Berlin / Hirschgarten

Modern apartment with balcony near the water as an investment or for your own use - the choice is yours!

Property ID: 26068037WE10



PURCHASE PRICE: 345.000 EUR • LIVING SPACE: ca. 62 m^2 • ROOMS: 2

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At a glance

Property ID	26068037WE10
Living Space	ca. 62 m²
Floor	2
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	2015
Type of parking	1 x Outdoor parking space

Purchase Price	345.000 EUR
Type	Apartment
Provision	Käuferprovision 3,57 % (inkl. MwSt.) vom Kaufpreis
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 12 m²
Equipment	Balcony

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Energy Data

Type of heating	Underfloor heating
Energy Source	Fossil CHP
Energy certificate valid until	05.03.2036
Power Source	Block

Energy Certificate	Energy consumption certificate
Final energy consumption	94.3 kWh/m²a
Energy efficiency class	C
Year of construction according to energy certificate	2016

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The property





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A first impression

On a spacious, park-like area of approx. 11,468 m², nestled between mature trees and the gentle course of the Müggelspree river, stands an architecturally impressive ensemble of eight magnificent urban villas.

This well-maintained and high-quality furnished 2-room condominium combines modern living comfort with attractive investment security. It is located on the 2nd floor of an energy-efficient KfW 70 building and is easily accessible via an elevator.

The approx. 62 m² of living space boasts a well thought-out floor plan with stylish furnishing details and a pleasant living atmosphere. As soon as you enter, you are greeted by elegant ship's floor parquet and a spacious hallway with a practical, ceiling-high built-in wardrobe.

This is followed by the heart of the apartment, the bright living and dining area with an open fitted kitchen. This is equipped with high-quality electrical appliances - including an induction hob, dishwasher, fridge-freezer and an oven installed in an elevated position for particularly convenient working.

From the living area, you can access the spacious, approx. 12 m² balcony, which offers a beautiful view and invites you to relax.

The second hallway surprises with a separate storage room to store practical items neatly and a separate WC for additional privacy and comfort.

The friendly bedroom has floor-to-ceiling windows and direct access to the modern bathroom with walk-in shower, washbasin and a space for the washing machine.

Electric shutters and custom-made pleated blinds provide additional living comfort in all rooms. A video intercom system rounds off the high-quality fittings.

A coveted outdoor parking space for a car is of course also part of the apartment.

The building itself is also in a very well-kept condition. Extensive maintenance work was carried out in the years 2022-2023, including

- Renewal of roofing and insulation,
- Renovation of the exterior walls and perimeter terraces,
- Renewal of the sheet metal on parapets and façade elements,
- Modernization of the roof, terrace and balcony drainage,

- new balcony and terrace coverings made of high-quality bankirai wood.

The apartment has been rented reliably since 01.03.2019. The monthly basic rent is 890 euros and offers an attractive yield of approx. 3.1%. This makes this property ideal for investors who value location, quality and long-term rentability.

However, the apartment can also be handed over rent-free on request and thus also offers attractive prospects for owner-occupiers. The choice is yours!

Arrange a viewing today and see this lucrative offer for yourself.

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Details of amenities

- KfW-70 energy efficiency house
- 2nd floor, easily accessible by elevator
- approx. 62 m² living space
- 2 rooms
- Spacious living and dining area with open fitted kitchen
- approx. 12 m² balcony with beautiful view
- high-quality ship's floor parquet
- Electric shutters and pleated blinds in all rooms
- video intercom system
- ceiling-high built-in wardrobe in the hallway
- separate WC for additional comfort
- Storage room in the hallway
- Bathroom with walk-in shower and washing machine connection
- Spacious cellar compartment
- Coveted outdoor parking space for car included
- Reliably rented since 01.03.2019
- Can also be transferred rent-free on request

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All about the location

Berlin-Hirschgarten embodies an exclusive residential area that is also close to nature and conveys an incomparable lifestyle with its peaceful atmosphere and immediate proximity to the Spree and the idyllic Müggelsee lake. This sought-after address impresses with a distinguished population structure that is characterized by prosperity, education and a high standard of quality of life. The outstanding infrastructure with first-class transport connections, excellent medical care and renowned educational institutions underlines the premium character of this location. The real estate market is benefiting from stable value growth, driven by constant demand for high-quality yet green retreats in the metropolis of Berlin.

The immediate surroundings offer a diverse range of amenities that perfectly complement the upscale lifestyle. Discerning connoisseurs will find exquisite dining options, including elegant restaurants such as Evelin's Cafe & Restaurant and Veracruz, which are just a three-minute walk away, and stylish bars such as the Eiche Casino, which is a four-minute walk away. Culinary variety and an upscale ambience create the ideal setting for sociable evenings and exclusive moments of pleasure. The proximity to well-kept parks and sports facilities - some of which are just two to five minutes' walk away - enables a harmonious combination of relaxation and activity in the midst of a green oasis. Those interested in culture will find an inspiring range of events and cultural encounters at the ABC Rocks youth cultural center, which is just an eight-minute walk away.

The excellent public transport connections guarantee effortless access to all of Berlin's urban highlights: various bus lines such as "Neuer Weg" are just a two-minute walk away, the "Bellevuestraße" streetcar station is a four-minute walk and the "Hirschgarten" S-Bahn station can be easily reached in around 13 minutes. This optimal network enables discreet mobility and underlines the privileged location.

For the discerning luxury lover, Berlin-Hirschgarten thus offers an incomparable symbiosis of discreet elegance, natural tranquillity and urban quality of life. Here you will find a refuge that meets the highest standards of exclusivity, culture and enjoyment - a place where privacy and stylish living merge in perfect harmony.

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Other information

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Contact partner

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