



A house for those posted to Berlin

Detached family house with garden, quiet villa
neighbourhood, close to BBIS and the JFK School

FOR EMBASSIES AND DIPLOMATIC STAFF

LET COMMISSION-FREE, DIRECTLY BY THE OWNER



280 sqm

floor area

500 sqm

plot

9

rooms

3

bathrooms

1930

built

— THE HOUSE

A well-maintained detached house of 1930, comprehensively modernised in 2016, offering approximately 280 sqm of floor area in total — including the two hobby rooms in the basement — on a plot of 500 sqm.

Nine rooms are arranged over three floors. Two are generous living rooms, linked by a sliding door and easily combined into a single large room for receiving guests. Six further rooms can serve as bedrooms, studies or guest rooms, plus a dressing room. There are three bathrooms, a fitted kitchen, a balcony, a terrace and an enclosed garden. The basement holds two hobby rooms and a laundry room.

Old floorboards, high windows, quiet on every side. A house that has already been home to several diplomatic families.

KITCHEN · BEDROOM · BATHROOM



— INSIDE

The fitted kitchen is fully equipped and opens onto the quiet side of the house. The rooms on the upper floors keep the original pine floorboards, with high windows facing the garden and the trees. Three bathrooms serve the three floors; the main bathroom has a bath, a separate shower and twin basins.



— THE GARDEN

Five hundred square metres, mature, enclosed and not overlooked. Lawn wide enough for children, old trees along the boundary, a terrace facing the quiet side.

— SCHOOLS AND SURROUNDINGS

The house is ideally situated for international families and for professionals working in academia or government. The Berlin Brandenburg International School, which takes children from kindergarten through to graduation, is about a ten-minute drive away. The German-American John F. Kennedy School is roughly five minutes away and the Freie Universität Berlin around twelve. Three further international schools lie within a fifteen-minute radius.

The Dahlem diplomatic quarter is ten to fifteen minutes by car, the Federal Foreign Office about thirty, BER airport thirty-five to forty. The lakes Krumme Lanke and Schlachtensee lie within two to three kilometres.



TERRACE AND GROUNDS





— TERMS

- The house is let commission-free, directly by the owner. No agency fee and no commission is charged to the tenant.
- Net cold rent EUR 4,500 per month, negotiable for a longer-term tenancy.
- plus EUR 350 monthly operating cost prepayment, reconciled annually against actual costs.
- Heating (oil) estimated at approx. EUR 400 per month, billed separately against actual consumption. Electricity and water are contracted by the tenant directly.
- Deposit: three net cold rents.
- Available from 1 November 2026, with viewings possible from November.
- A corporate lease with the Embassy, a long-term tenancy and a diplomatic clause are all possible, as are viewings by a housing officer or a relocation agency.
- Let for residential use only.

CONTACT

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Viewings by appointment, also in English

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Viewings and written enquiries

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