

Berlin / Hirschgarten

Living Between Water and Nature – Stylish Terrace Apartment with Garden & Optional Boat Slip

Property ID: 26068050WE26



PURCHASE PRICE: 319.000 EUR • LIVING SPACE: ca. 61 m² • ROOMS: 2

Property ID: 26068050WE26 - 12587 Berlin / Hirschgarten

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At a glance

Property ID	26068050WE26
Living Space	ca. 61 m ²
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	2015
Type of parking	1 x Outdoor parking space

Purchase Price	319.000 EUR
Type	Ground floor
Commission	The buyer's commission is 3.57% (including VAT) of the notarized purchase price
Condition of property	Well-maintained
Construction method	Solid
Equipment	Terrace, Garden / shared use

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Energy Data

Type of heating	District heating
Energy Source	Remote
Energy certificate valid until	05.01.2036

Energy Certificate	Energy consumption certificate
Final energy consumption	71.60 kWh/m²a
Energy efficiency class	B
Year of construction according to energy certificate	2016

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The property



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A first impression

In one of the most sought-after residential areas in southeast Berlin, right on the idyllic Müggelspree, a condominium awaits you that uniquely combines modern living with a lifestyle close to nature. On a lovingly landscaped lot spanning approximately 11,468 m², an architecturally sophisticated residential complex of eight elegant city villas has been built, offering direct waterfront access to the Müggelspree.

This high-end 2-room condominium is located on the ground floor of an energy-efficient KfW-70 building and, with approximately 61 m² of living space, features a well-thought-out floor plan, generous windows, and modern amenities.

As soon as you enter, you're greeted by a welcoming entryway with high-quality hardwood flooring and ample space for a spacious coat closet. From here, the bright living and dining area opens up, creating a particularly pleasant living atmosphere with its open layout and floor-to-ceiling windows. The modern built-in kitchen blends harmoniously into the space and is equipped with high-quality appliances, including an induction cooktop, oven, and dishwasher.

From here, you have direct access to the spacious terrace, which flows seamlessly into the exceptionally large private garden. With a usable area of approximately 130 m², you can enjoy the comfort of your own garden here without having to forgo the benefits of a condominium—a rare opportunity for garden lovers, those seeking peace and quiet, or animal lovers. There is also a garden shed here with practical storage space for garden furniture and tools.

The spacious bedroom also features floor-to-ceiling windows and, at around 16 m², offers ample space for a large wardrobe as well as a cozy retreat. The timelessly designed bathroom is equipped with a comfortable, floor-level walk-in shower. A practical utility or storage room provides additional storage space and accommodates a washing machine and household appliances.

Electric roller shutters in all living areas and a video intercom system provide additional living comfort and underscore the modern standard of amenities.

An outdoor parking space is included in the offer and is located in the immediate vicinity of

the house. For water sports enthusiasts, there is also the option to purchase a private boat slip measuring approximately 3.20 x 9 m for an additional €40,000—a rare opportunity that further enhances the recreational value of this property.

The residential complex itself is also in excellent condition. As part of extensive maintenance work carried out between 2023 and 2024, this building underwent renovations that included replacing the roof and insulation, the facades and terraces were renovated, all sheet metal cladding was modernized, the roof and terrace drainage systems were replaced, and high-quality Bangkirai wood decking was installed on the balconies and terraces. As a result, you benefit from a well-maintained residential complex and investments in the future that have already been made.

This property combines high-quality construction, an exceptional waterfront location, and the rare luxury of a large private garden into a living experience that will delight both homeowners and investors alike.

See this exceptional quality of living for yourself and schedule a personal viewing appointment today.

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Details of amenities

- Property on the Müggelspree with optional boat mooring
- Energy-efficient KfW-70 home
- Ground-floor apartment with virtually barrier-free living comfort
- Private garden of approx. 130 m² (exclusive right of use)
- Spacious terrace with direct access to the garden
- Outdoor parking space in the immediate vicinity
- Approx. 61 m² of living space
- 2 well-proportioned rooms
- Bright living and dining area with floor-to-ceiling windows
- Open-concept kitchen with high-quality appliances
- High-quality hardwood flooring
- Spacious entryway with room for a coat closet
- Bedroom with approx. 14 m² of living space
- Modern natural lighting design thanks to floor-to-ceiling windows
- Bathroom with a walk-in shower at floor level
- Practical utility/storage room with a washing machine hookup
- Electric roller shutters in all living areas
- Video intercom system
- Garden shed for garden tools and patio furniture
- Well-maintained outdoor areas
- Optional boat slip (approx. 3.20 x 9 m) for €40,000

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All about the location

Berlin-Hirschgarten, located in the Friedrichshagen neighborhood and nestled in the green district of Treptow-Köpenick, is an exclusive residential address that combines urban comfort with natural elegance. This established location captivates with its peaceful proximity to the lake and high-quality infrastructure, which combines a sophisticated lifestyle with a harmonious balance of privacy and urban connectivity. Its proximity to downtown Berlin, accessible via the S3 S-Bahn line, allows for effortless commuting, while the green surroundings and low building density convey a sense of space and tranquility—a rare luxury in a metropolis.

The immediate surroundings of Hirschgarten are characterized by a harmonious blend of stylish single-family homes and villas that underscore the exclusive charm of this residential area. Here, residents live in a community that values quality, safety, and a cultured sense of togetherness. The location on the banks of the Müggelspree offers not only a picturesque backdrop but also numerous opportunities for relaxing walks and exclusive outdoor leisure activities.

Excellent medical care, including specialized practices and clinics, is just a few minutes away, ensuring the highest level of safety and comfort. Upscale shopping options are also conveniently accessible on foot, complementing the luxurious living experience.

Public transportation connections are excellent: the Neuer Weg and Bellevuestraße bus stops are just a 3- to 4-minute walk away, as is the Bellevuestraße tram stop (about a 4-minute walk), enabling convenient travel without a car. The Hirschgarten S-Bahn station, reachable in about 12 minutes, ensures quick access to all of Berlin's urban highlights. This maintains a balance between discreet seclusion and vibrant city life at all times.

The solid infrastructure and excellent connections to Berlin's city center also ensure easy access to all major destinations. The location is also ideal for the needs of older residents: Within just a few minutes' walk, you can reach a variety of medical facilities, including pharmacies (about an 8-minute walk) and the Ärztehaus Nordflügel medical center (about a 15-minute walk), as well as the renowned DRK Klinikum Berlin-Köpenick, which is also about a 16-minute walk away. This proximity to comprehensive healthcare provides a reassuring sense of security.

This combination of tranquility close to nature, comprehensive medical care, and excellent transportation connections makes Berlin-Hirschgarten a particularly attractive place to live for people who value comfort, safety, and quality of life. Here you'll find a place that offers a

sense of security while providing a pleasant balance of all the amenities of urban life.

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Other information

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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

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