Berlin / Altglienicke

Old-World Charm Meets Modern Comfort: Semi-detached Home with Excellent Transportation Links

Property ID: 26068005



PURCHASE PRICE: 349.000 EUR • LIVING SPACE: ca. 81 m^2 • ROOMS: 4 • LAND AREA: 502 m^2

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At a glance

Property ID	26068005
Living Space	ca. 81 m²
Roof Type	Gabled roof
Rooms	4
Bedrooms	3
Bathrooms	1
Year of construction	1939
Type of parking	1 x Garage

Purchase Price	349.000 EUR
House	Semi-detached house
Provision	Käuferprovision 3,57 % (inkl. MwSt.) vom Kaufpreis
Construction method	Solid
Usable Space	ca. 51 m²
Equipment	Terrace, Guest WC, Garden / shared use, Built-in kitchen

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Energy Data

Type of heating	Central heating
Energy Source	Oil
Energy certificate valid until	13.10.2035
Power Source	Oil

Energy Certificate	Energy demand certificate
Final Energy Demand	329.01 kWh/m²a
Energy efficiency class	H
Year of construction according to energy certificate	1994

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A first impression

This 1930s semi-detached house is a classic older property that exudes the unique charm of that era. Typical of homes from this era, its appearance is characterized by solid construction. Around the year 2000, the property underwent a complete renovation and has been continuously modernized and maintained through 2024, ensuring it remains in excellent condition today.

The living area of approximately 81 m² is distributed between the ground floor and the attic and sits on a lot measuring approximately 502 m². The house has a full basement, providing additional usable space.

On the ground floor, the hallway leads to the guest restroom, the kitchen, and the bright living and dining room. From there, there is direct access to the terrace, which is equipped with an electric awning and is perfect for relaxing or socializing. The windows on the ground floor are equipped with electric roller shutters. A charming staircase leads to the attic, which features three bedrooms and a bathroom with a bathtub.

The basement has three separate rooms and offers versatile uses, such as for storage, household chores, or hobbies. The property is complemented by a garage and an outbuilding, which provides additional storage space.

Transportation connections are excellent. About 200 meters away, you'll find both a bus stop served by lines S9, S9A, and 160, as well as an S-Bahn station served by lines S9 and S198. This makes the city center, shopping areas, and surrounding neighborhoods quick and easy to reach.

This older semi-detached home is ideal for couples or small families who appreciate the character of a 1930s-era house and are looking for a well-maintained home with good transportation links.

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Details of amenities

- Built-in kitchen with appliances
- Electric roller shutters on the ground floor
- Guest restroom
- Patio with electric awning
- Garage

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All about the location

Geography:
Altglienicke is a neighborhood in Berlin's Treptow-Köpenick district and is located between BER Airport and the Adlershof Science and Technology Park. With a population of about 30,000, Altglienicke is idyllically nestled in southeast Berlin. The neighborhoods of Bohnsdorf and, as mentioned, Adlershof—with its technology park—are located in the immediate vicinity; to the west, Altglienicke borders the neighborhood of Rudow, and to the south, the Brandenburg municipality of Schönefeld.

Location / Transportation:
Altglienicke is a quiet neighborhood where single-family homes and townhouses dominate the landscape. Thanks to the Altglienicke and Grünbergallee S-Bahn stations (S45 & S9), Altglienicke is well connected by public transit—from the airport all the way to Spandau—and to Berlin's city center. Bus lines 160, 163, 363, and 743 provide quick access to the Schöneweide neighborhoods, BER, or the Lichtenrade S-Bahn station. By car, the A113, the B96, and the Adlergestell provide excellent access to the city, BER, or the state of Brandenburg. This means you can reach the BER in about 15 minutes, the Kudamm in about 30 minutes, and the Berlin TV Tower in about 40 minutes.

Infrastructure:
In Altglienicke, a variety of recreational and cultural activities are complemented by a well-developed infrastructure of local services and all major educational institutions. Parents have access to daycare centers, three elementary schools, a middle school, and a high school for their children's care and education. The old village center around the parish church is still clearly recognizable today.

Economy:
Thanks to its central location near BER, the Adlershof Technology Park, as well as the Schöneweide shopping center and the Waltersdorf Home Furnishing Center with IKEA, Altglienicke is surrounded by economic vitality.

Leisure / Nature:
Whether it's the Coloniapark in the Kölner Viertel, the Altglienicke orchard meadow, or the nearby Rudow-Altglienicke Landscape Park, these areas define the district and invite residents to take walks and relax. Thanks to excellent transportation links, the immediate neighborhood offers a wide variety of other recreational opportunities.

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Other information

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Contact partner

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