

Berlin / Neu Venedig

# Natural idyll on the water - romantic building plot in New Venice with small bungalow

*Property ID: 26068004GSTlinks*



**PURCHASE PRICE: 420.000 EUR • LAND AREA: 968 m<sup>2</sup>**

**Property ID: 26068004GSTlinks - 12589 Berlin / Neu Venedig**

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## At a glance

|             |                  |                |                                                                          |
|-------------|------------------|----------------|--------------------------------------------------------------------------|
| Property ID | 26068004GSTlinks | Purchase Price | 420.000 EUR                                                              |
|             |                  | Object type    | Plot                                                                     |
|             |                  | Commission     | Buyer's commission is 7.14 % (incl. VAT) of the notarized purchase price |

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## The property



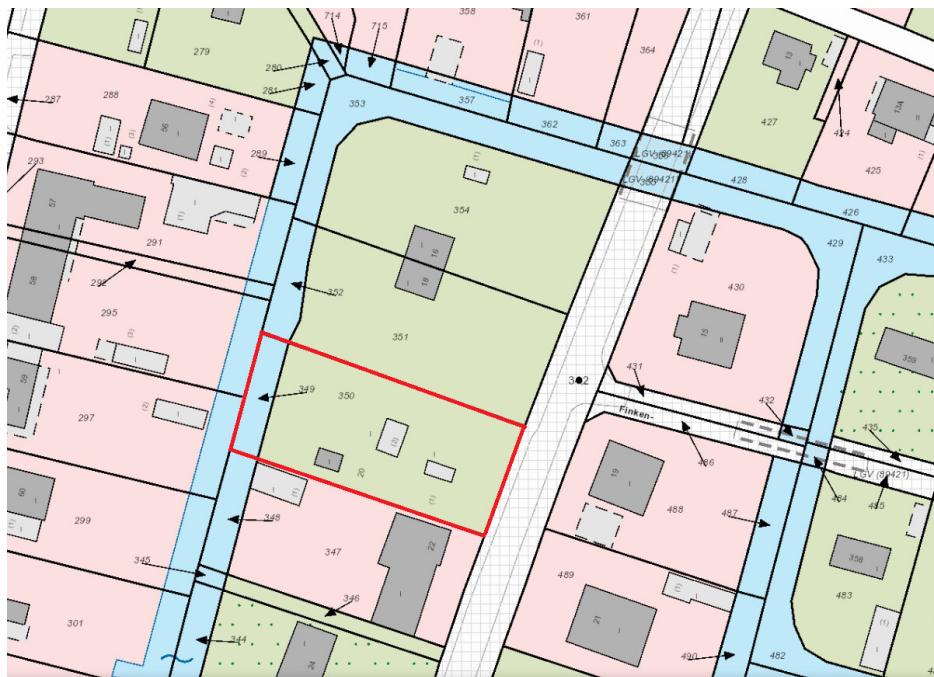
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- ✓ Zahlreiche registrierte und solvente Kaufinteressenten
- ✓ Aus Ihrer Region empfehlen uns unsere Kunden



Kundenbewertung **4,9**

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## The property



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Finanzierungslösung ermitteln.

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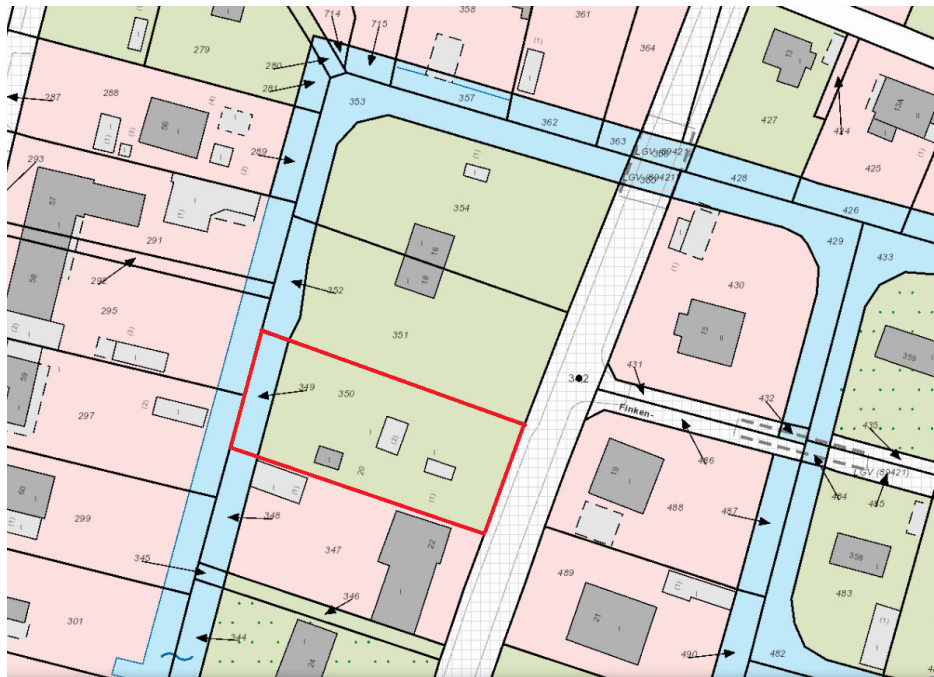
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Finanzierung  
berechnen



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## A first impression

There are places that you don't just describe - you feel them.  
This extraordinary waterfront property in New Venice is one of them.

In the middle of the coveted water landscape of Neu-Venedig, this approx. 968 m<sup>2</sup> large and extraordinary property presents itself as one of the last free water locations in the region. Nestled in a unique delta between the Müggelspree, Dämeritzsee and Müggelsee, where five idyllic canals branch off, this is a rare opportunity for discerning builders and nature lovers. The plot is approx. 21 m wide and approx. 45 m deep. It has a shore front of approx. 21 m and a private water area of approx. 108 m<sup>2</sup>.

The mature trees, some of which are very old, give the property a park-like atmosphere and ensure a high degree of privacy. Here, nature, tranquillity and spaciousness merge into a rare overall picture that is hard to find in this form.

On the property there is an older bungalow (approx. 3.70 m wide and 6.00 m long), which is clad with asbestos, and a massive garage (approx. 2.50 m wide and approx. 5.00 m long). These are to be classified as ready for demolition and clear the way for an individual new development, according to your personal living ideas. A driveway is already in place.

The plot is partially developed and has a fresh water connection. The expansion of a high-performance electricity grid connection is planned between 2026-2028 - a further sign of the sustainable future viability of this location.

According to verbal, non-binding information from the Berlin Treptow-Köpenick building authority, it is possible to build up to 2 storeys in open construction as is customary in the area. Depending on the construction method, floor areas of approx. 120 m<sup>2</sup> to 180 m<sup>2</sup> can be realized (see also Features & Details). The final design remains - in the spirit of this property - to be clarified individually and in direct dialog with the building authority.

The surrounding area is one of the most sought-after residential locations in south-east Berlin: characterized by waterfront properties, small bridges, boat moorings and a relaxed, almost Mediterranean atmosphere. At the same time, you benefit from good connections and a mature neighborhood with a high quality of life - a retreat with a rarity value that harmoniously combines closeness to nature and urban life.

This plot not only offers space to build, but also space for visions.  
A unique opportunity to realize your own personal dream home on the waterfront - in a

location that is rarely available today.

Two further adjoining plots can also be purchased. Take advantage of this unique opportunity and become part of the "lagoon city" of New Venice.

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## Details of amenities

- Waterfront property with approx. 21 m water frontage
- Road width approx. 21 m and plot depth approx. 45 m
- Plot size approx. 968 m<sup>2</sup>
- approx. 108 m<sup>2</sup> proportionate water area
- partially developed with a fresh water connection
- old stock of trees
- built on with a bungalow ready for demolition (asbestos cladding) and a massive garage

According to non-binding information from the building authority, the following development would be possible:

- GRZ 0.3 and GFZ 0.15
- Distance to the road at least 5 - 6 m (only then parking spaces)
- Distance to the water at least 8 m
- approx. 160 - 180 m<sup>2</sup> floor area for a bungalow
- approx. 140 m<sup>2</sup> floor area for a 1.5-storey building
- approx. 120 m<sup>2</sup> floor area for a 2-storey urban villa

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## All about the location

Neu-Venedig in Berlin-Rahnsdorf presents itself as an exclusive residential area close to nature that offers an incomparable quality of life with its unique location between Müggelsee and Dämeritzsee. The harmonious combination of peaceful, green surroundings and a high-quality infrastructure makes this urban region particularly attractive for families who value a safe and healthy environment. The low population density and the deliberate limitation of new construction preserve the idyllic character of the district and create a stable basis for sustainable property value growth.

In Neu-Venedig, you can expect a family-friendly lifestyle characterized by proximity to nature and a wide range of leisure activities. The waterfront properties with private jetties provide numerous opportunities for outdoor activities, while the peaceful, wooded surroundings ensure safety and security. Families will find the ideal retreat here, which at the same time promotes a lively community and offers space for children to develop.

The range of educational facilities is perfectly tailored to the needs of families: From the school at Püttbergen, which is just a few minutes' walk away, to several daycare centers in the immediate vicinity, which guarantee loving care and support for the youngest. The pharmacies within walking distance and the Rahnsdorf medical center offer reliable medical care, which is particularly important for families with children. For leisure activities, numerous parks, playgrounds and sports facilities just a few minutes' walk away invite you to spend active hours in the fresh air. Culinary delights await in the nearby gastronomy with cozy cafés and family-friendly restaurants that invite you to enjoy them together. Mobility is well ensured by several bus routes, which can be reached on foot in around ten minutes, so that all important destinations remain within easy reach.

For families looking for a safe, natural yet lively environment, New Venice offers the perfect place to grow, discover and enjoy life to the full together. Here, security and joie de vivre combine to create a home that inspires generations.

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## Other information

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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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