



# Brand-new 4 Bedroom Family Home with Pool, large Garden walking distance to the Beach!

13587 Berlin, Family house for sale

Property ID: 1333



Size ca.: **208 m<sup>2</sup>** - Rooms: **6** - Purchase price: **1,399,000 EUR**



## Brand-new 4 Bedroom Family Home with Pool, large Garden walking distance to the Beach!

Property ID	1333
Property Type	Family house, House
Address	(Spandau) 13587 Berlin Berlin
Size ca.	208 m <sup>2</sup>
Area approx.	672 m <sup>2</sup>
Grundstück ca.	672 m <sup>2</sup>
Rooms	6
Schlafzimmer	4
Bathrooms	3
Terraces	1
Heizungsart	Underfloor heating
Year of construction	2022
Condition	neuwertig
Property standard	Luxury
Total parking spaces	2
Stellplätze	2 parking spots
Objekt Der Woche	1
Objekt Der Woche	1
Features and Amenities	Fitted kitchen, Terrace
Brokerage fee	2,975% of the purchase price incl. VAT
Price per m <sup>2</sup>	6,725.96 EUR
Purchase price	1,399,000 EUR





## Objektbeschreibung

Welcome to your dream home in Berlin Spandau! This stunning new construction boasts modern design and high-end finishes throughout. As you step inside, you'll be greeted by ample natural light, perfect precipitation and an open-concept living space that's perfect for entertaining. The kitchen features top-of-the-line appliances, beautiful matte black soft close cabinetry, and a spacious island with a Siemens induction hob that's perfect for meal prep or casual dining at the built in breakfast bar.

Upstairs, you'll find three spacious bedrooms, with a possibility of adding a 4th, including a luxurious master suite with a spa-inspired ensuite bathroom and walk-in closet.

For those in need of a dedicated workspace, there's a separate office area, providing a quiet environment to focus and be productive. Whether you work from home or require a private area for creative pursuits, this space caters to your professional needs.

But the real standout of this home is the outdoor oasis. The exceptional property features a heated swimming pool, a true oasis for relaxation and enjoyment. Imagine taking a refreshing dip year-round or hosting memorable gatherings with friends and family by the poolside.

Practicality and sustainability are also prioritized with two parking spaces equipped with electric charging port, promoting eco-friendly transportation options for residents who own electric vehicles.

This house is designed with cutting-edge technology, making it a smart home that can be seamlessly controlled through voice commands. From adjusting the lighting and temperature to managing security systems and entertainment, the integration of smart devices ensures convenience and efficiency throughout the home.

And with its prime location in Berlin Spandau, you'll have easy access to all the city has to offer, including shops, restaurants, and entertainment. Nearby you will find beautiful lakes, with sandy beaches, lakeside restaurants and beautiful forests.

Spandau is characterized by excellent public transport links, with the Spandau station serving as a major transportation hub that connects it to other parts of the city. The Berlin-Spandau station is also a major stop for ICE trains, making it easy to travel to other parts of Germany.

In addition, Spandau has numerous parks and green spaces that provide a serene escape from the hustle and bustle of the city. The forested Grunewald area, which lies to the south, provides ample opportunities for biking and hiking.

In summary, this newly constructed 3/4-bedroom house in Berlin Spandau presents an extraordinary opportunity to embrace a luxurious and contemporary lifestyle. With its high-end features, heated swimming pool, three bathrooms, separate office space, smart home technology, and electric charging ports, this residence combines comfort, convenience, and sustainability to provide an unparalleled living experience.





## Property standard

?Perfect Family Home in Private Road walking distance to the beach!  
?8 meters heated swimming pool  
?KFW-55 Energy-efficiency (Class A) with roof solar panels for water heating  
?4 Bedroom with optional 5th bedroom  
? Large Walk-in Wardrobe in Master bedroom  
?3 upscale bathrooms  
?2 Parking spaces with electric charging station  
?Fully equipped smart home technology throughout  
?Granite fireplace  
?Open plan living, dining, and kitchen with separate office space  
?360° Terrace with Italian Porcelain Stone  
?Ensuite with dual vanity, mirrors, bathtub, bidet, and walk-in shower  
?Hazelnut parquet flooring with underfloor heating  
?Design floating wood staircase  
?Panoramic 360° triple-glazed windows with black aluminum smart shutters  
?Close to lakes, beaches, and sporting facilities

## Miscellaneous

All information about this property is based on information provided by the seller(s) and/or their representatives. This offer is confidential and is solely intended for its recipient. Any disclosure must be authorized by First Citiz GmbH. We do not accept any liability for the accuracy or completeness. Error and prior sale can be expected. Some photos and property visualizations are illustrative examples and non-binding. This offer is subject to a brokerage fee payment. Upon the signature of a purchase contract for this property, the brokerage fee in the amount of 2,975% (incl. 19% VAT) of the notarial property sale price, is due by the buyer to First Citiz GmbH.

## Energy performance certificate

Energy certificate	projected consumption
Valid until	05.06.2033
Gebäudeart	Wohngebäude
Year of construction	2022
Primary source	Gas
Energy use	38.00 kWh/(m²·a)
Energy class	A



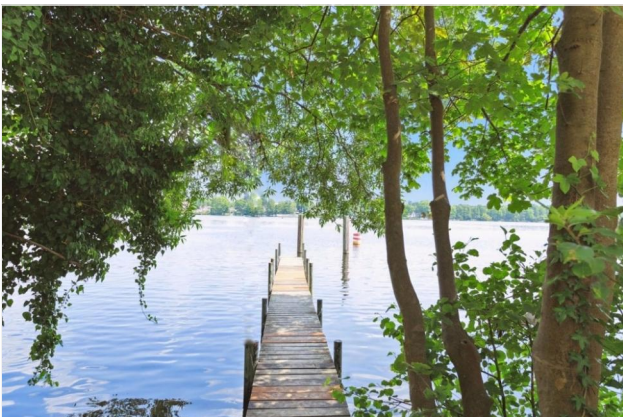














# Grundriss

Ground floor



# Grundriss

First floor

