Berlin / Friedrichshagen

Stylish living in Friedrichshagen – 4 rooms, 2 bathrooms, and just 200 m from the Müggelspree

Property ID: 25068055WE36



PURCHASE PRICE: 345.000 EUR • LIVING SPACE: ca. 119 m² • ROOMS: 4

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At a glance

Property ID	25068055WE36
Living Space	ca. 119 m²
Floor	1
Rooms	4
Bedrooms	3
Bathrooms	2
Year of construction	1997

Purchase Price	345.000 EUR
Type	Apartment
Provision	Käuferprovision 3,57 % (inkl. MwSt.) vom Kaufpreis
Condition of property	Completely renovated
Construction method	Solid
Equipment	Guest WC, Garden / shared use

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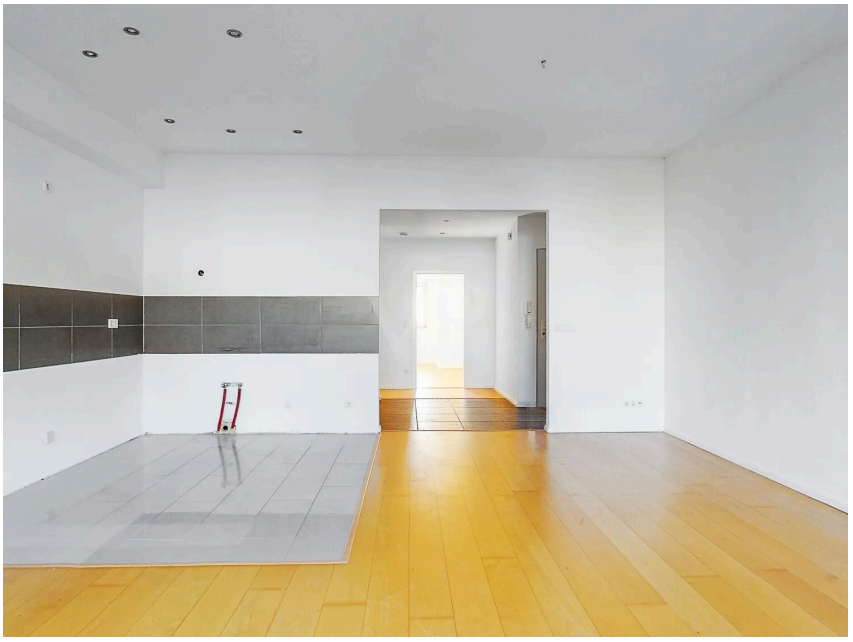
Energy Data

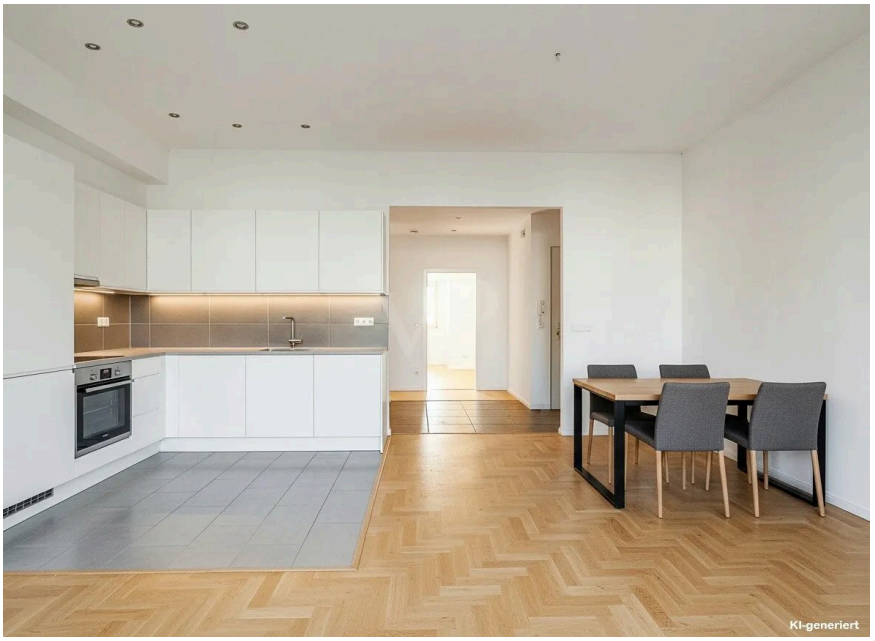
Type of heating	Central heating
Energy Source	Fossil CHP
Energy certificate valid until	08.10.2028
Power Source	Block

Energy Certificate	Energy consumption certificate
Final energy consumption	88.8 kWh/m²a
Energy efficiency class	C
Year of construction according to energy certificate	1997

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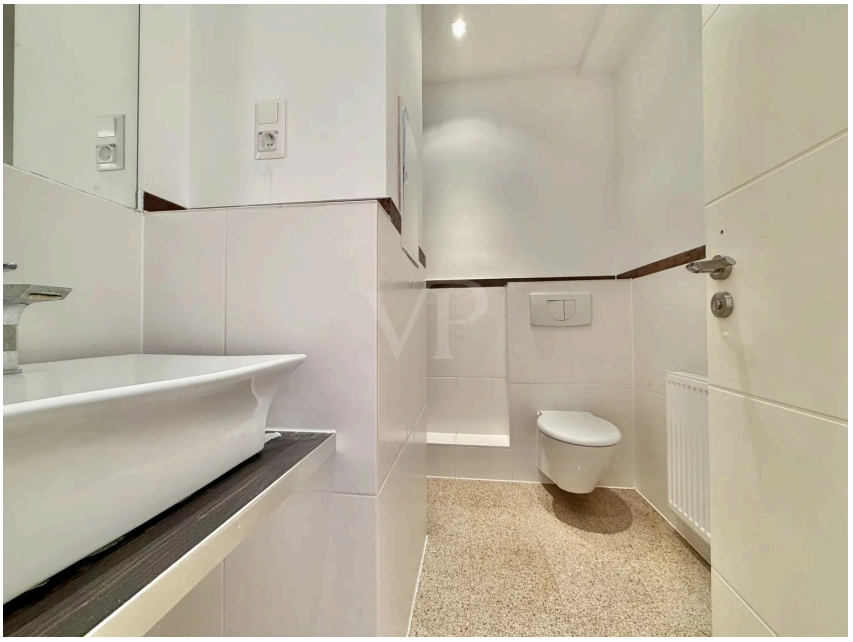
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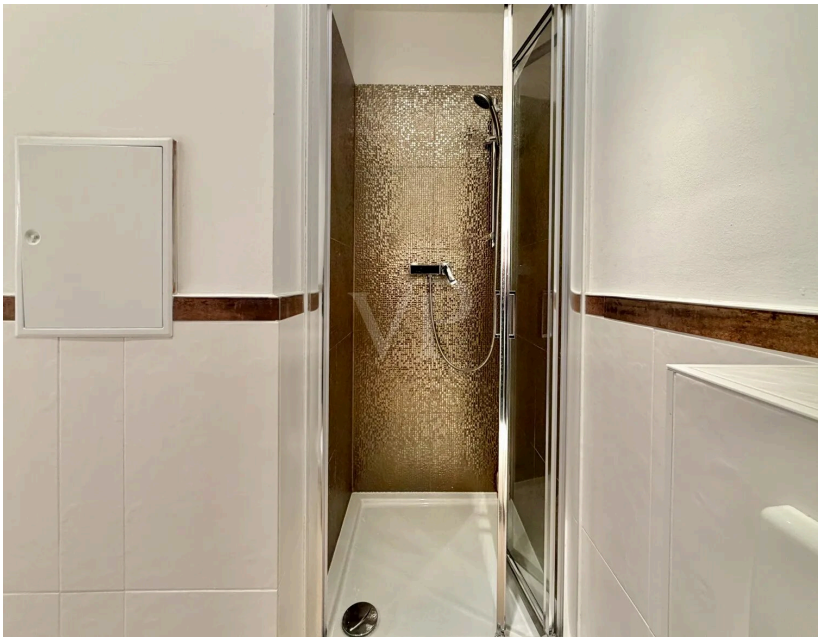




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The property





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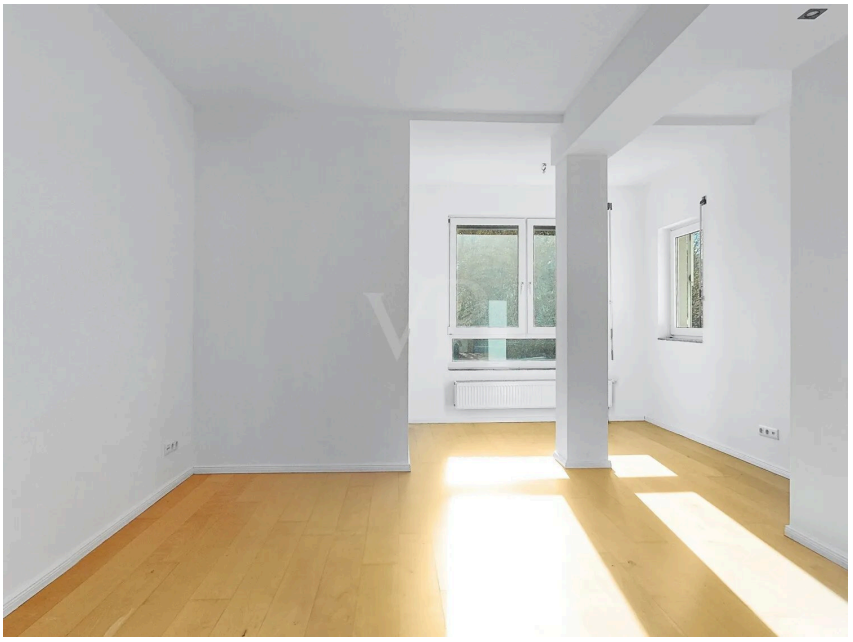
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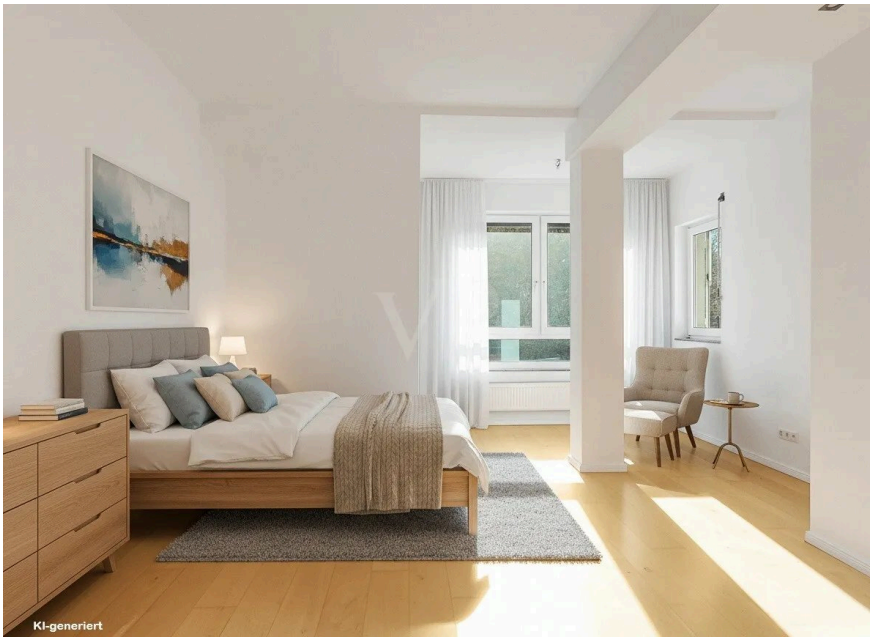




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A first impression

This unique apartment on the upper floor of a charming residential complex built in 1997 combines timeless elegance with modern living comfort. As soon as you step inside, you'll sense the harmonious atmosphere, which is enhanced by the building's well-designed architecture featuring a landscaped courtyard.

Spanning approximately 119 m² of living space, this home impresses with its spaciousness and tasteful design. Light-colored, textured walls, attractive laminate flooring, and high-quality natural stone tiles set the stage for a living experience that blends style and comfort.

The heart of the apartment is the approximately 34 m² light-filled living room, which offers space for your very own dream kitchen. Here, you can bring your vision to life—whether modern and minimalist, cozy and inviting, or extravagant—and design the heart of your home according to your very own personal preferences.

Two additional bedrooms offer flexible possibilities—whether as a retreat, guest room, or home office in a bright setting. Space for a practical walk-in closet has been seamlessly integrated into one of the rooms. The bathrooms are comfortably equipped: a stylish shower room and an elegant bath with a double vanity and a separate area for the washer and dryer perfectly round out the living space.

The meticulous interior design and well-thought-out details give this apartment its special character—a successful blend of modern functionality and a stylish, comfortable atmosphere for the whole family.

This apartment is located just about 200 meters from the Müggelspree—nestled in a well-maintained residential complex in the popular Friedrichshagen neighborhood, not far from Bölschestraße. This distinctive main street forms the heart of the historic villa district on the northwestern shore of the Müggelsee in the Treptow-Köpenick district. Today, Friedrichshagen has a population of approximately 19,036 and is highly appealing due to its proximity to the expansive Berlin City Forest and Lake Müggelsee, which offer excellent opportunities for leisure and recreation.

Both the lush, park-like inner courtyard and relaxing walks—for example, in the "Hirschgarten-Dreieck," just five minutes away—provide a sense of relaxation and comfort. Access to public transportation is ensured by a nearby tram stop, which is just a one-minute walk away. The Friedrichshagen S-Bahn station is also in the immediate vicinity; from here, you can reach Ostkreuz Station—Berlin's largest

transportation hub—in just 15 minutes by S-Bahn.

The surrounding area is home to numerous schools, kindergartens, and public facilities. Thanks to excellent connections to tram lines 60/61 and the S-Bahn, Berlin's city center, long-distance train stations, and the future capital city airport are all easily accessible.

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All about the location

Geography:
Friedrichshagen, a haven for stressed-out city dwellers, is an old villa suburb on the northwestern shore of Lake Müggelsee. Founded in 1753 by the famous Prussian King Frederick II, this district lies on the eastern edge of Berlin and is considered Köpenick's most attractive residential area. The area has always been a magnet for writers, artists, and discerning individuals seeking tranquility and proximity to forests and water, yet who do not want to lose their connection to the big city. As of the end of 2024, Friedrichshagen has a population of approximately 19,036.

Location / Transportation:
In terms of transportation, Friedrichshagen is optimally connected via the S3 Spandau–Erkner line. The S-Bahn runs every 10 minutes, and during morning and evening rush hours, even every 5 minutes. This means you can reach Alexanderplatz in 20 minutes—from a place where others go on vacation, right into the heart of the bustling metropolis of Berlin. By car, the B1/B5 and Berlin's highways are easily accessible. Its proximity to Berlin's BER Airport is also noteworthy. The town's main street is the popular Bölschestraße—it's perfect for strolling, shopping, and dining at various restaurants and establishments. The surrounding towns toward Rüdersdorf can be reached by the Schöneich tram (Line 88). Line 60 runs to Johannisthal, and Line 61 connects Friedrichshagen and Adlershof.

Infrastructure:
The infrastructure is well-developed; in addition to a high school, elementary schools, daycare centers, doctors, banks, and ample shopping options—including organic markets—there's no shortage of cultural offerings here either. A special highlight on everyone's lips is the popular shopping street Bölschestraße, which invites visitors to stroll among its diverse shops, restaurants, and cafés. A weekly market in the central market square also offers fresh regional products.

Economy:
The Friedrichshagen Waterworks is located on both sides of the Müggelseedam. In addition to restaurants catering to day-trippers, there are numerous activities that satisfy the appetite for all kinds of water sports. Many sports clubs have their roots here and boast a large membership.

Leisure / Nature:
Thanks to its location right on the Großer Müggelsee, water sports enthusiasts can enjoy a wide range of activities, such as surfing, sailing, kitesurfing, and motor sports. A variety of art galleries and artists—both established and emerging—host exhibition

openings and offer workshops for those eager to learn, while libraries organize evening language courses. In addition to its many athletes, Friedrichshagen has always remained a hub for the arts.

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Other information

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Contact partner

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