounded by economic vitality.

Leisure / Nature:

Whether it's the Coloniapark in the Kölner Viertel, the Altglienicke orchard meadow, or the nearby Rudow-Altglienicke Landscape Park, these areas define the district and invite residents to take walks and relax. Thanks to excellent transportation links, the immediate neighborhood offers a wide variety of additional recreational opportunities.

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Other information

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Contact partner

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