

Potsdam – Bornstedt

## Elegant light-filled 1-bedroom apartment with balcony, close to Potsdam's historic city centre

*Número de propiedad: 25109047E*



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PRECIO DE COMPRA: 435.000 EUR • SUPERFICIE HABITABLE: ca. 55 m<sup>2</sup> • HABITACIONES: 2

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## De un vistazo

|                      |           |
|----------------------|-----------|
| Número de propiedad  | 25109047E |
| Superficie habitable | ca. 55 m² |
| Piso                 | 2         |
| Habitaciones         | 2         |
| Dormitorios          | 1         |
| Baños                | 1         |
| Año de construcción  | 2024      |

|                        |                                                                           |
|------------------------|---------------------------------------------------------------------------|
| Precio de compra       | 435.000 EUR                                                               |
| Piso                   | Piso                                                                      |
| Comisión               | Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises |
| Estado de la propiedad | a estrenar                                                                |
| Características        | Cocina empotrada, Balcón                                                  |

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## Datos energéticos

|                                     |                                |                                                     |                        |
|-------------------------------------|--------------------------------|-----------------------------------------------------|------------------------|
| Tipo de calefacción                 | Calefacción por suelo radiante | Certificado energético                              | Certificado energético |
| Fuente de energía                   | Tele                           | Demanda de energía final                            | 108.00 kWh/m²a         |
| Certificado energético válido hasta | 20.02.2034                     | Clase de eficiencia energética                      | C                      |
| Fuente de energía                   | Distrito                       | Año de construcción según el certificado energético | 2023                   |

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## Una primera impresión

This light-filled two-room apartment on the second floor impresses with its high ceilings, large triple-glazed windows, and an open-plan living and dining area that opens directly onto a spacious, covered balcony—an ideal place to enjoy sunshine and peace and quiet.

The newly fitted kitchen features a modern design, excellent functionality, and a color palette that perfectly complements the apartment's refined overall aesthetic.

A separate utility room offers storage space as well as room for a washing machine, dryer, and refrigerator. The bathroom is generously sized and finished to a modern standard.

High-quality parquet flooring with underfloor heating creates a warm and inviting atmosphere, while the carefully selected materials contribute to a stylish, contemporary ambiance throughout the apartment.

A spacious private cellar storage unit completes this attractive offering.

An underground parking space and/or an outdoor parking space located directly in front of the building entrance can be purchased separately upon request.

This property is an ideal pied-à-terre for Potsdam and Berlin.

The apartment is located within the “Neue Liebe” residential ensemble, completed in 2024. This architecturally appealing development comprises eight newly built buildings in classic villa-style architecture, combining elegant living with modern construction quality.

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## Detalles de los servicios

Balcony

Fitted kitchen with dishwasher

Parquet flooring with underfloor heating

Triple-glazed windows

Cellar storage unit

Underground parking space and/or outdoor parking space can be purchased

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## Todo sobre la ubicación

Despite its exceptionally quiet setting, shops for everyday needs, Jungfernsee Lake, and Volkspark Potsdam are just a short walk away, while the Belvedere on Pfingstberg Hill can be reached within minutes. This location is ideal for anyone who values the combination of nature, comfort, and proximity to the city.

Tram line 96 provides a direct connection to Potsdam's historic city center, and several bus routes offer convenient access to other parts of the city. Potsdam Central Station is also easily accessible; and from there, regional express trains reach Berlin's Zoologischer Garten in approximately 20 minutes.

The neighboring district of Nauenvorstadt, with its historic Rote Kaserne, offers a well-established, pleasant, and family-friendly residential environment that complements the area perfectly.

Potsdam, the capital of Brandenburg, is home to around 180,000 residents and has established itself as a city of international cultural importance as well as a key hub for business and services.

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## Otros datos

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 20.2.2034.

Endenergiebedarf beträgt 108.00 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Fernwärme.

Das Baujahr des Objekts lt. Energieausweis ist 2023.

Die Energieeffizienzklasse ist C.

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## Contacto con el socio

Para más información, diríjase a su persona de contacto:

Andreas Güthling

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