

# Exposé



**Spacious building plot in Berlin-Altglienicke**

**1,280 m<sup>2</sup> (can be divided)**

**€790,000**

**- no estate agent's commission – private sale -**

**Address: Bohnsdorfer Weg 62 & 64**

**12524 Berlin-Altglienicke**

**Available immediately**



## A place offering peace, space and a bright future

This plot offers a rare combination: plenty of space, an established neighbourhood and excellent links to the city.

Altglienicke is one of the most sought-after residential areas in south-east Berlin. Here, you can enjoy a peaceful, green and family-friendly lifestyle – whilst still being within easy reach of everything you need.

- Altglienicke S-Bahn station just a few minutes away
- A113 motorway approx. 3 minutes away
- BER Airport approx. 10 minutes away
- Alexanderplatz approx. 35 minutes away
- WISTA Adlershof approx. 5 minutes away

It is precisely the proximity to Adlershof – one of Europe’s largest science and technology parks – that makes this location attractive and a sound investment in the long term.

### The plot:

The two adjacent plots have a combined area of approximately 1,280 m<sup>2</sup>. If you are interested in just one plot, please feel free to contact us.

Plot 1: Bohnsdorfer Weg 62: 524 m<sup>2</sup>

There is currently an older bungalow on the plot.

Plot 2: Bohnsdorfer Weg 64: 754 m<sup>2</sup>

There is currently a small tool shed on the plot.

Both structures are simple in design and can be demolished.

This will create a contiguous, spacious building plot with plenty of scope for design.

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Both plots are:

- level and easily accessible
- in a sunny location
- surrounded by modern residential developments
- fully serviced (water, sewerage, electricity)
- Fibre-optic cables are available at the roadside

An official certificate confirms full utility connections via Bohnsdorfer Weg. No further road development charges are payable.



## Your options:

The plots are located within the area covered by Development Plan XV-71 (General Residential Zone).

The following are permitted:

- a maximum of 2 full storeys
- open-plan construction
- plot ratio 0.2
- floor area ratio approx. 0.4

This means: For example, a spacious detached house with a large garden could be built here. A semi-detached house, a multi-generational project or owner-occupied flats are also conceivable.

The surrounding area is characterised by modern, quiet residential development with plenty of green space. The character of a spacious garden city is preserved – no dense, urban feel, but space to live.

Specific planning should, of course, be coordinated with the district office.

## Infrastructure & Quality of Life

The local area offers:

- Supermarkets
- Pharmacies and doctors' surgeries
- Schools and nurseries
- Sports and leisure facilities

Altglienicke combines proximity to the city with a high quality of life. Many families and commuters live here, valuing the balance between peace and quiet and easy access to amenities.

## Who is this plot suitable for?

For families needing space.

For property developers.



## **Parcel & Land Register: Bohnsdorfer Weg 62:**

### **Owner: Torsten Schwarz**

Parcel No. & District: 192/92

Land Register Sheet No. 9404N

Registered residential/usufruct rights or encumbrances: No

Known construction or contamination issues in the construction or contamination register: No

Size: 526 m<sup>2</sup>

## **Parcel & Land Registry: Bohnsdorfer Weg 64:**

### **Owner: Elke Schwarz**

Parcel No. & District: 192/93

Land Registry Sheet No.: 1739N

Registered residential/usufruct rights or encumbrances: No

Known construction or contamination issues in the construction or contamination register: No

Size: 754 m<sup>2</sup>

## **Contact & Viewing Appointments**

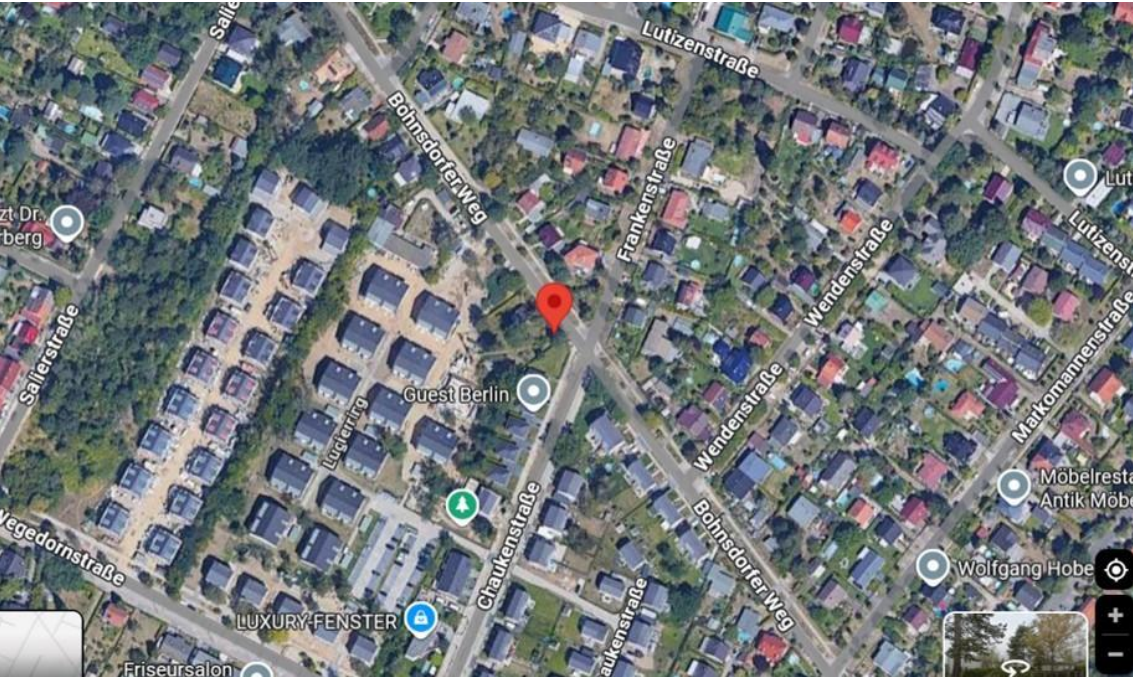
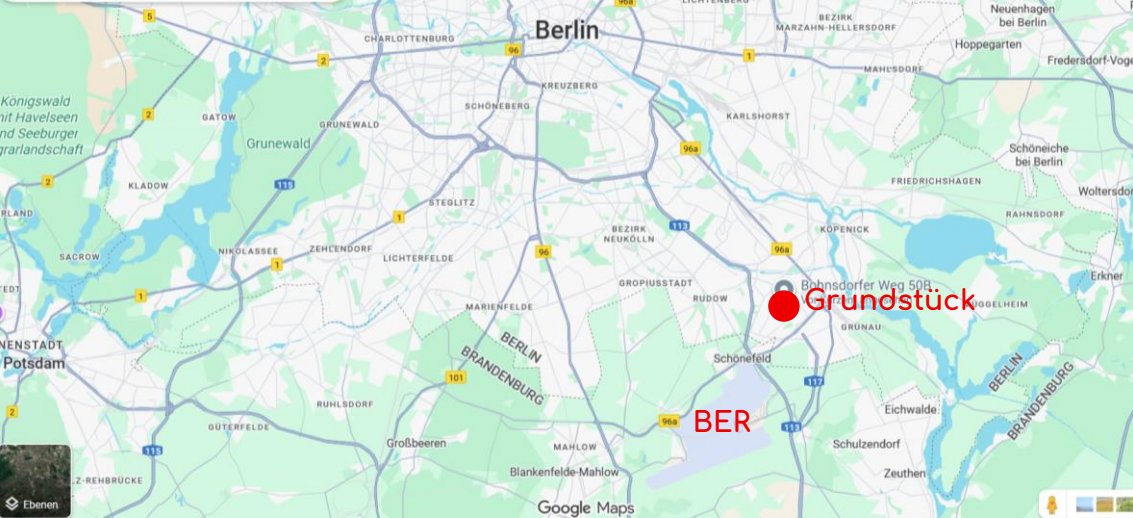
Contact Persons: Elke Schwarz and Torsten Schwarz

Email Address: [verkaufbohnsdorferweg@gmail.com](mailto:verkaufbohnsdorferweg@gmail.com)

**We would be happy to send you further documentation or arrange a personal viewing appointment.**

**We look forward to hearing from you!**

# Pictures









Neighbouring developments:



