

# Enjoy the garden view: Ground floor flat in first occupancy in Teltow

14513 Teltow, Ground floor apartment for sale

Object ID: RIT\_21



Living area approx.: **90.16 m<sup>2</sup>** - Rooms: **3** - Purchase price: **534,500 EUR**



## Enjoy the garden view: Ground floor flat in first occupancy in Teltow

Object ID	RIT_21
Property Type	Apartment, Ground floor apartment
Address	(Brandenburg - Havelland-Fläming - Teltow-Fläming) 14513 Teltow Brandenburg
Floor	EG
Floors in the house	3
Living area approx:	90.16 m²
Rooms	3
Schlafzimmer	2
Bathrooms	2
Year of construction	2022
Condition	First occupation
Features	Luxury
Total parking spaces	1
Parking space	21,500 EUR (Amount: 1)
Features	Accessible, Außenstellplatz, Bathtub, Guest WC, Parkettboden, Shower, Storage room, tiled floor
Subject to commission	Yes
Buyer's commission	3.57% of the purchase price incl. 19% VAT, payable by the buyer to the broker The commission is due and earned with the notarization of the purchase contract. We have concluded a commissionable brokerage contract with the seller in the same amount.
Purchase price	534,500 EUR



## Objektbeschreibung

Discover your future home with this exclusive, barrier-free 3-room first floor apartment, which not only focuses on comfort and style, but also serves as a true retreat for cozy hours alone or in company. With a living area of approx. 90.16 m<sup>2</sup>, this apartment offers enough space for you and your family. The special feature of this home lies in the light-flooded rooms, which are accessed through generous window fronts. The open-plan living and dining area with its wonderful view of the lovingly designed garden invites you to linger every day and creates a pleasantly bright atmosphere.

Two further rooms provide flexibility in the room layout and can be ideally used as bedrooms, children's rooms or studies. The comfortable bathroom with modern bathtub, shower and a separate guest WC, as well as a practical storage room for additional storage space, round off the space on offer.

The high-quality furnishings of the apartment are highlighted by luxurious parquet flooring, underfloor heating and sanitary facilities from renowned brands, which can be individually coordinated with you. Thanks to the construction in accordance with EnEV 2016 and the use of environmentally friendly air heat pumps, you will live in an energy-efficient and sustainable way. The idyllic gardens offer a perfect place to relax and unwind and complement the exclusive living ambience.

Quality control during construction by TÜV Rheinland guarantees the high quality of your new home. Let yourself be enchanted by the inviting atmosphere of this apartment and enjoy the special feeling of having arrived. This home not only impresses with its location and high-quality furnishings, but also with the opportunity to experience feel-good moments and unforgettable times. A place made for you to unwind alone or as a couple, but also to get your groove on with friends. For added convenience, a parking space is purchased with the apartment for €21,500 to conveniently meet your mobility needs. Translated with [www.DeepL.com/Translator](http://www.DeepL.com/Translator) (free version)

## Features

- Exclusive, barrier-free 3-room first floor apartment in the old town of Teltow
- Living space - approx. 90.16 m<sup>2</sup>, offers enough space for families
- Rooms flooded with light - thanks to generous window fronts
- Open-plan living and dining area with a view of the garden
- Additional room - can be used flexibly as a bedroom, children's room or study
- Comfortable bathroom - modern bathtub, shower, separate guest WC
- Storage room - for additional storage space
- High-quality fittings - parquet flooring, underfloor heating, branded sanitary products



- Energy efficiency - EnEV 2016, air heat pumps
- Quality control by TÜV Rheinland
- Parking space available for an additional € 21,500
- Close to the Teltow Canal - ideal for water sports and walks
- Central location - supermarkets, restaurants, cafés within walking distance
- Family-friendly environment - children's facilities, schools, leisure facilities
- Marina under construction on the Teltow Canal increases attractiveness
- Transport links - car, S-Bahn, bus, close to Bundesstraße 1 and the autobahn ring road
- Historical significance of Ritterstraße and Badstraße
- Leisure and recreational opportunities in Teltow and the surrounding area
- Market square - as the cultural heart of the old town, planned expansion of gastronomic offerings

## Sonstiges

Black Label's international team can offer advice on all stages of property purchase, from the financial benefits of buying property in Germany to the step by step process of acquiring your new home or investment. Our team speaks fluent English, German, French and Mandarin, and works together with a team of English-speaking lawyers, notaries and mortgage brokers in Berlin.

We can provide you with a varied choice of properties to suit your needs. Just send us your search specifications, including:

- Property style
- Budget
- Location
- Investment or own use

For advice on financing your German property purchase, please get in touch with a member of our team. Our independent mortgage broker is able to offer up to 70% to international clients, and our recommended lawyers are at hand to explain the legal process of buying real estate in Germany. Interested in letting your new Berlin property? Black Label offers management packages for both furnished and unfurnished lets, as well as a complete design and furnishing service tailored to your style. Get in touch with us or stop by the office for more information.

All information is provided by the seller. BLP Investments GmbH therefore accepts no liability for the accuracy of the information. In particular, the information on the living space, the usable space and the division of the living/usable space has not been checked by us by means of our own measurement or our own calculation of the living space. The information on the year of construction has not been verified



by inspection of the building file.

## Energieausweis

Energieausweis

wird bei Besichtigung vorgelegt

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## Location

Discover the charm and uniqueness of the old town of Teltow, where the residential ensemble combines a modern living experience with a historic ambience. This exclusive residential location directly on the Teltow Canal offers the perfect balance between the tranquillity of the Brandenburg flair and the lively atmosphere of the city. Supermarkets, a variety of restaurants, cozy cafés and much more await you just a few minutes' walk away, enriching everyday life and making the area particularly popular with families.

The proximity to children's facilities, schools and a wide range of leisure activities, including the modern marina currently under construction on the Teltow Canal, promises a liveable environment for all generations. The marina will not only attract water sports enthusiasts, but will also enhance the maritime flair of the area and further increase its attractiveness.

The transport links are excellent, with easy access to Potsdam, the new BER airport and Berlin city center, thanks to the direct connection to the Bundesstraße 1 and the freeway ring road. Whether by car or public transport, residents enjoy smooth connections in all directions.

The historical significance of Ritterstrasse and Badstrasse, dating back to the 17th and 18th centuries, adds a unique touch. This area was once a focal point for the community, now complemented by modern housing options in the "Ritterstraße 21" residential project, which comprises listed and newly constructed residential buildings.

Teltow and the surrounding Fläming region offer countless opportunities for leisure and recreation. The region is known for its beautiful landscapes, cultural sights and diverse activities for families, culture enthusiasts and active vacationers. Its proximity to Berlin and Potsdam makes Teltow an ideal location that harmoniously combines tradition and modernity, nature and city life.

The market square around the corner forms the heart of the old town. It is a central point of attraction that impresses with its historical significance and as a venue for urban events. The town of Teltow is also planning to expand its gastronomic offerings, which will increase the quality of life and attractiveness of the town center for locals and visitors alike.

In this idyllic yet central location, you can expect a lively and culturally rich environment that offers an ideal home for anyone who appreciates being close to nature while enjoying urban life. Translated with [www.DeepL.com/Translator](http://www.DeepL.com/Translator) (free version)









Beispiel Schlafzimmer\_u?berarbeitet



Beispiel Wohn-Esszimmer\_2\_u?berarbeitet



House 2



Example Bathroom



Site map





## Grundriss

Grundriss\_H2\_WE01

### R21 Haus 2 - WE 01

3-Zimmer-Wohnung | ca. 90,16m<sup>2</sup>  
Erdgeschoss links

Wohnen / Küche	32,50m <sup>2</sup>
Zimmer 1	15,10m <sup>2</sup>
Zimmer 2	15,18m <sup>2</sup>
Bad	9,42m <sup>2</sup>
WC	2,19m <sup>2</sup>
Abstell	6,39m <sup>2</sup>
Flur	9,38m <sup>2</sup>

**GESAMTFLÄCHE** ca. 90,16m<sup>2</sup>

