

Family Home in Nikolassee



Property area: 595 m²

Living Area: approx.
129m² on three levels

Single-car garage

Large garden with
covered outdoor terrace

Price: 1,075,000 €

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Description

The house has three floors. The ground floor features the kitchen, a guest bathroom, and the living and dining room – which also has a wood-burning fireplace.



The living room opens to the west onto a covered terrace and the lovingly maintained garden. Here, numerous flowers bloom year-round. At the end of property, there is a garden shed with a storage possibility for firewood.



The upper floor features three rooms — the largest of which has a full-wall built-in closet — as well as the bathroom with a tub and separate shower. The upper-floor hallway also leads to the attic via a retractable ladder. If desired, an additional 30–40 square meters of living space could be created here.



The staircase in the hallway leads down to the basement. Here you'll find a laundry room, the boiler room and another south-facing room with natural light that can also be used as a living room or home office.



The house is part of a row house community accessed via a private footpath, home to both long-time residents and young families with children. Thanks to its set-back location, the house is particularly quiet, as no street traffic passes by.

Location

Nikolassee is a former villa neighbourhood in southwest Berlin. It is characterized by old trees, beautiful villas from the “Gründerzeit” era, and a peaceful atmosphere. From the house, it’s just a 5-minute walk to the Rehwiese nature reserve and the similarly protected Nikolassee.

The swimming spots at Schlachtensee, the Wannsee outdoor pool and the Grunewald Forest are all less than a 10-minute bike ride away.

Despite its almost village-like atmosphere, Nikolassee has excellent infrastructure. Within walking distance of the house, there are various shopping options, doctors’ offices, a pharmacy, and numerous restaurants and cafés.

Transportation connections are also excellent. Via the A 115, you can reach Westkreuz in 10 minutes by car; from the Nikolassee train station, the S-Bahn takes you to Potsdamer Platz, Friedrichstraße or Potsdam in 25 minutes.

Within a 3-kilometer radius, there are both public and private elementary and high schools. Several international schools (Berlin Brandenburg International School, JFK School, Berlin International School, and Berlin British School—named the best British school in Europe in 2026) are also just a 15-minute drive from here.

Nikolassee is therefore particularly well-suited for families with children, especially since, together with the neighbouring community of Wannsee, it is the safest district in Berlin.

Energy Consumption

The actual energy consumption is significantly lower than the calculated energy requirement. This is due to the following reasons:

The fireplace not only heats the living room, but also contributes significantly to heating the hallways and the rooms located there through its chimney, which runs through the ground floor and the upper floor.

Hot water is provided by an electric instantaneous water heater. Therefore, the heating can be turned off completely at night and during the summer, since it is not needed to produce hot water.

The radiators are made of cast iron and retain heat for a very long time. We can therefore usually turn off the heating as early as 7 p.m.

As a result, we have used only 4,750 litres of heating oil over the past 6 years.

In addition, we've heated the fireplace with an average of 5 cubic meters of wood per year (primarily because it's so nice and cozy in the winter 😊).

Our electricity consumption averaged 5,000 kilowatt-hours per year (for a 4-person household).