

# Unique island apartment water view with car and boat parking space

13585 Berlin, Loft for sale

Object ID: 8043



Living area approx.: **267 m<sup>2</sup>** - Rooms: **4** - Purchase price: **2,050,000 EUR**



## Unique island apartment water view with car and boat parking space

Object ID	8043
Property Type	Apartment, Holiday property, Loft
Address	(Berlin Spandau - Spandau) 13585 Berlin Berlin
Floor	2
Floors in the house	2
Living area approx:	267 m <sup>2</sup>
Balcony/Terrace space approx	21 m <sup>2</sup>
Rooms	4
Schlafzimmer	2
Bathrooms	2
Balconies	1
Heating system	Central heating
Year of construction	1900
Last modernization	2021
Condition	Like new
Features	High-end
Total parking spaces	1
Parking space	1 parking spot
Features	Accessible, Außenstellplatz, Balcony, Bathtub, Built-in kitchen, Chimney, Daylit bathroom, Guest WC, Heritage-protected, Lift, Shower, Storage room, Suitable vacation property, Winter garden
Subject to commission	Yes
Buyer's commission	2,95% 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.

Maintenance fees	450 EUR
Purchase price	2,050,000 EUR



## Objektbeschreibung

### Occasion

Historic property from 1914 - 1918 listed attic level, new development 2019-2021 with high-quality materials, already the staircase (only 2 studios) gives an idea of what might await the visitor in the attic. An elevator tower will be used in the future to install a passenger elevator (surcharge 25,000 )to. This even allows threshold-free access to the roof studio.

Originally, the well-known industrial architect Peter Wiesner and his wife Ingeborg Schulz co-developed and created some of these historic buildings on Eiswerder Island.

boat mooring monthly rent 180,-€

very low service charges incl. heating costs, because of very good renovation monthly 450,-€

Video: [https://youtu.be/\\_U7XjGkkgEA](https://youtu.be/_U7XjGkkgEA)

## Features

Conversion carried out as follows

Bathroom equipment, fittings and objects:

- hansgrohe, Metropol series, matt black, long spout, 2 marble wash troughs in the main bathroom, and guest shower room.
- Rectangular bathtub Kaldewei Conoduo, secure plus with drain/overflow set special, coordinated colour lava black matt
- hansgrohe, Metropol series, matt black, bath filler and shower mixer, floor-mounted
- Guest bathroom: Kaldewei Puro countertop washbasin,
- Duravit Happy D.2 wall-hung WC, ceramic, anthracite, soft close WC seat, both bathrooms, matt, rimless
- Kaldewei Conoflat floor-level shower trays, lava black
- Hand-held shower, lava black matt, both showers
- Sauna area prepared with high voltage current
- Fine stoneware tiles in marble look Royal Black polished in both bathrooms, floor 60x60, walls: 120x60

Window systems:

- Skylights: VELUX Modular Skylight saddle light band with insulating glazing 10T (construction: 8mm Float Toughened - 16mm Argon - always one element to be opened electrically with radio remote control (heat transmission coefficient glazing (Ug) [W/m<sup>2</sup>K]: 1.0).
- Roof windows living rooms and bedrooms: Velux: Roof window Velux GGL Thermoplus (Uw 1.0) Swing windows
- Terrace window system: Double-leaf French window (without spar, turn/tilt)) with 2 fixed lateral glass elements, width x height: 4230 mm x 2390 mm, type of wood: finger-jointed larch, glazing: WSG Ug=1.0 Wm<sup>2</sup>K
- Custom-made arched window to balcony: Quality as before
- Wooden window in jamb area: single-leaf window, turn/tilt right, quality as before



## Floor:

- Floor construction approx. 16 cm with impact sound insulation and underfloor heating
- Design visible screed with top filler, hand-filled and sealed.

## Lighting concept, sound concept, switch and socket outlets:

- Gira Series E 2 white glossy, well thought-out changeover switching throughout the flat.
- Partly indirect lighting, lighting of the columns
- Loudspeakers recessed in supports, sound concept dimensioned for room volume for home cinema surround system
- Lusso Premium motorised screen 16:9 (280 cm x 229 cm)
- Epson EH-TW 9400W professional projector with Audio Quest HDMI
- Double LAN connection in all rooms
- Sat-connection preparation in all rooms

## Fireplace:

- Hase Valencia, ceramic: alabaster, nominal heat output: 8 kW

## Roof renovation, insulation:

- Demolition of the entire roof cladding, replacement of damaged formwork and rafters, renewal of the sill boxes, new covering of the entire roof cladding, special insulation SOP EFYOS Blue A 160 X
- Renewal of rain gutters (titanium zinc), zinc profiles and rainwater downpipes

## Water / waste water / riser pipes

- Complete renewal and installation of downpipes (fresh water / waste water pipes), NiroSan stainless steel pipe, nickel-free, DIN/DVGW,
- Completely new risers / electrical lines, new centralised metering system

## New heating system for 1st and 2nd floor (4 units):

- Heating system: Gas condensing technology by Junkers (throttled to 68kW) with primary heating pump Junkers UPER 25-80 and Bosch/Junkers heating circuit set for underfloor heating circuit with pump 7.5 m and mixer DN 32, shut-off devices, thermometer, thermal insulation, brummerhoop BS.R1 200 eco stainless steel storage tank (328 W, 192 l) energy class A.
- Underfloor heating in all rooms, except conservatory

## Water softening system:

- Softening system: BWT Perla Duo pearl water system for 1st and 2nd floor, lime-free silky soft pearl water (also reduces water and shampoo consumption!)

Newly renovated, new central heating with underfloor heating and trowel floor in cement look, in the bathroom is the technical preparation for a sauna, water softening system, large roof lighting (electric), extremely good on-roof insulation for a pleasant climate, surround system (cinema), car parking space in the courtyard.

The installation of a winter garden is planned, which can also serve as an additional room in the future. (included in the desired purchase price)

The seller sells with a heavy heart and moves to another unit within the house. She found the entire property a very long time ago and after a long time was able to convince the owner at the time to sell it to her so that she could accompany the rebirth of the property as a professional. She succeeded in doing so.



## 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.

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- Budget
- Location
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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

nicht erforderlich

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## Location

Location Location Location....unobstructable view of the Pionierinsel and the Havel - ideal location also for morning sports enthusiasts whether running along the water or straight into the water for a swim.

To go shopping, you can walk around the corner over the historic bridge, to the discount store or the bakery in 5 minutes on foot, to the shopping centre in 10 minutes on foot, you can reach the underground U7 by bus or bicycle in a few minutes and travel to the opera or the Ku-Damm, for example, in 30 minutes at short intervals.

About 70 islands belong to the Berlin city area.

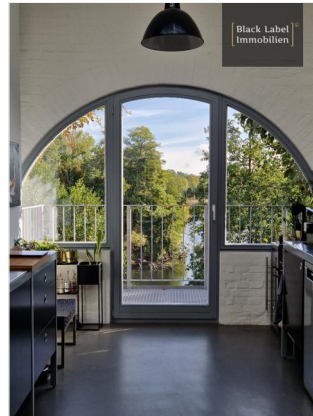
Some of them are inhabited: Reiswerder Island is located in Lake Tegel and is home to about 120 arbores. Further east is the island of Scharfenberg. There is a boarding school (school farm) of the same name. On Valentinswerder there are weekend houses. Since the island is not covered by the Federal Allotment Garden Act, there are also permanent residents. Eiswerder lies in the Havel north of the Spandau Citadel, is a location (mainly art and media), but also a residential area, unique in Berlin. ( BZ 31.5.2013)



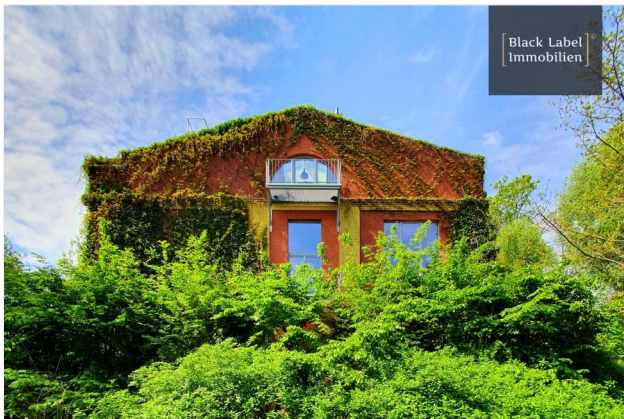




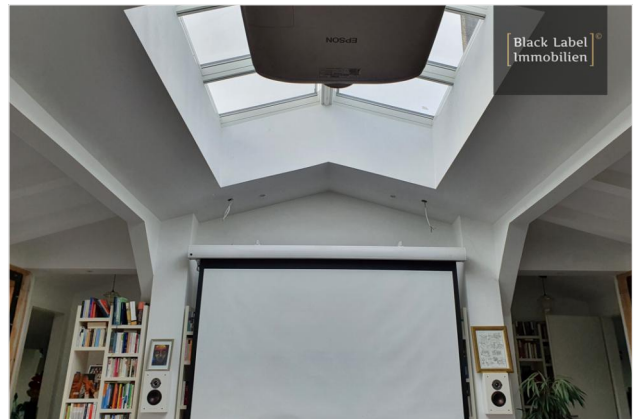
Open planned Living area



Balcony with waterview



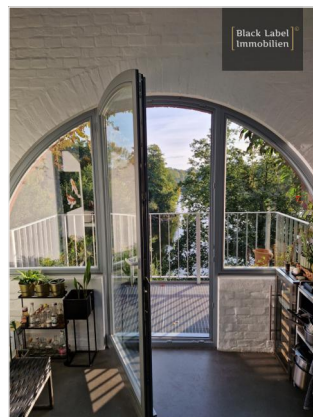
Loft Atelier Eiswerderstr



Detail home cinema



Open planned kitchen



Terrace view



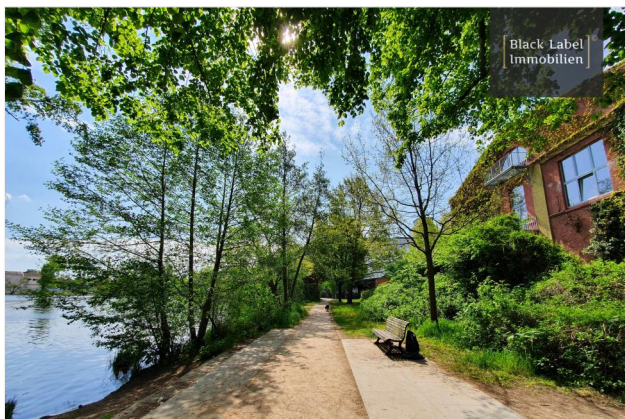




Drone view of construction



Loft Atelier Eiswerderstr

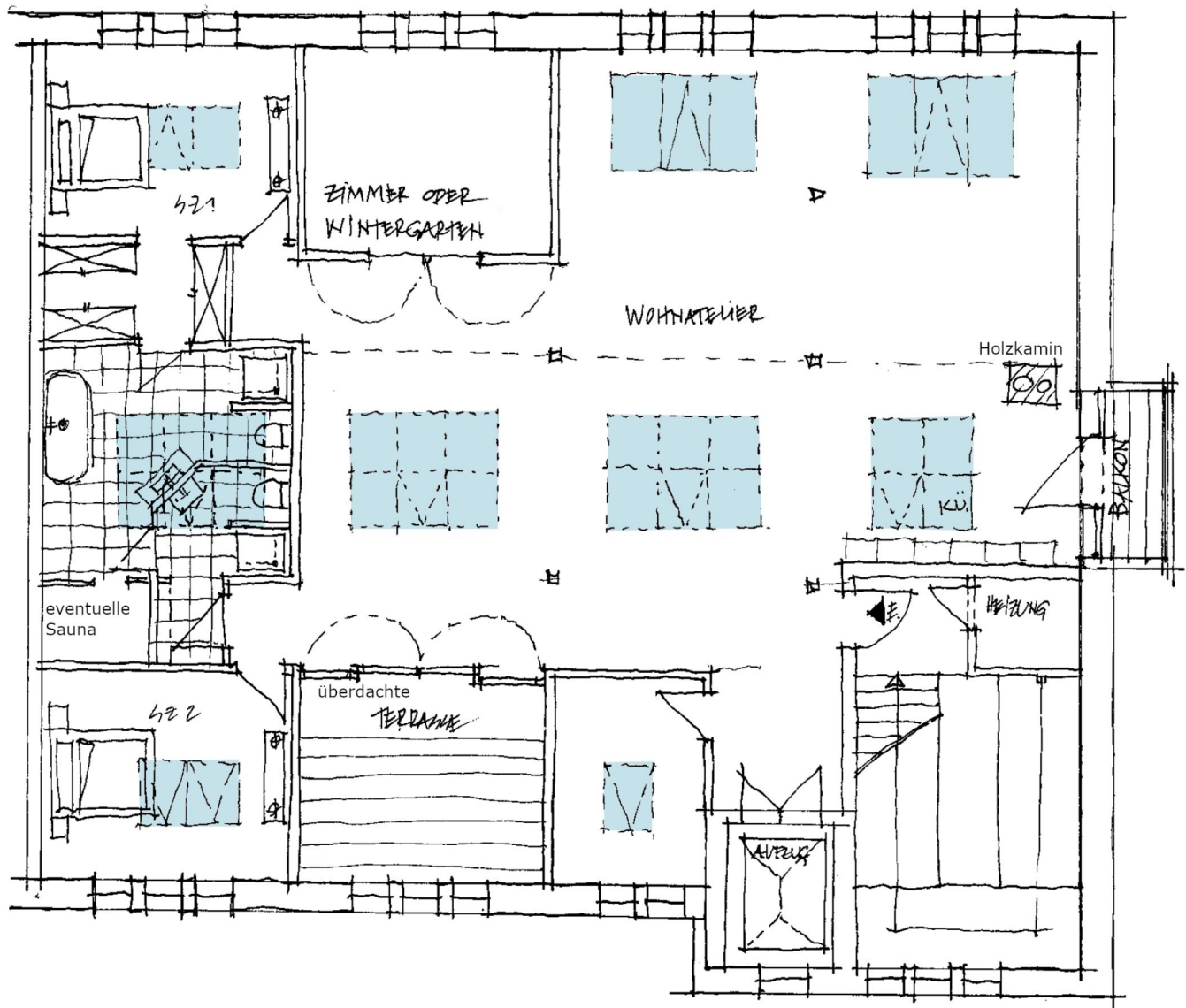


Surrounding Havel



## Grundriss

Floor plan



## Grundriss

Schnitt

Schnitt D-D

