

Kleinmachnow

Charming semi-detached house with garden centrally located in Kleinmachnow

Número de propiedad: 26096020E



www.von-poll.com

**PRECIO DEL ALQUILER: 3.250 EUR • SUPERFICIE HABITABLE: ca. 193 m² • HABITACIONES: 5.5 •
SUPERFICIE DEL TERRENO: 362 m²**

Número de propiedad: 26096020E - 14532 Kleinmachnow

- De un vistazo
- La propiedad
- Datos energéticos
- Una primera impresión
- Detalles de los servicios
- Todo sobre la ubicación
- Otros datos
- Contacto con el socio

Número de propiedad: 26096020E - 14532 Kleinmachnow

De un vistazo

Número de propiedad	26096020E	Precio del alquiler	3.250 EUR
Superficie habitable	ca. 193 m ²	Costes adicionales	300 EUR
Tipo de techo	Techo a dos aguas	Casa	Casas bifamiliares
Habitaciones	5.5	Estado de la propiedad	cuidado
Dormitorios	4	Método de construcción	Sólido
Baños	2	Espacio utilizable	ca. 72 m ²
Año de construcción	2002	Características	Chimenea, Jardín / uso compartido, Cocina empotrada
Tipo de aparcamiento	1 x Puerto de coches		

Número de propiedad: 26096020E - 14532 Kleinmachnow

Datos energéticos

Tipo de calefacción	Calefacción por suelo radiante	Certificado energético	Certificado de consumo
Fuente de energía	Gas	Consumo de energía final	92.90 kWh/m ² a
Certificado energético válido hasta	11.06.2028	Clase de eficiencia energética	C
Fuente de energía	Gas	Año de construcción según el certificado energético	2002

Número de propiedad: 26096020E - 14532 Kleinmachnow

La propiedad



Número de propiedad: 26096020E - 14532 Kleinmachnow

La propiedad



Número de propiedad: 26096020E - 14532 Kleinmachnow

La propiedad



Número de propiedad: 26096020E - 14532 Kleinmachnow

La propiedad

FÜR SIE IN DEN BESTEN LAGEN

VP VON POLL
IMMOBILIEN*



Gern informieren wir Sie persönlich über weitere Details zur Immobilie.
Vereinbaren Sie einen Besichtigungstermin mit uns:

033203 – 80 379 0

Wir freuen uns, von Ihnen zu hören.

www.von-poll.com

Número de propiedad: 26096020E - 14532 Kleinmachnow

Una primera impresión

This spacious semi-detached house, built in 2002, is a high-quality home with well-designed features and a pleasant amount of space. The rental is based on a fixed-term lease agreement with a term of approximately four years. With around 193 m² of living space, the property offers bright, generously proportioned rooms and plenty of space for a variety of living situations. A total of 5.5 rooms and two fully equipped bathrooms are available, creating a wide range of possibilities for individual living.

The highlight of the house is the spacious living area of about 40 m². Large, floor-to-ceiling windows create a particularly bright and inviting atmosphere while offering a beautiful view of the garden. A fireplace adds to the room's comfort and creates a cozy vibe. From here, you can step right out onto the terrace and into the garden—perfect for relaxing outdoors.

The basemented with around 72 m² of additional usable space is particularly practical. This offers a wide range of possible uses – for example, for hobbies, storage space, or a utility area.

The property is also equipped with modern technology: a hybrid heating system consisting of a heat pump and gas boiler, partial underfloor heating, and a photovoltaic system with battery storage and wall box underline the modern and energy-efficient character of the house.

The garden with around 362 m² of land, a carport and an outdoor parking space complete this attractive offer.

The excellent location in the heart of Kleinmachnow is particularly noteworthy.

Located in the immediate vicinity of the town hall square, residents benefit from an excellent infrastructure. Shopping facilities, doctors, cafés, and other amenities for everyday needs are within walking distance. Schools and daycare centers are also within easy walking distance—an ideal combination of quiet living and urban proximity.

See for yourself and arrange a viewing appointment.

Número de propiedad: 26096020E - 14532 Kleinmachnow

Detalles de los servicios

- Lease starting 1st of August, 2026
- Fixed-term lease with a term of approximately 4 years
- Base rent of €3,250 per month plus €300 in utilities (excluding heating and electricity)
- Spacious semi-detached house with approximately 192 m² of living space
- Built in 2002
- 5.5 rooms and two full bathrooms
- Basement with approx. 72 m² of additional usable space
- Hybrid heating system consisting of a heat pump and gas boiler (boiler replaced in 2019) with partial underfloor heating
- Photovoltaic system with battery storage (10 kWh) and wall box
- Desalination plant for water treatment
- Modern fitted kitchen
- Wooden windows with double glazing and external shutters (electric on the ground floor, manual on the upper floors)
- Property with around 362 m² of garden space
- Carport parking space available

Número de propiedad: 26096020E - 14532 Kleinmachnow

Todo sobre la ubicación

GEOGRAPHY

The very attractive and family-friendly town of Kleinmachnow, with its small houses and villas set in green, park-like avenues, is one of the most sought-after residential areas in the southern suburbs, which have seen a sharp rise in demand in recent years. Its immediate neighbors are Stahnsdorf and the Berlin district Zehlendorf.

TRANSPORT

From Kleinmachnow, Berlin-Zehlendorf can be reached by car in about 5 minutes, and Potsdam, where the nearest major long-distance train station is located, in about 20 minutes. The town has its own highway connection to the A 115, which takes you to Berlin City West or the southern "Berliner Ring" in just a few minutes. There are various bus lines within Kleinmachnow, continuing on to Berlin-Zehlendorf S-Bahn station and Berlin-Wannsee S-Bahn, among others.

INFRASTRUCTURE

The town has excellent infrastructure. The town hall square, the center of the community with its many shopping opportunities, is a popular meeting place for young and old alike. Restaurants serving international cuisine, a cinema-theater, music and sports facilities underline the high quality of life in Kleinmachnow. There are doctors of various specialties, pharmacies, banks, a post office, and various other shops in the community. Childcare and education are very well covered by several kindergartens and elementary schools, the Waldorf School, the International School Berlin-Brandenburg, and a Protestant elementary school and high schools.

The central location and good public transport connections attract many families who want to live in green surroundings but for whom short commutes to Berlin,

Potsdam, or the airport are essential. Many attractive leisure and cultural activities cater well to the needs of families with children or older people seeking peace and quiet.

Número de propiedad: 26096020E - 14532 Kleinmachnow

Otros datos

MONEY LAUNDERING: As a real estate brokerage company, von Poll Immobilien GmbH is obliged under Section 2 (1) No. 14 and Section 11 (1), (2) of the Money Laundering Act (GwG) to establish and verify the identity of the contractual partner when entering into a business relationship, or as soon as there is serious interest in executing the real estate purchase agreement. To this end, we are required under Section 11 (4) GwG to record the relevant data from your identity card (if you are acting as a natural person) – 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 retain 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.

LIABILITY: We would like to point out that the property information, documents, plans, etc. provided by us originate from the seller or landlord. We therefore accept no liability for the accuracy or completeness of the information. It is therefore the responsibility of our customers to check the property information and details contained therein for accuracy. All real estate offers are subject to change and subject to errors, prior sale or rental, or other interim utilization.

OUR SERVICE FOR YOU AS A PROPERTY OWNER:

If you are planning to sell or rent out 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.

Número de propiedad: 26096020E - 14532 Kleinmachnow

Contacto con el socio

Para más información, diríjase a su persona de contacto:

Cindy Sombeek & Philipp Sombeek

Karl-Marx-Straße 22, 14532 Kleinmachnow

Tel.: +49 33203 - 80 379 0

E-Mail: kleinmachnow@von-poll.com

Al aviso legal de von Poll Immobilien GmbH

www.von-poll.com