

# Penthouse feeling – bright maisonette flat in new building ensemble

14513 Teltow, Maisonette for sale

Object ID: RIT 21\_WE 04



Living area approx.: **121.01 m<sup>2</sup>** - Rooms: **3** - Purchase price: **764,500 EUR**



## Penthouse feeling – bright maisonette flat in new building ensemble

Object ID	RIT 21_WE 04
Property Type	Apartment, Maisonette
Address	Zeppelinufer 12 (Brandenburg - Havelland-Fläming - Teltow-Fläming) 14513 Teltow Brandenburg
Floor	1
Living area approx:	121.01 m²
Balcony/Terrace space approx	8.62 m²
Rooms	3
Bathrooms	2
Balconies	1
Condition	First occupation
Features	Luxury
Total parking spaces	2
Stellplätze	2 parking spots
Features	Außenstellplatz, Balcony, Bathtub, Cellar, 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 included a commissionable brokerage contract with the seller in the same amount.
Purchase price	764,500 EUR



## Objektbeschreibung

Fulfil your dream of owning the perfect home with this stunning maisonette that combines pure living comfort and modern design in a generous 121.01 sqm of living space. Ideal for families or couples who appreciate space and elegance.

The heart of the apartment is the open plan living and dining area, which is flooded with natural light from the large windows and offers picturesque views of the landscaped garden. This wonderful view and the bright atmosphere invite you to relax and enjoy each day.

The apartment has three versatile rooms, ideal for use as bedrooms, children's rooms or home offices. Two high quality bathrooms, one with a bath and shower and the other with an additional shower, offer additional comfort and flexibility. A practical utility room and a large basement provide ample storage space.

A particular highlight is the spacious roof terrace, which offers unparalleled views of the surrounding greenery - perfect for warm summer evenings or simply to escape from the daily grind.

The finishes are of the highest quality, with luxurious parquet flooring, underfloor heating and top-of-the-range sanitary ware that can be customised to suit your individual requirements. You will also benefit from a sustainable and energy-efficient lifestyle thanks to the EnEV 2016 standard finishes and the use of eco-friendly air-to-air heat pumps.

Discover the tranquillity and beauty of the idyllic gardens, which complete the exclusive living environment and provide the perfect retreat for relaxation. Quality control during construction by TÜV Rheinland guarantees the high quality and longevity of your new home.

Allow yourself to be enchanted by this unique apartment - a place that impresses not only with its exquisite location and facilities, but also with the special feeling of having finally arrived. A secure parking space for €21,500 rounds off this offer and ensures convenient mobility. Welcome home!

## Features

Apartments include accessories with charm and an interior for cozy hours. The furnishings of the flat are extremely comfortable. These flats are tailored for you. Nestled in greenery, and is beautiful to look at from all sides. It's a real retreat - a place where you can relax alone or as a couple, but also a place where you can get together with friends. The rooms are well laid out; the floor plans are well thought out. The ground floor flats have beautiful living halls with open kitchens, 1 or 2 generously sized bedrooms, a guest toilet, and a bathroom with a shower and bathtub: high-quality fittings / special fittings on request.

- Floor-to-ceiling windows
- High-quality parquet flooring
- Underfloor heating
- Sanitary fittings of renowned brands for more personal luxury
- Quality control during construction conducted by TÜV Rheinland
- Beautiful gardens



- Developed according to EnEV 2016 standards
- Environmentally friendly air heat pumps
- Parking space available

## 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 with English-speaking lawyers, notaries, and mortgage brokers in Berlin.

We can provide you with various properties to suit your needs. Just send us your search specifications, including the following:

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

For advice on financing your German property purchase, please contact a member of our team. Our independent mortgage broker can 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.

Are you interested in letting your new Berlin property? Black Label offers management packages for both furnished and unfurnished lets and a complete design and furnishing service tailored to your style. Get in touch with us or stop by the office for more information.

The seller provides all information. 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 yet to be checked by us using our measurement or our own calculation of the living room. The information on the year of construction has yet to be verified by inspection of the building file.

## Energieausweis

Energieausweis

wird bei Besichtigung vorgelegt

---



## Location

Discover the charm and uniqueness of the historic centre 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, cosy 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 centre thanks to the direct connection to the Bundesstraße 1 and the motorway ring road. Whether travelling by car or public transport, residents enjoy smooth connections in all directions.

The historical significance of Ritterstraße and Badstraße, which dates back to the 17th and 18th centuries, adds a unique flavour. 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 vultures and active holidaymakers. 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 centre. It is a central point of attraction, which 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 centre 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](https://www.DeepL.com/Translator) (free version)









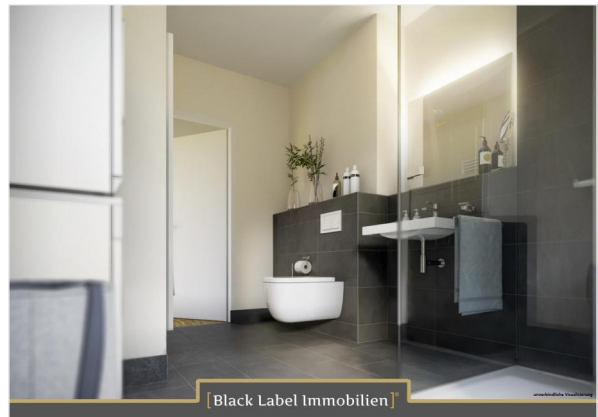
Example Living area



Example Balcony



Example Bedroom



Badezimmer (1)



Example Dining area



Haus21





Haus2



Site map





## Grundriss

Floor plan

### R21 HAUS 1 - WE 04

3-Zimmer-Wohnung | ca. a. 121,01m<sup>2</sup>  
OG + DG links vorn | Maisonette

#### OBERGESCHOSS

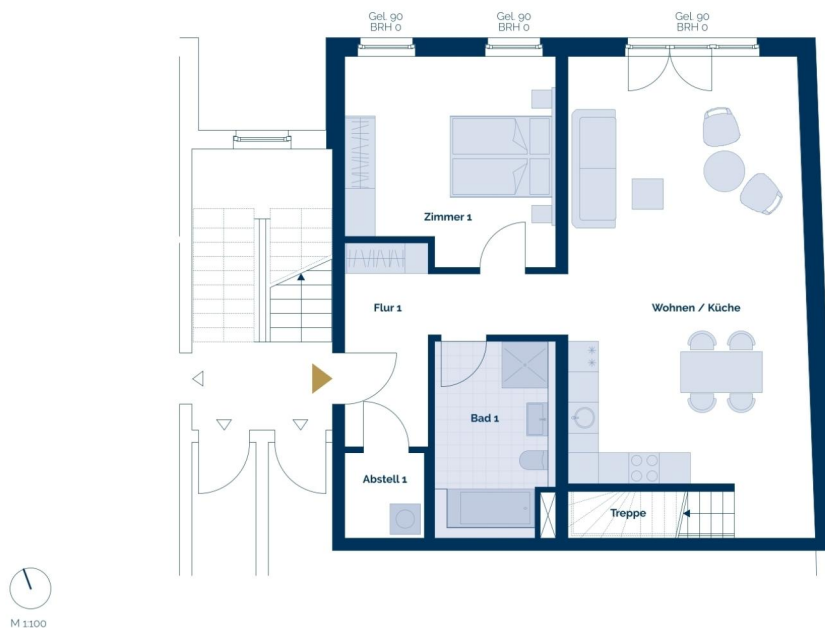
Wohnen / Küche	38,95m <sup>2</sup>
Zimmer 1	16,04m <sup>2</sup>
Bad 1	8,62m <sup>2</sup>
Abstell 1	2,41m <sup>2</sup>
Flur 1	9,82m <sup>2</sup>
Treppe	4,45m <sup>2</sup>

**GESAMTFLÄCHE** ca. 80,29m<sup>2</sup>

#### DACHGESCHOSS

Zimmer 2	24,29m <sup>2</sup>
Bad 2	2,41m <sup>2</sup>
Abstell 2	1,63m <sup>2</sup>
Flur 2	8,07m <sup>2</sup>
Terrasse (50%)	4,32m <sup>2</sup>

**GESAMTFLÄCHE** ca. 40,72m<sup>2</sup>



## Grundriss

Floor plan

### R21 HAUS 1 - WE 04

4-Zimmer-Wohnung | ca. 121,01m<sup>2</sup>  
OG + DG links vorn | Maisonette

#### OBERGESCHOSS

Wohnen / Küche	38,95m <sup>2</sup>
Zimmer 1	16,04m <sup>2</sup>
Bad 1	8,62m <sup>2</sup>
Abstell 1	2,41m <sup>2</sup>
Flur 1	9,82m <sup>2</sup>
Treppe	4,45m <sup>2</sup>

**GESAMTFLÄCHE** ca. 80,29m<sup>2</sup>

#### DACHGESCHOSS

Zimmer 2	24,29m <sup>2</sup>
Bad 2	2,41m <sup>2</sup>
Abstell 2	1,63m <sup>2</sup>
Flur 2	8,07m <sup>2</sup>
Terrasse (50%)	4,32m <sup>2</sup>

**GESAMTFLÄCHE** ca. 40,72m<sup>2</sup>

