

# Exposé

**Developed building plot in beautiful residential area with planning permission for 1.5 - 2 storey semi-detached house or detached house**



Object number: 436  
Ground area: 1.080,00 m<sup>2</sup>  
Sale price: € 350.000



## **Ihr Ansprechpartner:**

AV Immobilien Berlin  
Real Estate Agency  
Herr Aleksander Vukas  
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Adresse: 15754 Königs Wusterhausen

Type: Properties

Property type: Duplex house

Energy efficiency class: -

legally required information energy certificate: empty

Vacant from: Grundstück sofort bebaubar, bauträgerfrei

Ground area: 1.080,00 m<sup>2</sup>

Agent Fee: 7,14 % Brutto vom beurkundeten Kaufpreis vom Käufer zu zahlen

particularity: Bebauung nach Nachbarschaft- und Umgebungsbebauung mit 1,5 - 2-geschossige Doppelhaushälften und Einfamilienhäuser

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### Description short:

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Developed building plot in beautiful residential area with building permit, development according to neighbourhood and surrounding development with 1.5 - 2-storey semi-detached houses and detached houses

\*This Expose is available in German, English and Russian language.

Social-Media:

Facebook-link: <https://www.facebook.com/avimmobilienberlin/>

Instagram-link: <https://www.instagram.com/avimmobilienberlin/>

### Description long:

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The property is located in a cul-de-sac street in the second row to the Krüpelsee. A natural swimming area can be reached within 5 minutes by bike.

The rectangular plot is fully developed, has a floor area of 1,080 m<sup>2</sup> and measures approx. 21.50 m × 50.00 m.

It is possible to start building a detached or semi-detached house at short notice.

In the immediate neighbourhood there are 1.5 - 2-storey semi-detached houses and detached houses, which were built in accordance with § 34 BauGB, like neighbouring and surrounding buildings.

For the relaxing weekends, a high-quality log cabin with an area of approx. 20 m<sup>2</sup> was initially built in 2014.

\*You can start building your dream home immediately in this wonderful location without a property developer.

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### Equipment:

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- Building plot with an area of 1,080 m<sup>2</sup>
- Plot dimensions approx. 21.50 m × 50.00 m
- Building permit according to § 34 BauGB Neighbourhood development
- No development plan
- Development with 1.5 - 2 storeys
- Development for a detached or semi-detached house
- builder-free
- enclosed

### Others:

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\*Interested parties to this advert:

For enquiries, please provide full details of the sender.

Please include your address, telephone number and e-mail address.

We ask for your understanding that it is unfortunately not possible to send an enquiry without the above information.

All data and information available to us is based on information provided by the owner or is taken from property documents and is reproduced here to the best of our knowledge.

Errors and prior sale reserved.

The legal obligation results exclusively from a notarised purchase contract.

\*Would you like to sell your property?

We offer owners a free market value assessment of their property.

We may already have a buyer for you, as our national and international client network has the relevant search profiles on file.

We will professionally assist you with your property in all technical and legal procedures relating to the sale of your property.

We use our experience to advise you on the realistic valuation of your property and the joint purchase price determination.

It goes without saying that we will accompany you through the sales process right up to the handover of the property.

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You can find further attractive offers of freehold flats and rented flats and other properties at [www.av-immobilien-berlin.de](http://www.av-immobilien-berlin.de)

We also have a sustainable network of financing options to support our customers with our properties.

You are also welcome to contact me directly by telephone on +49(0)176-84055531.

Aleksander Vukas, property specialist, property economist  
AV Immobilien Berlin-Real Estate Consulting & Agency, Projects

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### Location:

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The building plot is located in Senzig, a district of Königs Wusterhausen.

It lies on the banks of two lakes in a densely wooded area south-east of Berlin in the district of Dahme-Spreewald.

A bus stop is a 3-minute walk away and takes you directly to Königs Wusterhausen S-Bahn station.

Motorway junction 9 of the A10 motorway can be reached within 10-15 minutes by car.

Senzig has day-care centres, a primary school and shopping facilities (e.g. Edeka).



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**Image gallery:**





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**Grundrisse:**

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