

Berlin – Alt-Hohenschönhausen

Move in and feel good - your dream family home with 5 rooms and a loft

Property ID: 25071034



www.von-poll.com

PURCHASE PRICE: 749.000 EUR • LIVING SPACE: ca. 141 m² • ROOMS: 5 • LAND AREA: 118 m²

Property ID: 25071034 - 13055 Berlin – Alt-Hohenschönhausen

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

Property ID: 25071034 - 13055 Berlin – Alt-Hohenschönhausen

At a glance

Property ID	25071034	Purchase Price	749.000 EUR
Living Space	ca. 141 m²	Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Roof Type	Gabled roof	Condition of property	Well-maintained
Rooms	5	Construction method	Solid
Bedrooms	5	Equipment	Terrace, Guest WC, Garden / shared use, Built-in kitchen
Bathrooms	1		
Year of construction	2017		
Type of parking	1 x Outdoor parking space		

Property ID: 25071034 - 13055 Berlin – Alt-Hohenschönhausen

Energy Data

Type of heating	District heating	Energy Certificate	Energy demand certificate
Energy Source	Remote	Final Energy Demand	38.70 kWh/m²a
Energy certificate valid until	04.10.2027	Energy efficiency class	A
Power Source	District heating	Year of construction according to energy certificate	2017

Property ID: 25071034 - 13055 Berlin – Alt-Hohenschönhausen

The property

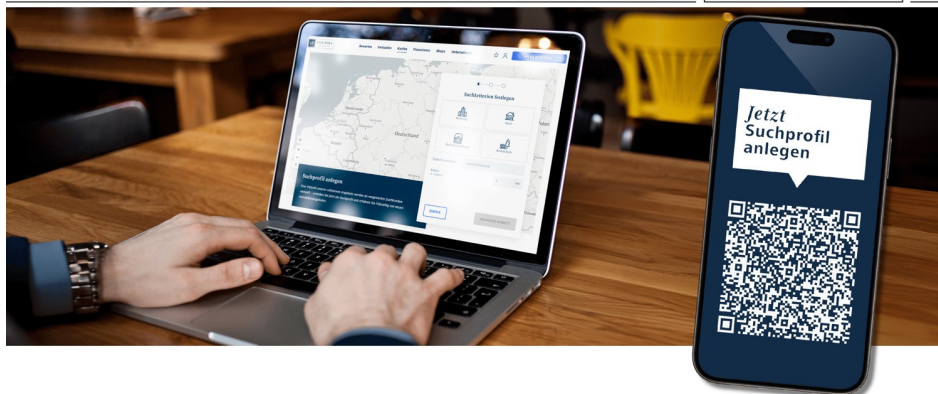


Property ID: 25071034 - 13055 Berlin – Alt-Hohenschönhausen

The property

FÜR SIE IN DEN BETSEN LAGEN

VP VON POLL
IMMOBILIEN



Definieren **Sie** Ihr Traumzu Hause – legen Sie Ihr Suchprofil bei VON POLL IMMOBILIEN an und lassen Sie Ihre Wohnträume Wirklichkeit werden.

Pankow | Florastraße 1 | 13187 Berlin | pankow@von-poll.com
Prenzlauerberg | Prenzlauer Allee 52 | 10405 Berlin | 030 - 20 14 37 10

Leading
REAL ESTATE
COMPANIES
IN THE WORLD

www.von-poll.com/berlin-pankow



Property ID: 25071034 - 13055 Berlin – Alt-Hohenschönhausen

The property



Property ID: 25071034 - 13055 Berlin – Alt-Hohenschönhausen

The property



Property ID: 25071034 - 13055 Berlin – Alt-Hohenschönhausen

The property

FÜR SIE IN DEN BETSEN LAGEN



Ihre Immobilie, unser Schaufenster –
Professionelle Bewertung durch VON POLL IMMOBILIEN.

Pankow | Florastraße 1 | 13187 Berlin | pankow@von-poll.com
Prenzlauerberg | Prenzlauer Allee 52 | 10405 Berlin | 030 - 20 14 37 10

Leading
REAL ESTATE
COMPANIES
IN THE WORLD

www.von-poll.com/berlin-pankow



Property ID: 25071034 - 13055 Berlin – Alt-Hohenschönhausen

The property



Property ID: 25071034 - 13055 Berlin – Alt-Hohenschönhausen

The property

FÜR SIE IN DEN BETSEN LAGEN



Traumimmobilien und maßgeschneiderte Finanzierungen
– entdecken **Sie** die VON POLL Komplettlösung.

Pankow | Florastraße 1 | 13187 Berlin | pankow@von-poll.com
Prenzlauerberg | Prenzlauer Allee 52 | 10405 Berlin | 030 - 20 14 37 10

Leading
REAL ESTATE
COMPANIES
IN THE WORLD

www.von-poll.com/berlin-pankow

VON POLL
IMMOBILIEN

Capital
MAHLER-KOMPASS
TOP-1000
Top-Makler Berlin
★★★★★
Hochnotierte für
von Poll Immobilien
Pankow

BELLEVUE
Best Property
Agents
2024

Professionelle Immobilienbewertung
kostenfrei und unverbindlich

- ✓ Kompetente Wertermittlung vor Ort
- ✓ Zahlreiche registrierte und solvente Kaufinteressenten
- ✓ Aus Ihrer Region empfehlen uns unsere Kunden

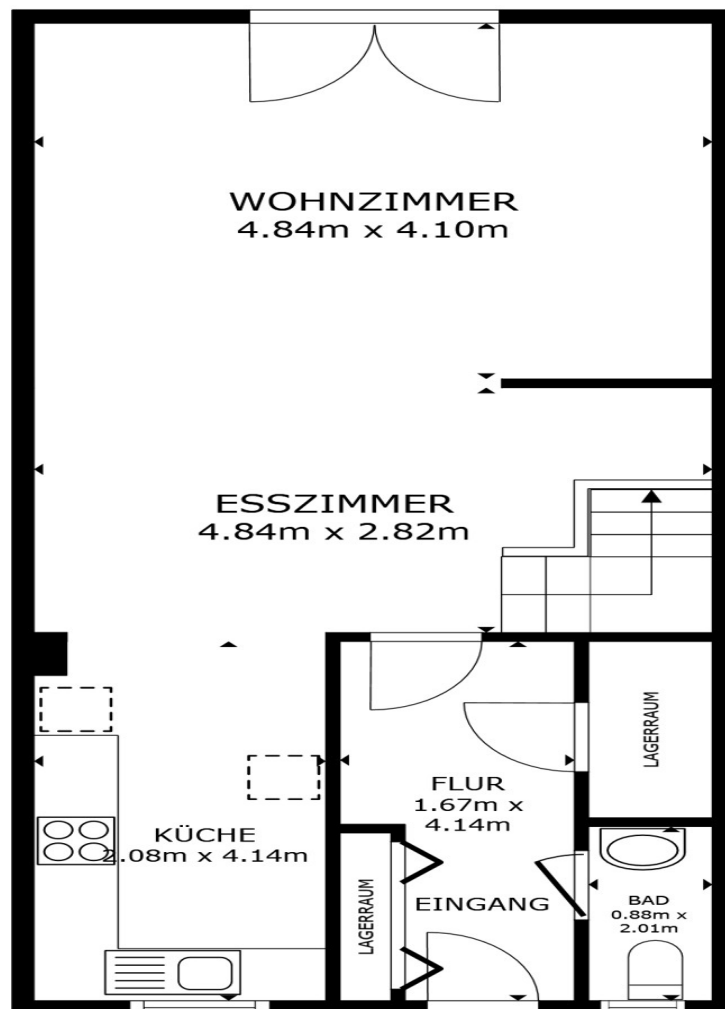
Spandau Prenzlauer Berg
Berlin
Zehlendorf Tempelhof Treptow-Köpenick

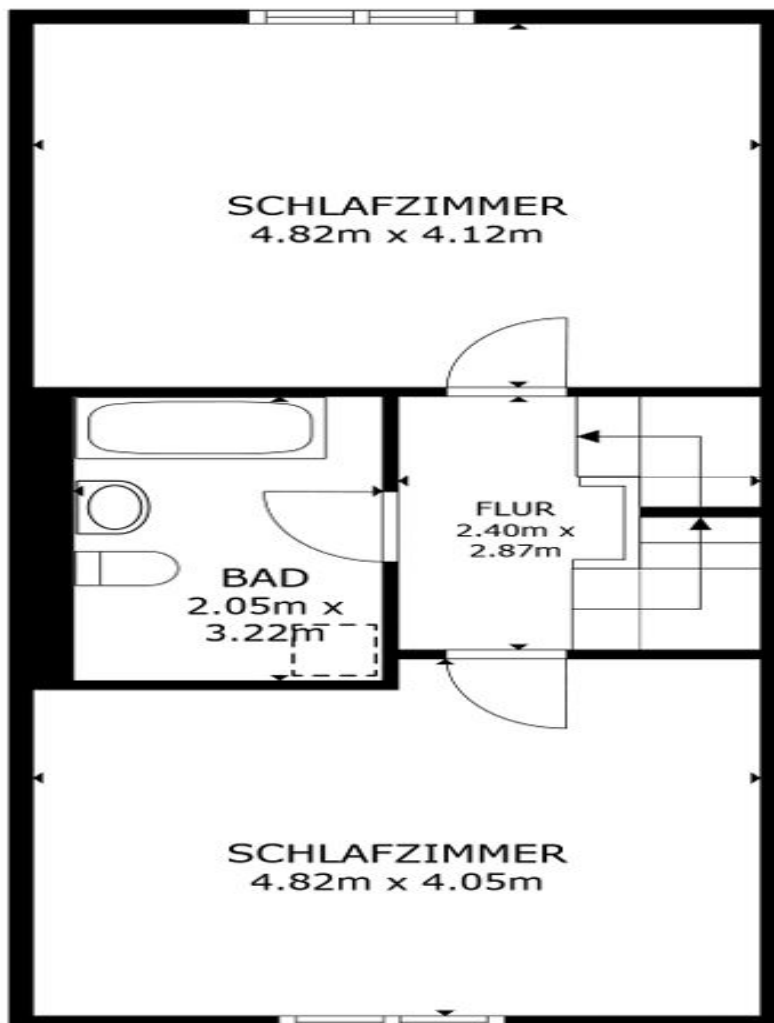
Kundenbewertung
★★★★★ **4,9**

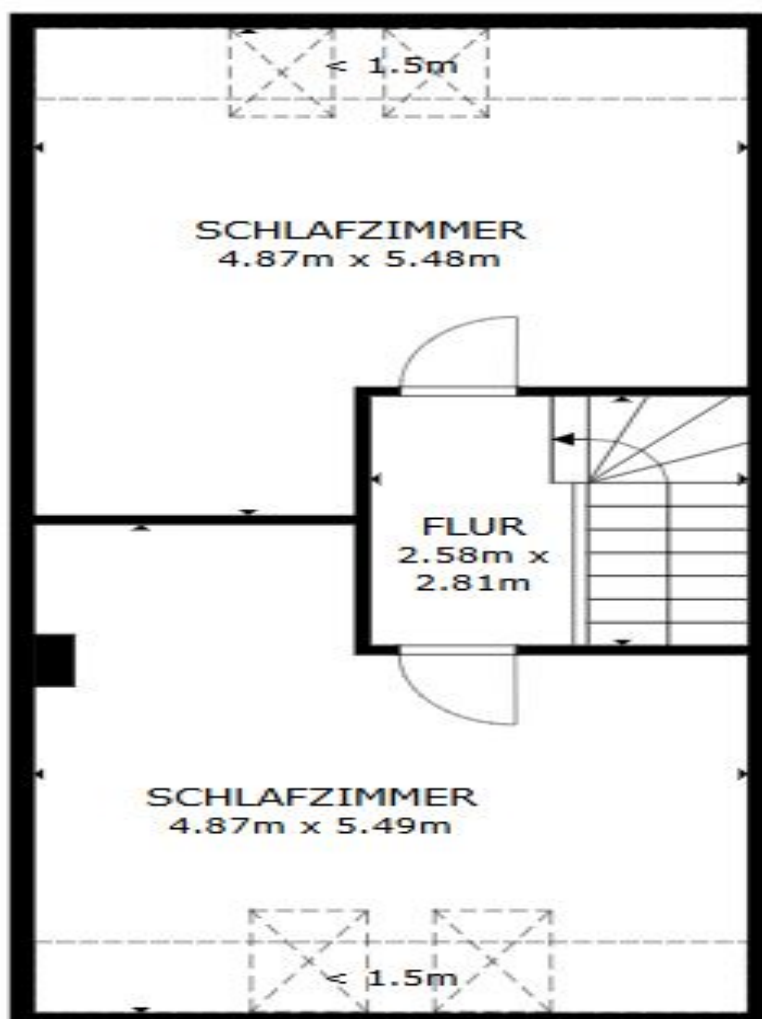
Shop Berlin - Pankow | Florastraße 1 | 13187 Berlin | T.: 030 - 20 14 371 0 | pankow@von-poll.com

Property ID: 25071034 - 13055 Berlin – Alt-Hohenschönhausen

Floor plans







This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: 25071034 - 13055 Berlin – Alt-Hohenschönhausen

A first impression

Family-friendly home with modern fittings in a sunny location

A well-maintained mid-terrace house is for sale, which is an ideal choice for families who appreciate modern living comfort and energy efficiency. Built in 2017, the property offers approx. 141 m² of living space with plenty of room to spread out. The plot covers around 118 m² and is the perfect size for a low-maintenance home.

This family-friendly home comprises five rooms, including four well-proportioned bedrooms, providing ample space for a family. The spacious living room is invitingly designed and offers access to the approx. 12 m² sun terrace. This is equipped with an aluminum patio roof and offers wonderful conditions for sunny afternoons and cozy evenings thanks to its western orientation. Thanks to the fitted kitchen, you can create culinary experiences with your loved ones in your new home.

The modern bathroom is equipped with a floor-level shower and a bathtub and leaves nothing to be desired. High-quality tiles and laminate flooring run through the rooms and emphasize the upscale quality of the entire house. Comfort is provided by the underfloor heating, which is operated by district heating and ensures cozy warmth in all living areas. Triple glazing including electric external roller shutters on all windows contributes to optimum thermal insulation and improves the energy balance. A high level of energy efficiency is also achieved by the photovoltaic system installed on the pitched roof with an output of approx. 6.6 kW. An additional decalcification system ensures high water quality.

A practical tool shed in the outdoor area offers additional storage space and the garbage can enclosures keep the property tidy. An outdoor parking space rounds off the offer.

This property is particularly attractive for families looking for a modern and energy-efficient home in a developed residential area.

With its extensive features and efficient use of energy sources, this mid-terrace house offers the ideal combination of comfort and sustainability. A viewing is well worthwhile to see the qualities of this home for yourself. Please contact us to arrange a viewing appointment.

Property ID: 25071034 - 13055 Berlin – Alt-Hohenschönhausen

Details of amenities

- Year of construction 2017 family-friendly 4 rooms on approx. 141 m² living space and 118 m² plot area
- incl. fitted kitchen
- Underfloor heating via district heating
- Tiles and high-quality laminate flooring
- Triple glazing incl. electric external roller shutters
- Ceiling height ground floor and upper floor approx. 2.53 m and in the attic approx. 2.92 m
- Bathroom with floor-level shower and bathtub
- Guest WC
- West-facing garden
- approx. 12m² sun terrace incl. aluminum terrace roof
- Gabled roof with PV system with 6.6 kW
- Water treatment system (decalcification and detoxification)
- Tool shed / extra garbage enclosure
- 1 parking space

Property ID: 25071034 - 13055 Berlin – Alt-Hohenschönhausen

All about the location

The "Alt-Hohenschönhausen" district, with a population of around 120,000, is located on the north-eastern outskirts of Berlin and is assigned to the district of Lichtenberg. The distance to the city center (Berlin - Mitte) is approx. 8 km. The idyllic estate of detached and semi-detached houses is embedded in a mature surrounding development. Various playgrounds near the Obersee and Orankesee lakes and the Herzberge Landscape Park with the Königin Elisabeth Hospital offer a high recreational value.

Transport links to the city center by streetcar are very good and you can also get from one end of the district to the other quickly. The M4, M5, M16, M17, M18 and M27 streetcar lines are within easy walking distance. The S75 takes you from Gehrenseestraße to Berlin Central Station in 15 minutes. The nearest S-Bahn station (Landsberger Allee) is about 10 minutes away by streetcar. An elementary school and a secondary school are in the immediate vicinity. Kindergartens and doctors as well as various supermarkets are also within walking distance.

Property ID: 25071034 - 13055 Berlin – Alt-Hohenschönhausen

Other information

Es liegt ein Energiebedarfsausweis vor.
Dieser ist gültig bis 4.10.2027.
Endenergiebedarf beträgt 38.70 kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Fernwärme.
Das Baujahr des Objekts lt. Energieausweis ist 2017.
Die Energieeffizienzklasse ist A.

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: 25071034 - 13055 Berlin – Alt-Hohenschönhausen

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