

The Waterfront House



purchase price 1.92 Mio.

Property type:	townhouse with jetty
Property condition:	as new
Size internal area:	211 m ²
Size external area:	your owner's share of the 16,900 m ² island
Year of construction:	2018
Heating:	block heat and power plant (on island)
Energy perform. certificate:	available
floor levels:	3
Terraces:	2
Bed rooms:	2 resp. 3
Bathrooms:	2
Guest toilet:	yes
Utility room:	yes
cellar:	yes
parking space:	2 with option for electrical charging station

Location / Amenities / Property description

The Waterfront House – Your New Home?!

Experience living close to nature in a vivid metropolis, given the very rare and unique location of the property on a 16.9 sqm private island – close to the woods with a direct connection to Tegeler See, one of Berlin's major lakes, and with a 36 hole championship golf course right at your doorstep.

The generously sized water terrace as well as the panorama terrace on the top floor invite you to enjoy the relaxed atmosphere – by yourself, as a couple or with family and friends.

Are you interested in water sports? Your own jetty offers direct access to boating, stand-up paddling and swimming.

Relish the tranquility of your home and the island while profiting from the advantages of city life.

You will find a shopping mall, market hall, pedestrian-only shopping street, doctors and supermarkets within a 5 minute walk.

Berlin's city center is approx. 15 minutes away by car with the inner city motorway being a 3 mins' drive from the house but out of hearing and sight.

Alternatively, make use of the extensive public transport by taking a bus, underground or overground trains.

Amenities include:

- Full-length windows on all floors
- Individually adjustable floor heating in all rooms
- Elegant oak floorboards throughout the living areas
- Top quality ceramic tiles in bath rooms and utility rooms
- Bathrooms furniture Villeroy & Boch, Toto Washlet
- Modern German Brand kitchen fitted with high quality appliances by Miele and Siemens
- 2 parking spaces next to the house

Get an impression of the very special flair of this bright house right at the waterfront by visiting the photo [gallery](#) and the [360° roundtrip](#).

I am looking forward to hearing from you if your interest is piqued and am very willing to answer any questions you may have.

Ground floor



Come in and feel at home

From the inviting hallway you step into the generous open kitchen plus dining area next to the living room with its fireplace. High ceilings enhance the spaciousness of the room, full-length windows and glass doors provide you with a spectacular view of the waterfront terrace.

The perfect holiday feeling at home!

The conveniently sized utility room (no photo) next to the kitchen and the guest bathroom with rainforest shower complete the ground floor.

1st floor



Your perfect retreat for reading, resting, dreaming and looking after yourself

The very large bedroom with its walk-in closet as well as the separate guest room feature a charming and calming view of the water, providing balance and relieving stress.

Curl up with a book in the cosy little library corner and enjoy the other view as well: the lush green of the protected Tegeler Fließ area (rivulet). The particular charm of this house can be felt everywhere.

The master bathroom also offers a view of Waterfront House's verdant surroundings.

The amenities, a Toto Washlet (toilet with bidet function), a large Villeroy&Boch bathtub and wash basin with a stylish mirror as well as a separate, spacious rainforest shower, satisfy any requirements for modern wellness facilities.

Top floor



Office / Loft and terrace with amazing views

Your heart will beat faster - up here it feels like you can touch the sky.

The spacious, wraparound terrace with its fantastic panoramic view is enchanting and invites you to chill out or enjoy a sundowner.

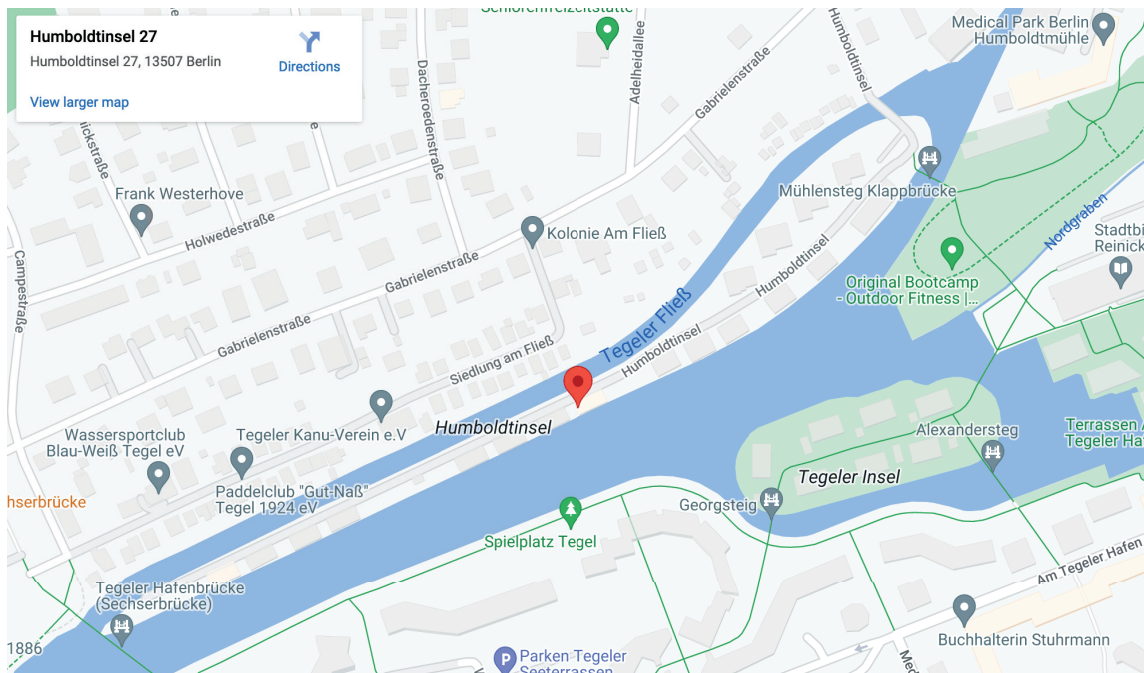
The light-flooded loft is currently used as an office, but offers many other possible uses, depending on your ideas.

The necessary technology e.g. water/sewage/chimney connections, is already pre-fitted.

360° – 3D roundtrip

Take a virtual stroll through The Waterfront House

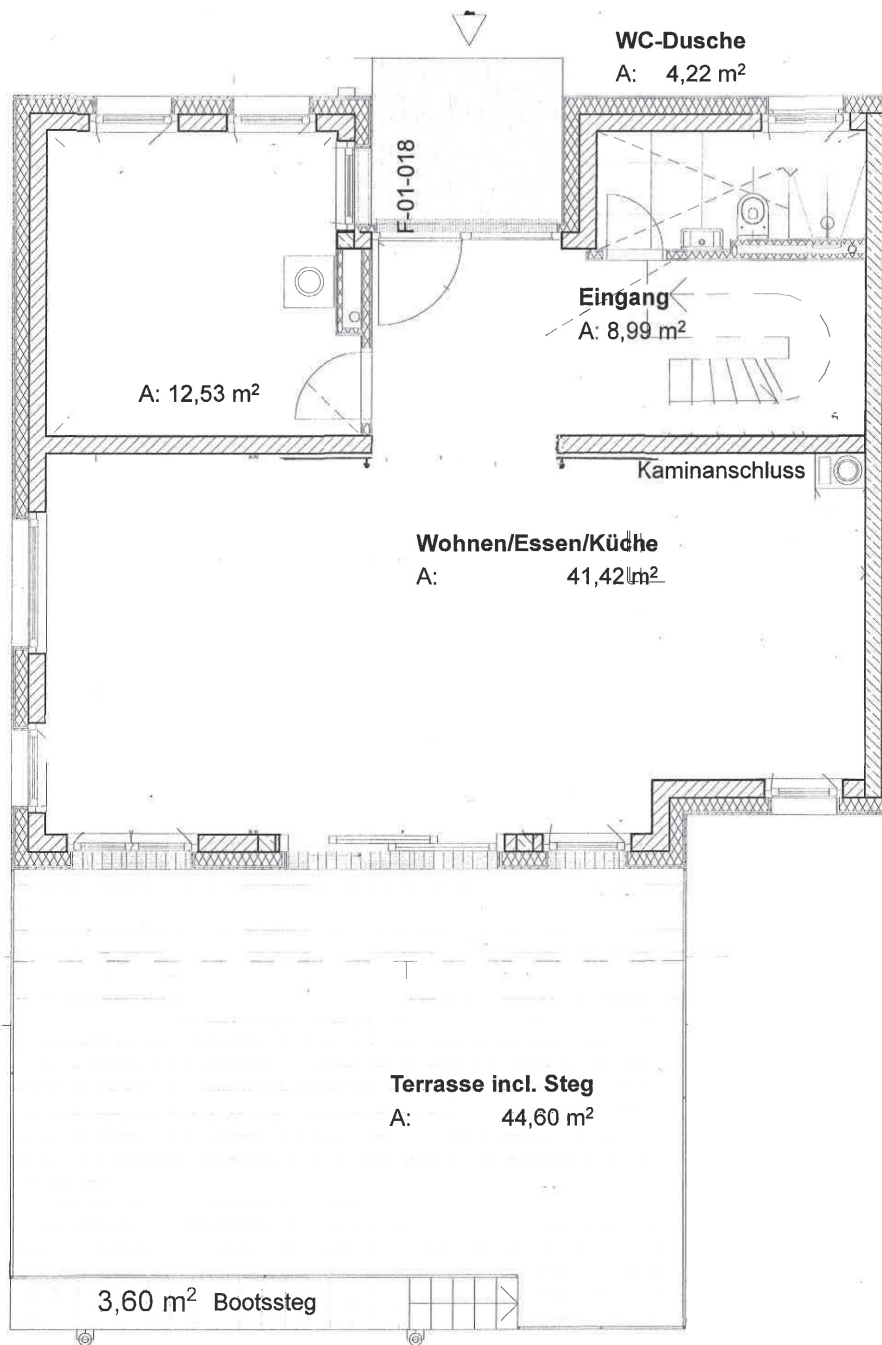
<https://haus-am-wasser.berlin/#360Grad>

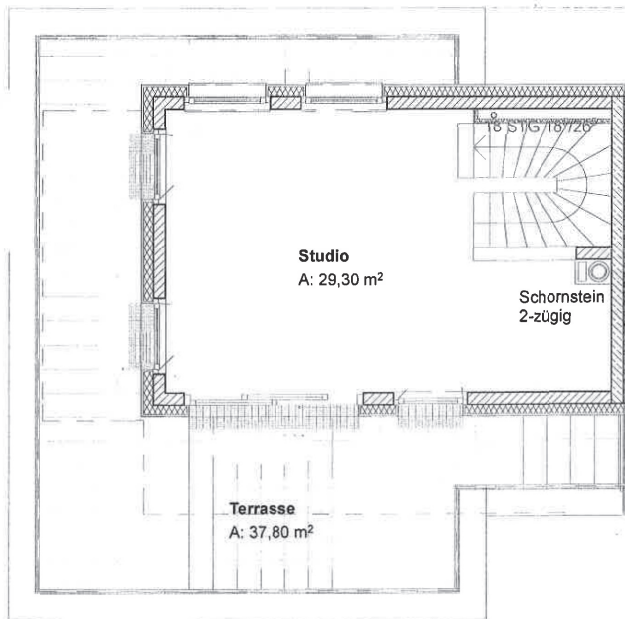


Your contact person:

Petra Weitz
mobile: +49 175 9397149
email: mail@petraweitz.de

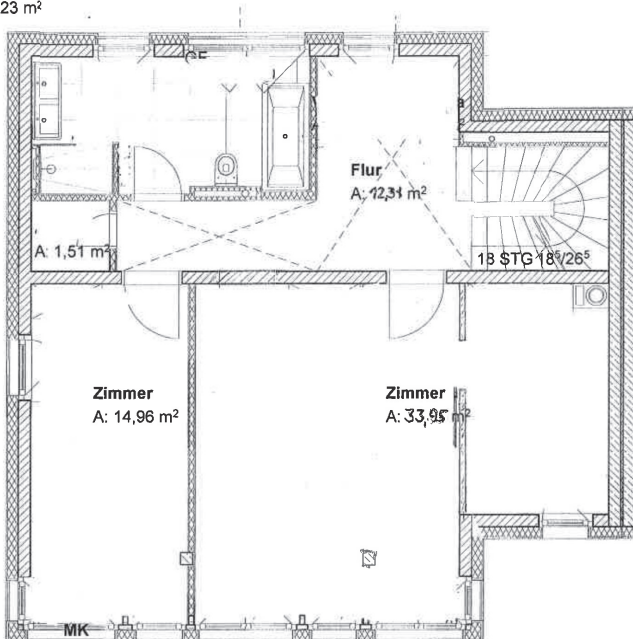






Dachgeschoss

Bad
A: 10,23 m²



Obergeschoss