Berlin / Karolinenhof

A place to call home—nestled among the woods, water, and your own vision for your home

Property ID: 26068046



PURCHASE PRICE: 495.000 EUR • LIVING SPACE: ca. 94 m^2 • ROOMS: 4 • LAND AREA: 960 m^2

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At a glance

Property ID	26068046
Living Space	ca. 94 m²
Roof Type	Gabled roof
Rooms	4
Bedrooms	2
Bathrooms	1
Year of construction	1934
Type of parking	1 x Garage

Purchase Price	495.000 EUR
House	Single-family house / Detached house
Provision	Käuferprovision 3,57 % (inkl. MwSt.) vom Kaufpreis
Condition of property	In need of renovation
Construction method	Solid
Usable Space	ca. 90 m²
Equipment	Terrace, Sauna

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Energy Data

Type of heating	Central heating
Energy Source	Gas
Energy certificate valid until	11.09.2036
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	202.3 kWh/m²a
Energy efficiency class	G
Year of construction according to energy certificate	1994

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The property





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A first impression

Built in 1934, this single-family home sits on a lot of approximately 960 m² and offers about 94 m² of living space. This is not a run-of-the-mill new construction, but a house with history, potential for development, and numerous opportunities to turn it into a unique home of your own.

As soon as you enter the house, you step into the spacious veranda, which was added in 1978 and, thanks to its triple-pane windows, creates a pleasant transition between the living area and the garden. From here, you reach the hallway that connects the living spaces.

The ground floor features the living room, dining room, kitchen, and a practical pantry. Upstairs, there are two additional rooms and a spacious bathroom.

The basement offers additional space with three rooms and a sauna.

A major renovation project was already completed in 2015: The roof was extensively renovated, fitted with thermal and sound insulation between the rafters, and then completely re-roofed.

The approximately 960 m² lot is particularly noteworthy. Whether you're a gardening enthusiast, someone who enjoys growing your own food, or a family in need of space—this property offers numerous possibilities. Additionally, the size of the lot provides potential for a future addition or expansion of the living space (subject to regulatory approvals).

The property is rounded out by a garage and a solid shed, which provide additional usable and storage space.

This property is ideal for people who recognize a home's potential and are ready to create a home tailored to their own vision through their own ideas and modernization efforts.

A special highlight of the neighborhood is the Karolinenhof e.V. residents' association's private waterfront property on Langen See. Members enjoy access to a spacious lakeside area with a swimming spot, beach area, playground, beach volleyball court, and various recreational and leisure facilities right on the water. The facility can be used year-round and offers excellent opportunities for leisure and recreation. The current membership fee is approximately €120 per household per year; in addition, a one-time admission fee applies for new members. Admission is granted in accordance with the association's regulations.

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Details of amenities

- Exterior wall insulation (1992)
- Double-pane insulated glass with roller shutters (1998)
- Roof renovation with thermal and sound insulation, as well as new roofing (2015)
- Soundproof windows with triple glazing (2020)
- New doors (2021)
- Thermal insulation of the basement ceiling (2022)

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All about the location

Geography

Karolinenhof, Schmöckwitz, and Rauchfangswerder make up the southernmost part of Berlin's Treptow-Köpenick district. The region is characterized by its unique location amid extensive wooded areas and a landscape rich in waterways. Here, people live where others spend their free time. Karolinenhof is located about five kilometers southeast of Grünau, between the western shore of the Lange See and the Adlergestell. The Dahme River, the Lange See, and numerous other bodies of water shape the landscape and create an exceptionally high quality of life and living. The Krumme Lake also has its source in the wooded area along Schappachstraße. The surrounding area offers a rare combination of nature-oriented living, waterfront access, and good connections to downtown Berlin.

Location / Transportation

Karolinenhof is excellently connected to the Grünau and Köpenick S-Bahn stations via tram line 68. The stops Schappachstraße, Lübbenauer Weg, and Vetschauer Allee/Adlergestell are located within the town. The N68 night bus runs at night. By car, Berlin's city center can be reached in about 30 minutes, and the A10 highway in about 20 minutes. The Dahme River is just a few minutes' walk away.

Infrastructure

Kindergartens, schools, doctors, and shopping options are all located in the immediate vicinity. The Taut-Passage in Grünau, with about 30 stores, is easily accessible by tram or car. This ensures good local amenities and medical care.

Leisure / Sports / Nature

Surrounded by forests and water, the location offers excellent opportunities for active leisure and recreation. Whether it's long walks, hikes, bike rides, or water sports—the region is one of Berlin's most popular recreational areas. Several water sports clubs offer activities such as sailing, rowing, canoeing, and stand-up paddleboarding. The immediate proximity to the Dahme River and Lake Langen See makes Karolinenhof, Schmöckwitz, and Rauchfangswerder ideal places to live for nature and water enthusiasts.

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Other information

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Contact partner

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