

Berlin – Pankow

Charming three-room apartment with old building flair and good connections

Property ID: 25071048



www.von-poll.com

PURCHASE PRICE: 549.000 EUR • LIVING SPACE: ca. 90 m² • ROOMS: 3

Property ID: 25071048 - 13189 Berlin – Pankow

- At a glance
- The property
- Energy Data
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

Property ID: 25071048 - 13189 Berlin – Pankow

At a glance

Property ID	25071048
Living Space	ca. 90 m²
Floor	3
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	1906

Purchase Price	549.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Modernisation / Refurbishment	2014
Condition of property	Renovated
Construction method	Solid
Equipment	Garden / shared use, Built-in kitchen, Balcony

Property ID: 25071048 - 13189 Berlin – Pankow

Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Light natural gas	Final Energy Demand	118.90 kWh/m²a
Energy certificate valid until	19.08.2028	Energy efficiency class	D
Power Source	Gas	Year of construction according to energy certificate	1906

Property ID: 25071048 - 13189 Berlin – Pankow

The property



Property ID: 25071048 - 13189 Berlin – Pankow

The property



Property ID: 25071048 - 13189 Berlin – Pankow

The property



Property ID: 25071048 - 13189 Berlin – Pankow

The property



Property ID: 25071048 - 13189 Berlin – Pankow

The property



Vertrauen Sie einem
ausgezeichneten Makler

Wir bieten Ihnen eine
kostenfreie und unverbindliche
Marktpreiseinschätzung
Ihrer Immobilie an.

T.: 030 - 20 14 371 0

Capital

MAKLER-KOMPASS
HEFT 10/2021

Top-Makler Berlin



Höchstnote für
**Von Poll Immobilien
Pankow**

IM TEST: 2.984 Makler

GÜLTIG BIS: 10/22

Florastraße 1 | 13187 Berlin | pankow@von-poll.com

Property ID: 25071048 - 13189 Berlin – Pankow

The property



Property ID: 25071048 - 13189 Berlin – Pankow

A first impression

With a living space of approx. 90 m², this newly renovated apartment in an old building offers comfortable and stylish living in the heart of a well-kept apartment building dating back to 1906. The building is in very good condition, as continuous maintenance work has been carried out. A high maintenance reserve also ensures security and value retention. The apartment was last extensively modernized in 2014 and today presents itself with an appealing, upscale quality of furnishings.

As soon as you enter the apartment, you notice the high ceilings typical of an old building and the generous windows, which flood the rooms with plenty of natural light. The parquet flooring throughout emphasizes the elegant character of the apartment and creates a pleasant living atmosphere. The bright living room with its bay window is the heart of this charming apartment. There are two balconies, one of which can be accessed from the current study.

The modern fitted kitchen blends harmoniously into the overall picture and provides access to the second balcony. The unobstructed view is an absolute highlight and promises relaxing moments. The rooms offer a wide range of possibilities for individual design and are ideal for both couples and small families. The well-kept bathroom offers plenty of space and the window ensures fresh air at all times.

The location also deserves special attention: the apartment is located in a quiet residential area with excellent public transport connections. Both S-Bahn and U-Bahn stations are within walking distance and connect you quickly and easily to the city center or other parts of the city. There are numerous shopping facilities, doctors, cafés and restaurants as well as schools and kindergartens in the immediate vicinity, making everyday life much easier.

The apartment is heated by an efficient central heating system, which ensures a reliable and consistent heat supply. The combination of tasteful furnishings, historical charm and modern living comfort makes this offer particularly attractive for people who want to live in an urban yet relaxed environment.

Come and see the many advantages of this exceptional apartment in an old building for yourself - we look forward to hearing from you.

Property ID: 25071048 - 13189 Berlin – Pankow

Details of amenities

chic old apartment
freshly renovated
parquet floor
two balconies
fitted kitchen
high ceilings
house in good condition
various modernization measures
high maintenance reserve
quiet location
Very good connections and infrastructure S-Bahn and U-Bahn within walking distance

Property ID: 25071048 - 13189 Berlin – Pankow

All about the location

The apartment is located in a quiet side street near the Prenzlauer Allee/Promenade in the northern part of Berlin - Pankow. The historic residential complex is nestled between Berlin - Heinersdorf and Alt - Pankow. The location will certainly become even more attractive due to the planned residential development in the northern direct connection with a large shopping center. The 250 bus runs almost on the doorstep, taking you to the Pankow S+U station, which is approx. 700m away, or to the equally close Vinetastraße subway station. From there you can reach Prenzlauer Berg or Berlin-Mitte in a few minutes by S-Bahn/U-Bahn. There are several kindergartens and schools in the immediate vicinity. The public Kissingen sports field is about 5 minutes from the apartment and offers plenty of space for sports and recreation. Shopping facilities can be found within walking distance in the Neumannforum, as well as around the Pankow S-Bahn station or on the Prenzlauer Promenade or Berliner Straße. The distance to the city center (Berlin - Mitte) is approx. 5 km. The highway connection A114/A10 is in the immediate vicinity.

Property ID: 25071048 - 13189 Berlin – Pankow

Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 19.8.2028.

Endenergiebedarf beträgt 118.90 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Erdgas leicht.

Das Baujahr des Objekts lt. Energieausweis ist 1906.

Die Energieeffizienzklasse ist D.

MONEY LAUNDERING: As a real estate brokerage company, von Poll Immobilien GmbH is obliged under § 2 para. 1 no. 14 and § 11 para. 1, 2 of the Money Laundering Act (GwG) to establish and verify the identity of the contractual partner when establishing a business relationship, or as soon as there is a serious interest in the execution of the real estate purchase contract. For this purpose, it is necessary for us to record the relevant data of your identity card (if you are acting as a natural person) in accordance with § 11 Para. 4 GwG - for example by means of a copy. In the case of a legal entity, we require a copy of the extract from the commercial register showing the beneficial owner. The Money Laundering Act stipulates that the broker must keep the copies or documents for five years. As our contractual partner, you also have a duty to cooperate in accordance with Section 11 (6) GwG.

LIABILITY: We would like to point out that the property information, documents, plans etc. passed on by us originate from the seller or landlord. We therefore accept no liability for the accuracy or completeness of the information. It is therefore the responsibility of our customers to check the correctness of the property information and details contained therein. All real estate offers are non-binding and subject to errors, prior sale and rental or other interim utilization.

OUR SERVICE FOR YOU AS THE OWNER:

If you are planning to sell or let your property, it is important for you to know its market value. Have the current value of your property professionally assessed by one of our real estate specialists free of charge and without obligation. Our nationwide and international network enables us to bring sellers or landlords and interested parties together in the best possible way.

Property ID: 25071048 - 13189 Berlin – Pankow

Contact partner

For further information, please contact your contact person:

Ulf Sobeck

Florastraße 1, 13187 Berlin
Tel.: +49 30 - 20 14 371 0
E-Mail: berlin.pankow@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com