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## general:

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<b>object number external:</b>	KPS2101	<b>as from:</b>	24.10.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	flat	<b>construction year:</b>	1996
<b>place:</b>	14469 Potsdam	<b>living space:</b>	62,89 m <sup>2</sup>
<b>Number of Rooms:</b>	2,0	<b>Number of bedrooms:</b>	1,0
<b>Number of bathrooms:</b>	1,0	<b>number of parking spaces:</b>	1,0

## prices:

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<b>purchase price:</b>	250.000,00 €	<b>house money:</b>	299,00 €
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## energy certificate:

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<b>type of energy ID:</b>	VERBRAUCH	<b>expiry date:</b>	2027-09-17
<b>age group:</b>	2014	<b>value class:</b>	D
<b>beaconing:</b>	gas	<b>primary energy sources:</b>	GAS
<b>energy consumption value:</b>	109.40 kWh/m <sup>2</sup> /a		

## contact person:

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## Infrastructure:

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## Description:

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Only a few minutes from the New Palace, the Sanssouci Palace Park and the campus of the University of Potsdam, the residential complex built in 1996 is located. What is particularly impressive here is that the complex is very well maintained and represents an idyllic retreat.

Currently the apartment is rented, but it is also suitable for singles or couples for owner occupancy.

Over the long corridor you reach all rooms of the flat.

The large and bright living room offers you a lot of space and is currently used as a living and dining area.

You reach over the living room on the one hand in the closed kitchen and on the other hand on the wonderful terrace with a west adjustment. A green oasis awaits you here as a retreat from the daily hustle and bustle.

The spacious bedroom is also oriented like the other rooms to the garden. The modern bathroom is also very spacious and offers you individual design options.

A storeroom and a large cellar room provide additional storage space. Another highlight is the own car parking space, which is only a few steps away from the apartment. Guests use the visitor parking spaces in the contemporary residential complex.

The rural atmosphere, the historical heritage and the central connection to Berlin bring the quality of life in Potsdam Eiche in harmony.

## Location:

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The district of Eiche is one of the northern districts of the historic city of Potsdam. Located west of Sanssouci Park, Kaiser-Friedrich-Strasse runs through the district of Eiche to Golm. The population in the district of Eiche has grown steadily since 1990 with the development of the residential areas. Since then, housing estates and detached houses have been built, surrounded by an outstanding green backdrop.

Shopping facilities for daily needs are located directly along Kaiser-Friedrich-Strasse. The proximity to the castle park, the nearby forest areas invite to hiking, walking and cycling. Numerous sports fields and playgrounds round off the leisure activities. Two primary schools and four kindergartens are within walking distance. In addition to the campus of the University of Potsdam, one of the most important research locations of the university is located in the neighboring district of Golm.

Bus lines 605, 606, N14 and X5 run from Potsdam's city center to Eiche and on to Golm. The regional train lines RB20, 21 and 22 and RE1 take you from "Golm" or "Park Sanssouci" directly to downtown Berlin.

By car you can reach the federal highway B273 and the AVUS10 in a few minutes. From the center of Potsdam there are further motorway connections to get to Berlin.

Potsdam is popular for its idyllic atmosphere and cultural offerings. From lakes to extensive parks, this place is not only a historical fairytale location, but an excellent weekend destination for many Berliners and tourists.

## Equipment description:

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Equipment:

- kitchen (without fitted kitchen)
- living room
- bedroom
- hallway
- storeroom
- bathroom
- cellar
- outside parking space

Commonly used areas:

- laundry room
- drying room
- bicycle cellar
- visitor parking spaces
- playground

## Other information:

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Our offers are subject to change and non-binding. The information is based on statements of the seller. Errors and prior sale are expressly reserved. The brokerage contract with us and/or our agent is concluded by written agreement or by the use of our brokerage services on the basis of the property exposé and its conditions.

We ask for your understanding that we only provide detailed information after you have sent us your complete address and contact details.

You will find further interesting objects on our company homepage: [www.kensington-potsdam.com](http://www.kensington-potsdam.com) as well as on [www.kensington-international.com](http://www.kensington-international.com).

We offer owners a FREE valuation of their property.

## images

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Außenansicht mit Stellplätzen



Terrasse



Terrasse mit Garten



Titelbild 1



Außenansicht mit Stellplätzen



Terrasse



Außenansicht mit Stellplätzen



Hausflur





Flur



Badezimmer



Schlafzimmer



Wohnbereich



Wohn-und Essbereich



Essbereich



Küche



Ausblick Terrasse



Spielplatz



Grundriss



