Berlin / Altglienicke

Family happiness on three levels - modern living with a feel-good factor

Property ID: 26068032



PURCHASE PRICE: 849.000 EUR • LIVING SPACE: ca. 186 m^2 • ROOMS: 8 • LAND AREA: 537 m^2

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At a glance

Property ID	26068032
Living Space	ca. 186 m²
Roof Type	Gabled roof
Rooms	8
Bedrooms	7
Bathrooms	3
Year of construction	2021
Type of parking	1 x Car port

Purchase Price	849.000 EUR
House	Single-family house / Detached house
Provision	Käuferprovision 3,57 % (inkl. MwSt.) vom Kaufpreis
Condition of property	Well-maintained
Construction method	Timber frame
Equipment	Terrace, Guest WC, Swimming pool, Fireplace

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Energy Data

Type of heating	Central heating
Energy Source	Gas
Energy certificate valid until	30.01.2031
Power Source	Gas

Energy Certificate	Energy consumption certificate
Final energy consumption	37 kWh/m²a
Energy efficiency class	A
Year of construction according to energy certificate	2021

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The property





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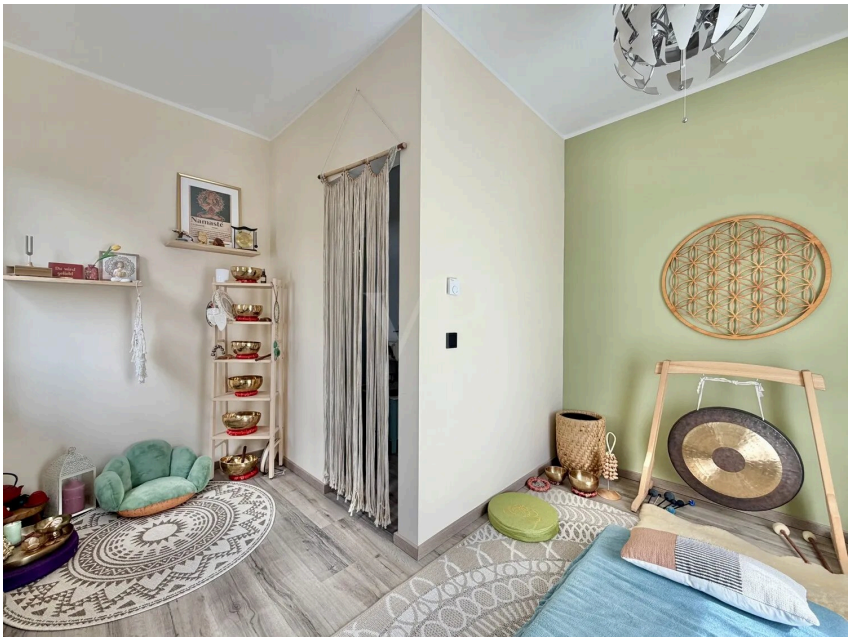




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The property





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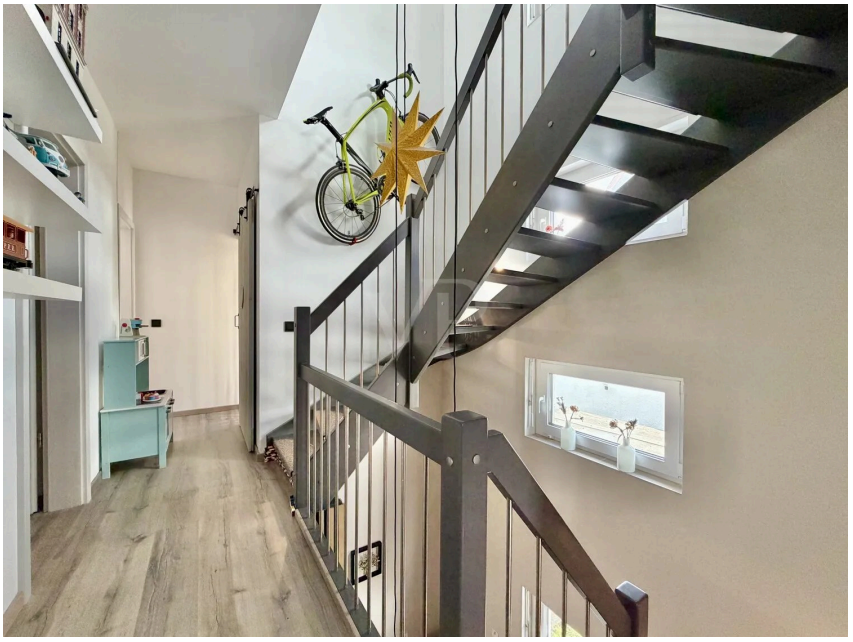
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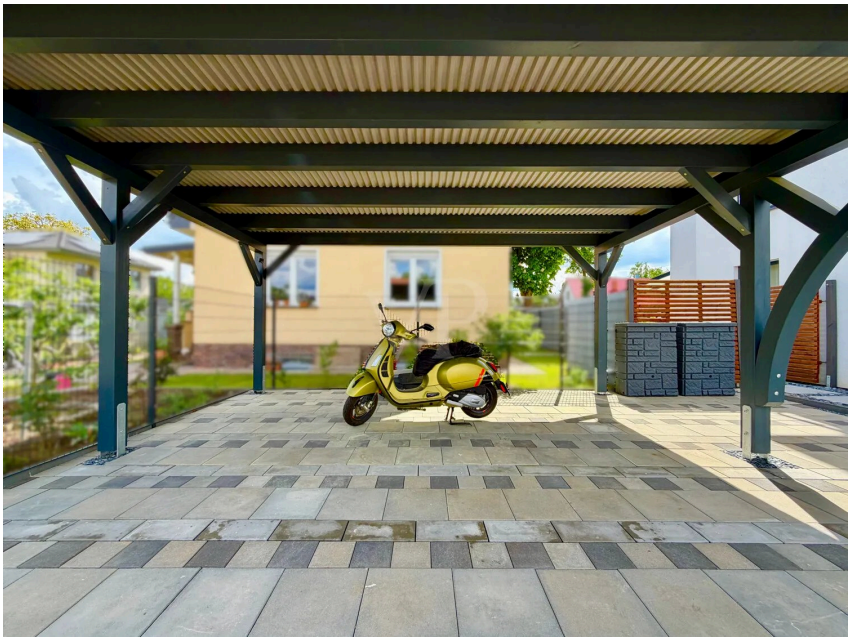




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The property





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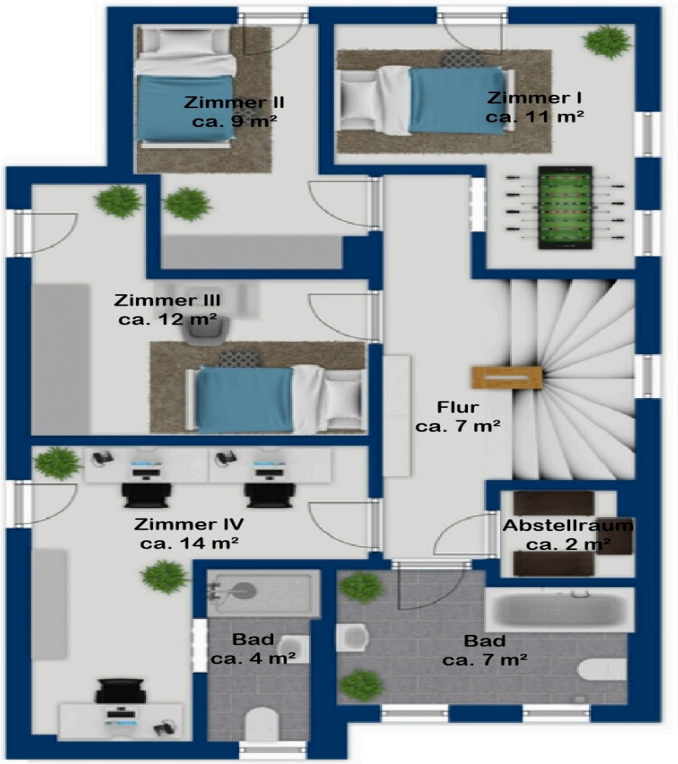




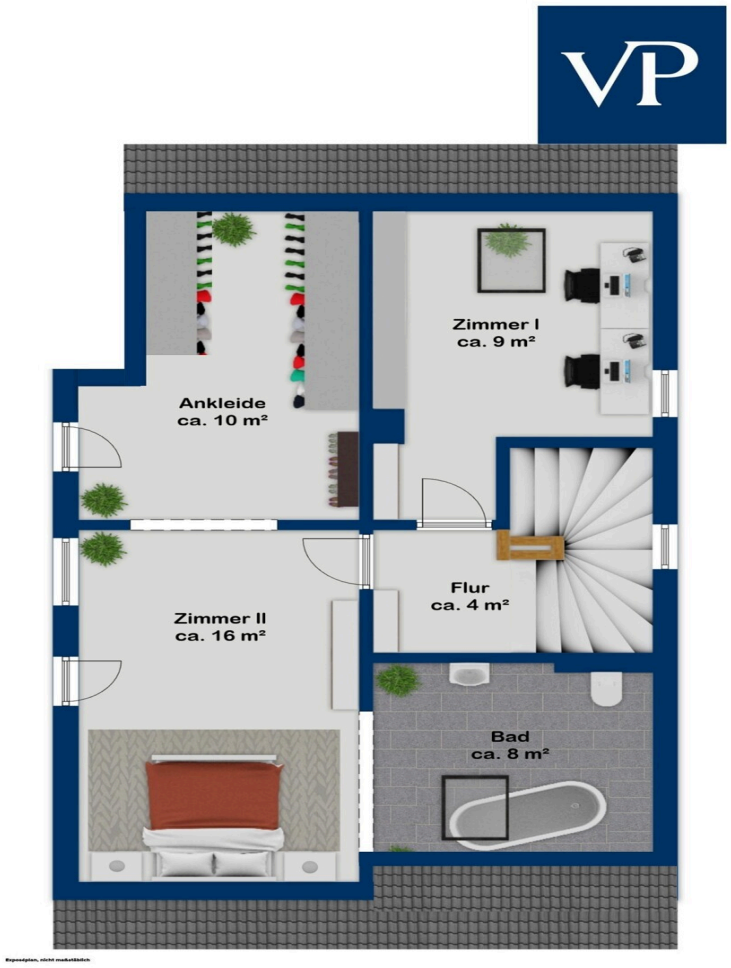
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Floor plans





Repräsentativ, nicht maßstäblich



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

This modern detached house, built in 2021, combines spacious living, contemporary comfort and a warm, family-friendly atmosphere in a particularly harmonious way. On approx. 186 m² of living space and a plot of approx. 537 m², you can expect a lovingly designed home with a total of eight rooms and versatile rooms that offer plenty of space for individual living concepts.

The modern timber frame construction already ensures a pleasant and healthy living environment. This is complemented by an energy-efficient construction method, roller shutters, a ventilation system and a solar thermal system to support hot water and heating - a well thought-out combination of sustainability, comfort and modern living.

As soon as you enter the house, you are greeted by an inviting hallway that immediately conveys a pleasant living atmosphere. Directly adjacent is a stylish guest WC, a practical storage room and the heating and ventilation system in the HW room.

The spacious living and dining area with open kitchen forms the heart of the house. Large windows and the open design create a bright and friendly living atmosphere that invites you to live and enjoy life together. The fireplace creates a cozy atmosphere, especially on cooler days. A screen is also integrated, making the living area ideal for relaxed home movie evenings. From here, you have direct access to the terrace and garden - the indoor and outdoor areas flow seamlessly into one another and create a wonderful feeling of living.

There are four well-designed rooms on the upper floor, which can be used flexibly as children's rooms, guest rooms or studies. One of the rooms already has its own bathroom, offering additional comfort and privacy. Another fully equipped bathroom is also available on this floor. The space is complemented by a practical storage room with additional storage space.

The top floor also impresses with its special charm and versatile usage options. There is a study, a bedroom and an adjoining dressing room. The bathroom, which is accessible from the bedroom, has an open-plan design and offers future owners the opportunity to finish this area according to their own ideas. The sanitary items - including a free-standing bathtub, a washbasin and a WC - are already in place but have not yet been installed or connected. An integrated screen also provides additional comfort and cozy hours in the attic bedroom.

The lovingly landscaped outdoor area invites you to relax, play and linger together. The terrace offers the perfect setting for sociable summer evenings with family and friends, while the top-mounted pool provides refreshing fun on warm days. A separate play

area makes the garden particularly attractive for families with children.

This attractive offer is rounded off by a carport with parking spaces for two vehicles.

This modern detached house combines generous space with high-quality fittings, modern energy efficiency and many individual design options. The open architecture, the cozy living area with fireplace and the family-friendly garden create a home with a special feel-good character - ideal for people who want to combine modern living with warmth and quality of life.

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Details of amenities

- 3 bathrooms + guest WC
- high-quality fitted kitchen
- laminate flooring
- fireplace
- 2 screens
- roller blinds
- Ventilation and air extraction system
- Solar thermal system
- Pool
- Children's oasis
- Covered terrace
- carport

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All about the location

Geography:
Altglienicke is a district of the Berlin borough of Treptow-Köpenick and is located between BER Airport and the Adlershof science and technology park. With a population of around 30,000, Altglienicke is idyllically nestled in the south-east of Berlin. The districts of Bohnsdorf and, as mentioned, Adlershof with its technology park are in the immediate vicinity, while Altglienicke borders the district of Rudow to the west and the Brandenburg municipality of Schönefeld to the south.

Location / traffic:
Altglienicke is a quiet district dominated by detached and terraced houses. The Altglienicke and Grünbergallee S-Bahn stations (S45 & S9) provide Altglienicke with excellent public transport links from the airport to Spandau and the city center of Berlin. Bus lines 160, 163, 363 and 743 take you quickly to the Schöneweide district, BER and Lichtenrade S-Bahn station. By car, the A113, the B96 or the Adlergestell offer optimal transport connections to the city, BER or the state of Brandenburg. BER can be reached in around 15 minutes, Kudamm in around 30 minutes and the Berlin TV Tower in around 40 minutes.

Infrastructure:
Various leisure and cultural activities are complemented in Altglienicke by a well-developed supply infrastructure and all important educational institutions. Parents have access to daycare centers, three elementary school, a secondary school and a grammar school for the care and education of their children. The old village center around the parish church is still clearly recognizable today.

Economy:
Thanks to its central location close to BER, the Adlershof Technology Park, the Schöneweide shopping center and the Waltersdorf furnishing center with IKEA, Altglienicke is surrounded by economic creativity.

Leisure / nature:
Whether the Coloniapark in the Cologne district, the Altglienicke orchard or the nearby Rudow-Altglienicke landscape park characterize the district and invite you to go for a walk and linger. Thanks to its good connections, the immediate neighborhood offers a wide range of other leisure activities.

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Other information

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Contact partner

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