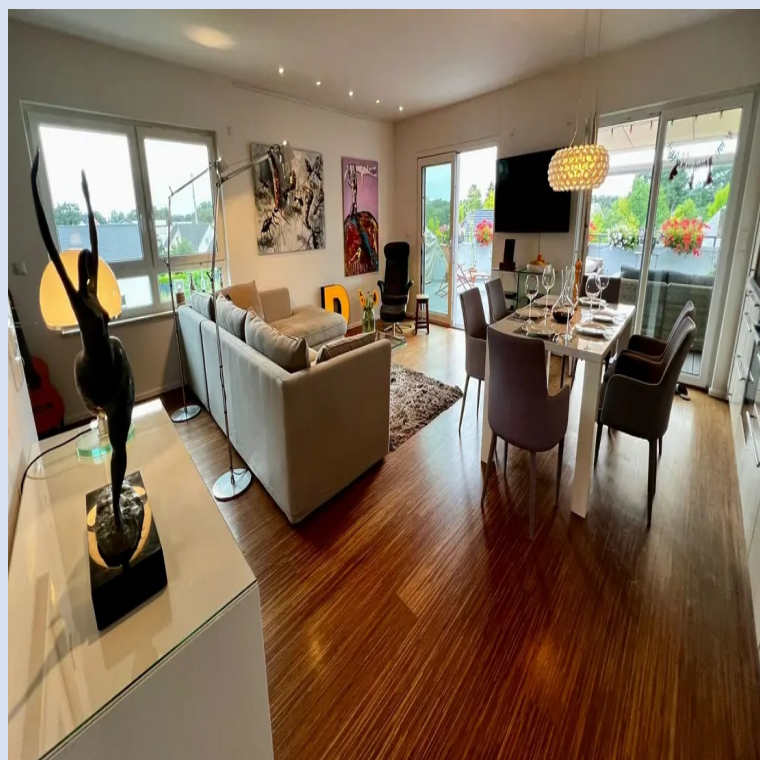


# Exposé

**Barrier-free penthouse flat with large sun terrace, unobstructed views, lift and many high-quality features, sophisticated living comfort, ready to move into**



Object number: 464  
total area: 160,00 m<sup>2</sup>  
Living area: 110,00 m<sup>2</sup>  
Sale price: € 549.000



## Ihr Ansprechpartner:

AV Immobilien Berlin  
Real Estate Agency  
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Adresse: 12621 Berlin

Type: Condominium

Apartment type: Penthouse

floor: 2

storey: 2

Rooms: 2.00

number of bedrooms: 1

number of bathrooms: 1

Object state: Neuwertig

state: hochwertig, exklusiv

Fitted kitchen: Ja

Terrace: Ja

cellar: Ja

Personenaufzug: Ja

Stufenloser Zugang: Ja

Parking: Ja

Quality of Facilities: Gehoben

Heating: Ja

energy efficient: consumption certificate

Energy efficiency class: A+

legally required information energy certificate: Energy proof is available for the building

Heating: Wärmepumpe

Energy certificate valid until: 06.05.2034

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Significant energy exchanger: electricity

Vacant from: sofort

year of construction: 2015

Last modernization/ renovation: 2023

Suitable as a vacation home: Ja

house money: 222.00 €

Living area: 110,00 m<sup>2</sup>

Usable area: 64,00 m<sup>2</sup>

total area: 160,00 m<sup>2</sup>

Garage / parking space: Garage

Garage / parking space purchase price: 25.000,00 €

Agent Fee: 3,57 % Brutto vom beurkundeten Kaufpreis vom Käufer zu zahlen

particularity: Penthouse mit Weitblick, Doppelgarage, Fahrstuhl, große Terrasse, viele Komfort-Features

3D-Rundgang: <https://portal.av-immobilien-berlin.de/index.php/property/464/>

### Description short:

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Spacious 2-room penthouse flat with large sun terrace with unobstructed views, in a private apartment building consisting of a total of 3 flats, with unobstructed views and many high-quality features, sophisticated living comfort, air conditioning, including double garage, ready to move into

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

Social-Media:

<https://www.instagram.com/avimmobilienberlin/>

<https://www.facebook.com/avimmobilienberlin/>

### Description long:

A high-quality 2-room penthouse flat in Berlin-Kaulsdorf/Outskirts Köpenick is offered for sale.

The residential building is located in a beautiful and green residential neighbourhood.

This penthouse flat is located in a private apartment block consisting of a total of 3 flats.

The double garage belonging to the penthouse is easily accessible by car through a remote-controlled gate across the grounds of the building.

Barrier-free access to the penthouse is then provided by a modern lift to the stairwell of the solely occupied upper floor.

This penthouse was built structurally and structurally like a small house on top of the house, with extra thicker ceilings.

The living space totals around 110,00 m<sup>2</sup>, calculated from around 89 m<sup>2</sup> of living space from the flat itself and a proportionate area (25 %) from the terrace.

The spacious, south-west facing terrace of around 75 m<sup>2</sup> enjoys an unobstructed, wide view, is secluded and therefore, like the living areas, offers maximum privacy.

The terrace also features a custom-built pergola and an awning system with additional electrically operated front sun protection.

The kitchen and living area, and currently a visually separate, connected office, create a comfortable open-plan living area. The living room and bedroom have direct access to the large terrace. The equally modern bathroom is equipped with a bathtub, a floor-to-ceiling shower area and a practical urinal for men.

In the basement of the residential building, the penthouse flat has an approximately 8 m<sup>2</sup> cellar room.

The communal monthly house fee is € 222.00.

The residential building is efficiently operated with a heat pump and therefore has a top energy consumption value of 15.6 kWh/(m<sup>2</sup>-a), class A+

### Equipment:

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360° Online-Besichtigung-Tour: <https://rundgang.av-immobilien-berlin.de/xksY>- Barrier-free access

- barrier-free living
- beautiful corridor area
- Bedroom with access to the large terrace
- Open-plan living area with access to the large terrace
- Bathroom with bathtub, floor-level shower, urinal etc.
- Walnut parquet flooring and underfloor heating in all rooms
- Schöller fitted kitchen with Neff appliances and extra large cooking surface
- Air conditioning in living room and bedroom
- Dimmable lights recessed in living room ceiling
- Interior doors 2.30 m high
- Windows with sliding fly screens
- Electric roller shutters
- Terrace laid with high-quality UPM planks
- Pergola, horizontal and vertical for shading the terrace installed (custom-made)
- Additional space for washing machine and tumble dryer in the basement
- Double garage with remote-controlled sectional doors
- Fireplace preparation (building permit available)
- Cellar approx. 8 m<sup>2</sup>

The existing furniture can be taken over on request.

### Others:

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You are welcome to request a complete exposé of the property.

\*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.

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\*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 correspondingly liquid client search profiles.

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 determination of the purchase price.

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

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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On the northern outskirts of Köpenick, with its beautiful and water-rich old town, the property is located in the immediate vicinity of the Wuhle and its kilometres of cycle paths.

The 'Gardens of the World' and Köpenick, with its numerous shops for daily needs, are just a short cycle ride away.

Furthermore, one of Berlin's largest green and recreational areas, the Wuhlheide, is located in the immediate vicinity.

The Kaulsdorf swimming lakes can also be reached within 5 minutes and round off this special location.

\*Distances

on foot:

1 minute to the Wuhle hiking trail

3 minutes to the bus stop

3 minutes to the supermarket

by bike:

5 minutes to the Wuhlheide

10 minutes to Köpenick city centre

by car:

15 minutes to the Adlershof Technology Centre

25 minutes to BER airport

30 minutes to Berlin city centre

30 minutes to the Tesla factory

### Ausstattung:

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#### Indoor amenities:

Air conditioning

Dishwasher

Heating

Internet

#### Outdoor amenities:

Terrace

Grill

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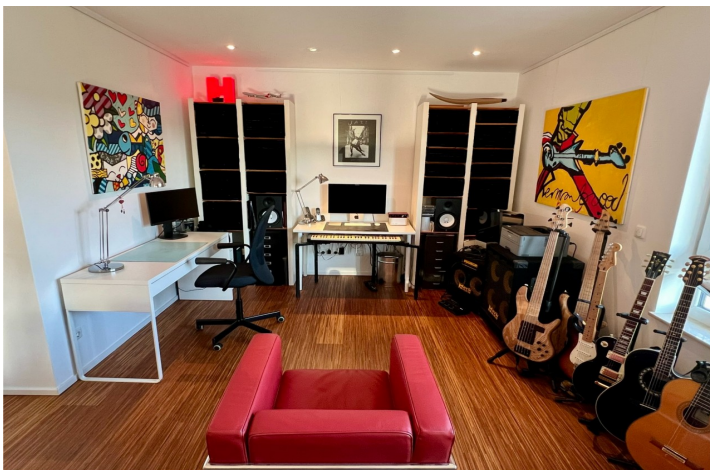
Parking  
cellar  
Personenaufzug  
Stufenloser Zugang

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**Image gallery:**



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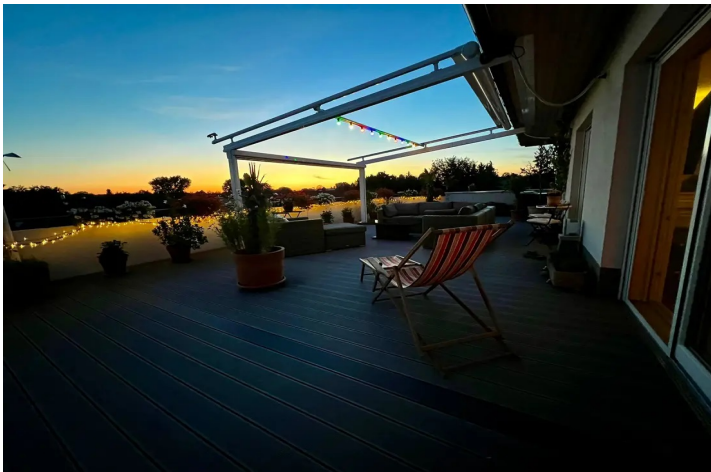
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**Grundrisse:**

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