

AM FALKENBERG

Am Falkenberg 70, 12524 Berlin-Treptow



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Number of Apartments **33**

Number of Houses **4**

Year built **2024/2026**

Available from **2026**

Elevator

Parking spaces

Cellar

PROJECT

The new building project AM FALKENBERG in the green Berlin district of Treptow-Köpenick combines modern living comfort with a quality of life close to nature. The ensemble consists of an apartment building with 33 high-quality condominiums and four terraced houses. The apartments, with living space ranging from 47 to 93 m², are ideally designed for singles, couples and small families. Generous windows, real wood parquet and elegant bathrooms underline the high level of living comfort; balconies and terraces extend the living space outdoors. With around 131 m² of living space on three floors, the terraced houses offer a well-thought-out concept for families. Light-flooded rooms, spacious terraces and balconies as well as private gardens create an atmosphere that invites you to feel good and relax. The quiet, green surroundings and the excellent connection to Berlin's city center make AM FALKENBERG particularly attractive for anyone who values urban infrastructure and living close to nature.

At AM FALKENBERG, investors benefit from tax advantages through the new declining-balance depreciation (AfA) as well as from a one-year first rental guarantee on the stated, expected net rent. The high-quality furnishings and the location in a growing market environment offer good conditions for stable rental and long-term value appreciation potential.

LOCATION

AM FALKENBERG is located in the sought-after Berlin district of Altglienicke, a part of Treptow-Köpenick that is valued for its green surroundings and high quality of life. The district is known for its extensive forest areas and proximity to bodies of water that offer a wide range of leisure opportunities - from hiking and cycling to water sports on the Dahme and the Grosser Müggelsee. The residential area combines urban infrastructure with natural recreation and creates an ideal balance between everyday life and leisure. All important daily amenities such as supermarkets, schools, daycare centers and medical care are nearby and can be reached quickly. The excellent transport links - both through the nearby motorway and public transport - enable short distances to the region's major employers, including the Adlershof Technology Park and BER Airport, as well as a quick connection to the center of Berlin.

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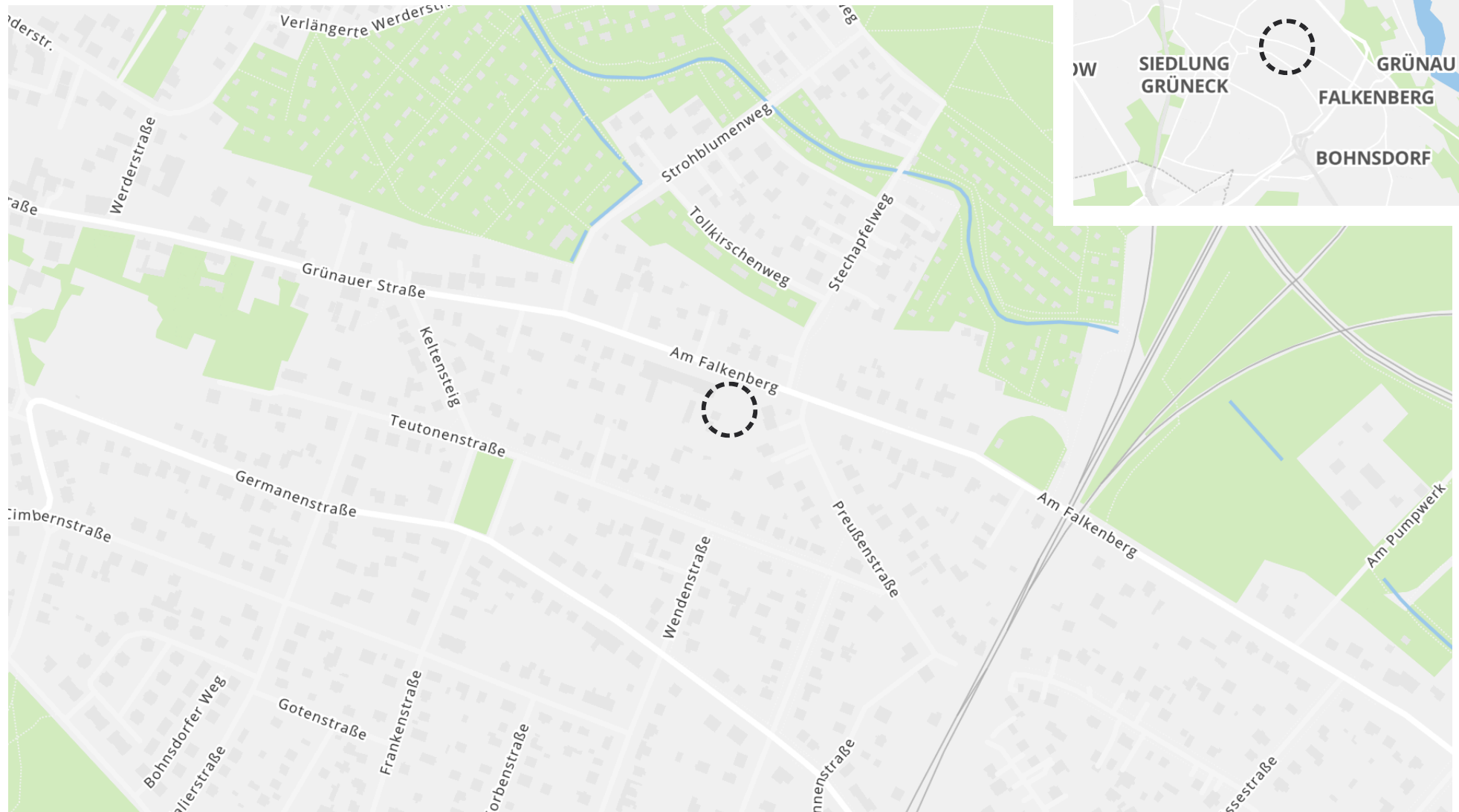




Illustration House Views

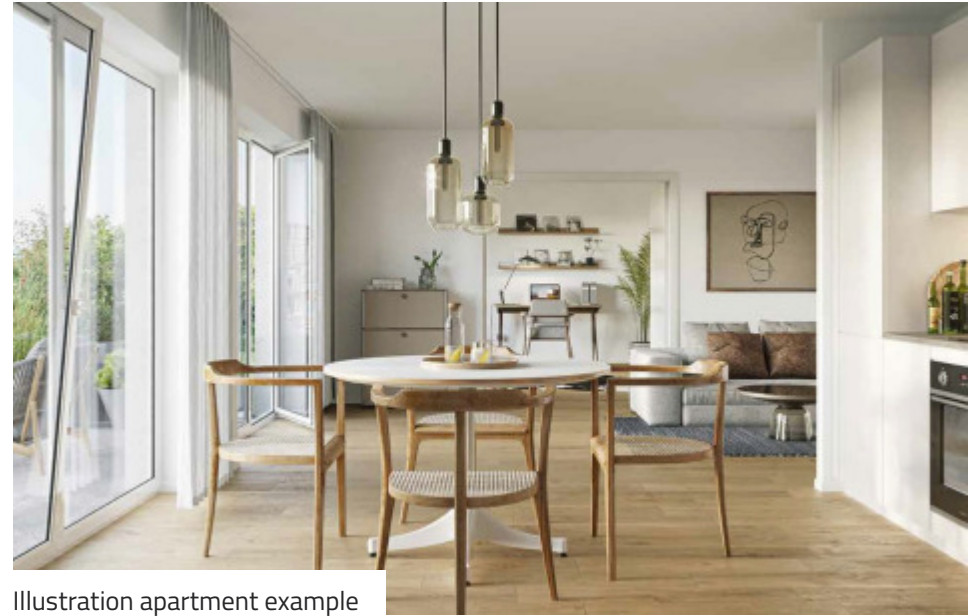


Illustration apartment example



Illustration House Views

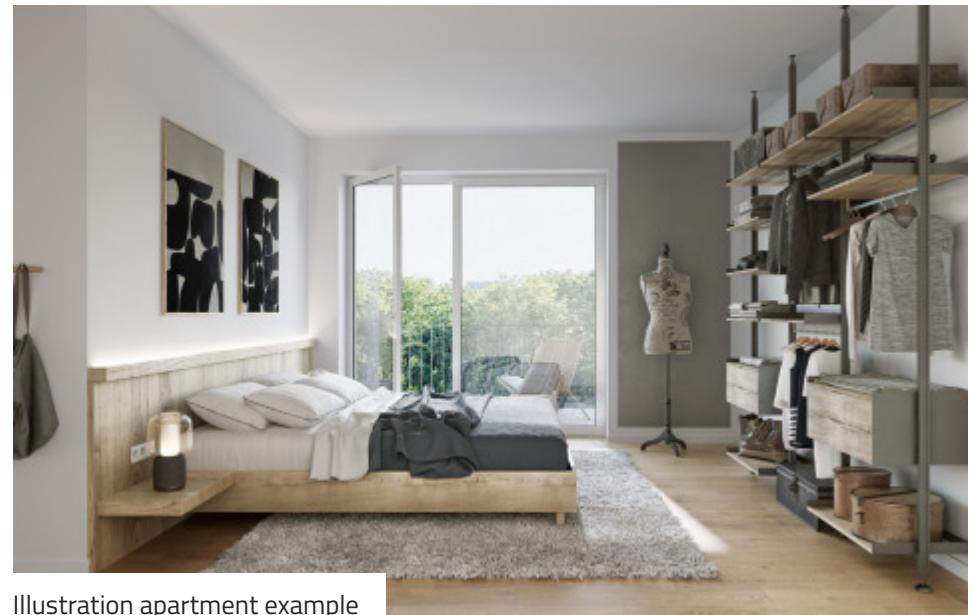


Illustration apartment example



Illustration House Views



Illustration Terraced Houses



Illustration Terraced House



Illustration Terraced House

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APARTMENTS & TERRACED HOUSES






AM FALKENBERG offers a total of 33 apartments and 4 family-friendly terraced houses with private garden areas.

Timelessly high quality of living in a sought-after location

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CONDOMINIUMS (PERSONAL USE)

Unit	Provider ID	Floor	Rms.			Areas	Purchase price				
# 01	AF-W-01	Ground floor	3	2	1	91 m ²	622.500 €	1			Details
# 02	AF-W-02	1st floor	2	1	1	68 m ²	531.900 €	2	✓		Details
# 04	AF-W-04	2nd floor	2	1	1	68 m ²	531.900 €	2	✓		Details
# 05		2nd floor	2	1	1	68 m ²		2	✓		sold
# 07	AF-W-07	3rd floor	2	1	1	68 m ²	526.100 €	2	✓		Details
# 08	AF-W-08	4th floor	2	1	1	68 m ²	531.900 €	2	✓		Details
# 10	AF-W-10	Attic	2	1	1	61 m ²	477.000 €	3	✓		Details
# 12	AF-KA-W-12	Ground floor	2	1	1	60 m ²	468.100 €	1			Details
# 13	AF-W-13	Ground floor	2	1	1	58 m ²	453.500 €	1			Details
# 14	AF-W-14	Ground floor	2	1	1	47 m ²		1			reserved
# 17	AF-W-17	1st floor	2	1	1	58 m ²		1	✓		reserved
# 21	AF-W-21	2nd floor	2	1	1	58 m ²	452.600 €	1	✓		Details
# 23	AF-W-23	2nd floor	3	2	1	88 m ²	617.300 €	2	✓	✓	Details
# 24	AF-W-24	3rd floor	2	1	1	63 m ²		2	✓		reserved
# 27		3rd floor	3	2	1	88 m ²		2	✓		sold






Provider: Berner Group Real Estate GmbH

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Continued






CONDOMINIUMS (PERSONAL USE)

Unit	Provider ID	Floor	Rms.			Areas	Purchase price				
# 28	AF-W-28	4th floor	2	1	1	93 m ²	656.600 €	2	✓	✓	Details
# 29	AF-W-29	4th floor	2	1	1	74 m ²	508.600 €	2	✓	✓	Details
# 30		4th floor	3	2	1	88 m ²		2	✓	✓	sold
# 33	AF-W-33	Attic	3	2	1	79 m ²		2	✓		reserved

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CONDOMINIUMS (INVESTMENT)





Unit	Provider ID	Floor	Rms.			Areas	Rent	Purchase price				
# 03	AF-KA-W-03	1st floor	2	1	1	68 m ²	1.557 €	526.100 €	2	✓		Details
# 06	AF-KA-W-06	3rd floor	2	1	1	68 m ²			2	✓		reserved
# 09	AF-KA-W-09	4th floor	2	1	1	68 m ²	1.557 €	526.100 €	2	✓		Details
# 11	AF-KA-W-11	Attic	2	1	1	60 m ²	1.574 €	471.500 €	3	✓		Details
# 15	AF-KA-W-15	Ground floor	3	2	1	87 m ²	1.746 €	615.200 €	2		✓	Details
# 16	AF-KA-W-16	1st floor	2	1	1	62 m ²	1.422 €	480.600 €	2	✓		Details
# 18	AF-KA-W-18	1st floor	2	1	1	66 m ²	1.517 €	512.600 €	2	✓		Details
# 19	AF-KA-W-19	1st floor	3	2	1	88 m ²	1.752 €	617.300 €	2	✓	✓	Details
# 20	AF-KA-W-20	2nd floor	2	1	1	63 m ²	1.443 €	487.800 €	2	✓		Details
# 22	AF-KA-W-22	2nd floor	2	1	1	67 m ²			2	✓		reserved
# 25	AF-KA-W-25	3rd floor	2	1	1	58 m ²	1.339 €	452.600 €	1	✓		Details
# 26	AF-KA-W-26	3rd floor	2	1	1	67 m ²			2	✓		reserved
# 31	AF-KA-W-31	Attic	2	1	1	70 m ²			1	✓		reserved
# 32	AF-KA-W-32	Attic	2	1	1	53 m ²			3	✓		reserved

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HOUSES PURCHASE (PERSONAL USE)

House	Provider ID	Rms.			Areas	Garden	Purchase price			
# 35	AF-H-35	5	3	2	131 m ²	127 m ²	815.600 €	4	✓	Details
# 34	AF-H-34	5	3	2	131 m ²	294 m ²		4	✓	reserved
# 36	AF-H-36	5	3	2	131 m ²	127 m ²	815.600 €	4	✓	Details
# 37	AF-H-37	5	3	2	131 m ²	294 m ²	815.600 €	4	✓	Details

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PROVIDER

Berner Group Real Estate GmbH

Wundtstraße 48/50

14057 Berlin

SERVICETEAM SALES

☎ +49 30 889160

✉ vertrieb@berner-realestate.de



NOTES

Shown illustrations and visualizations (interior and exterior views) may deviate from actually planned or executed structural work (walls, windows, doors, floor and wall coverings, facades, colors, roofs, balconies and terraces, plants, etc.), and do not constitute any guarantee of properties in their representation. The floor plans shown are schematic floor plans from which no exact dimensions can be derived. Graphical representations may deviate from the actual condition (wall thicknesses, door details, arrangement of sanitary objects, etc.). The furniture shown is only included in the purchase price if it is described as part of the purchase contract.



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