

# Newly built semi-detached house with extensive facilities at the gates of Berlin!

15566 Schöneiche bei Berlin, Semidetached house for sale

Object ID: 8937



Living area approx.: **135.95 m²** - Rooms: **6** - Purchase price: **699,000 EUR**



## Newly built semi-detached house with extensive facilities at the gates of Berlin!

Object ID	8937
Property Type	House, Semidetached house
Address	(Brandenburg - Oderland-Spree - Oder-Spree) 15566 Schöneiche bei Berlin Brandenburg
Floors in the house	2
Living area approx:	135.95 m²
Property approx.	772 m²
Rooms	6
Schlafzimmer	3
Bathrooms	2
Balconies	1
Heating system	Underfloor heating
Primary energy supplier	Gas
Year of construction	2023
Condition	First occupation
Features	High-end
Total parking spaces	1
Parking space	1 parking spot
Features	Außenstellplatz, Balcony, Guest WC, Storage room
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

699,000 EUR

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## Objektbeschreibung

The property offered here is a high-quality semi-detached house in green Schöneiche on the outskirts of Berlin for first-time occupancy from 2024.

The semi-detached house convinces with an optimised living concept and offers you a modern interior with high-quality workmanship and upscale furnishings on 2 floors. Floor-to-ceiling windows provide the house with plenty of daylight and promise a pleasant living atmosphere. Underfloor heating combined with high-quality parquet flooring create a feel-good atmosphere. On a generous area on the ground floor, the living and dining area together with the kitchen form a harmonious unit and allow access to the beautiful garden with future terrace. Furthermore, on the ground floor there are also two rooms, a shower-bath and a utility room with washing machine connection.

On the upper floor there are the bedrooms, a toilet and a large bathroom with tub and shower.

It is possible to purchase the entire house including the semi-detached house opposite, which is cut in the same way, e.g. ideal for multi-generational living. Please do not hesitate to contact us!

## Features

- Semi-detached house
- New construction
- Completion vsl. 2024 ++ First occupancy
- Modern & high quality ++ Terrace
- use of garden
- 3 bathrooms
- Underfloor heating
- Floor to ceiling windows
- Electric blinds
- Natural stone & parquet
- Multi-generation house

## 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.

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

The forest garden community of Schöneiche with its approx. 13,000 inhabitants is located in the south-eastern hinterland, adjacent to the Berlin district of Köpenick (Rahnsdorf). Transport links to the centre of Berlin are excellent, with bus, tram and S-Bahn services, as well as the B 1/5 trunk road and the Berlin ring road and A10 motorway.

Schöneiche is becoming increasingly popular with house and flat hunters. This is not only a result of the scenic location near the forest and lake; an old village green and castle park are also available, as is a modern range of shopping and leisure facilities.

Several day-care centres, two primary schools, a music and art school, various medical specialists, sports and cultural clubs as well as a wide variety of gastronomic establishments are examples of Schöneiche's excellent infrastructure. Secondary schools are located in neighbouring Woltersdorf, Rüdersdorf and Erkner. The nearest bus stop is only about 250 m from the property. The centre of Berlin can be reached in about 25 minutes by public transport.

Due to its ecological commitment, the municipality of Schöneiche was one of the prize winners in the community and town project "TAT-Orte" in 1997.







Example reference object



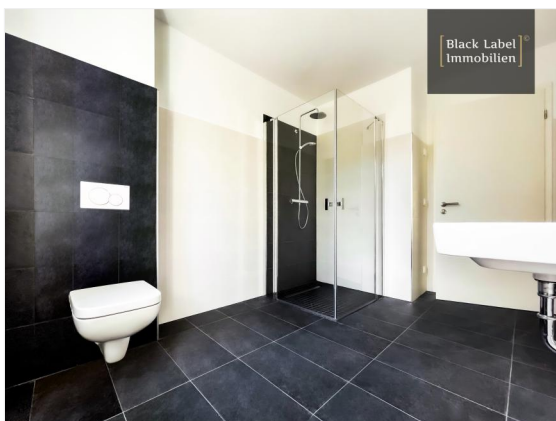
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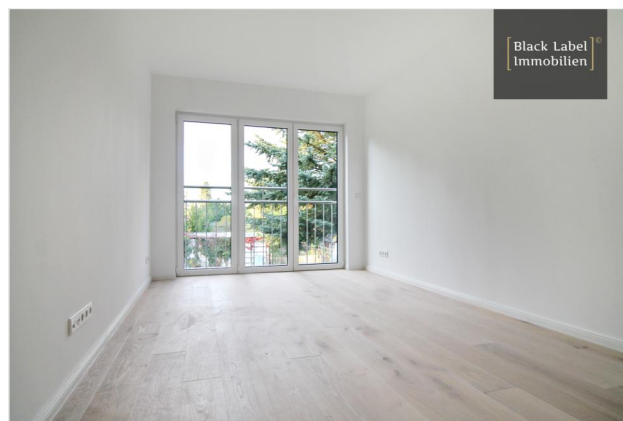
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Example reference object



Example reference object

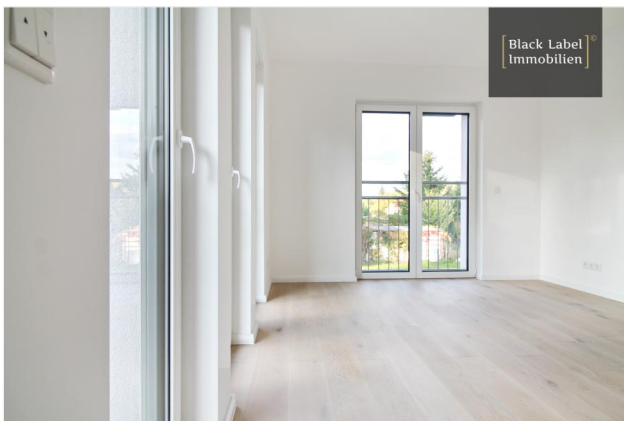




Example reference object



Example reference object



Example reference object



Facade

