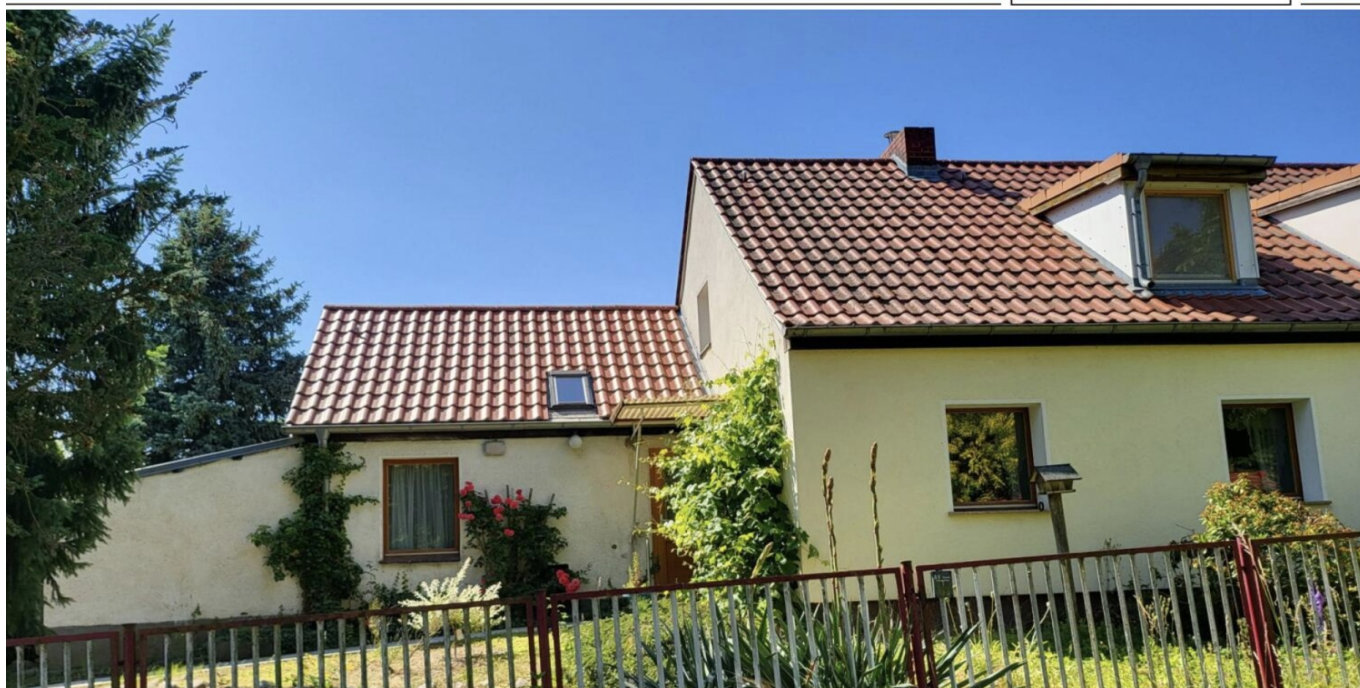


Berlin - Pankow – Karow

Spacious semi-detached home in Berlin-Karow – quiet location with great potential for DIY enthusiasts

Property ID: 24071054B



www.von-poll.com

PURCHASE PRICE: 395.000 EUR • LIVING SPACE: ca. 113,13 m² • ROOMS: 5 • LAND AREA: 735 m²

Property ID: 24071054B - 13125 Berlin - Pankow – Karow

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

Property ID: 24071054B - 13125 Berlin - Pankow – Karow

At a glance

Property ID	24071054B
Living Space	ca. 113,13 m ²
Roof Type	Gabled roof
Rooms	5
Bedrooms	2
Bathrooms	1
Year of construction	1938
Type of parking	1 x Outdoor parking space, 1 x Garage

Purchase Price	395.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises.
Condition of property	Needs renovation
Construction method	Solid
Equipment	Terrace, Garden / shared use, Built-in kitchen

Property ID: 24071054B - 13125 Berlin - Pankow – Karow

Energy Data

Type of heating	Central heating	Energy Certificate	Energy consumption certificate
Energy Source	Gas	Energy efficiency class	F
Power Source	Gas	Year of construction according to energy certificate	1938

Property ID: 24071054B - 13125 Berlin - Pankow – Karow

The property



FÜR SIE IN DEN BETSEN LAGEN



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: 24071054B - 13125 Berlin - Pankow – Karow

The property



Property ID: 24071054B - 13125 Berlin - Pankow – Karow

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

Property ID: 24071054B - 13125 Berlin - Pankow – Karow

The property



Property ID: 24071054B - 13125 Berlin - Pankow – Karow

The property

FÜR SIE IN DEN BETSEN LAGEN



VON POLL
IMMOBILIEN



***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: 24071054B - 13125 Berlin - Pankow – Karow

The property



Property ID: 24071054B - 13125 Berlin - Pankow – Karow

The property



Professionelle Immobilienbewertung
kostenfrei und unverbindlich

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

Kundenbewertung ★★★★★ 4,9

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

Property ID: 24071054B - 13125 Berlin - Pankow – Karow

A first impression

This charming semi-detached house in Berlin-Karow with a living space of approx. 108 m² and a spacious plot of 735 m² offers an ideal home for families or multi-generational households. The spacious garden area opens up numerous possibilities for individual design, whether as a play paradise for children or as a retreat for relaxing hours outdoors.

The house has a total of five well-designed rooms. Three cozy bedrooms, two spacious living rooms and a separate dining room create a homely ambience with plenty of space for spending time together and personal retreats. The kitchen is impressively spacious and offers plenty of room for culinary development. A guest WC on the first floor and a bathroom on the upper floor provide additional comfort in everyday life.

A defining feature of the property is the extension from the 1970s, which has significantly expanded the floor plan and today makes a major contribution to the open room structure. The original building dates back to 1938 and was partially modernized in 1998. Among other things, new dormers were installed, the floor plan in the attic was revised and modern floor coverings were laid, giving the upper part of the house a contemporary appearance without losing its original character.

The spacious terrace at the rear of the house is particularly noteworthy. Whether enjoying breakfast in the morning sun or dinner in the open air, you can enjoy relaxing moments outdoors here. In addition to the living space, the cellar offers practical storage space. A separate garage on the rear plot functionally rounds off the offer.

Although the property is in need of partial renovation, it offers numerous opportunities to create a cozy, individual home with manageable effort. For creative and committed buyers, this is an opportunity to realize their own ideas and breathe new life into the special character of the house. With a little craftsmanship and attention to detail, a very personal home can be created here. Comfortable, individual and with lots of potential.

Property ID: 24071054B - 13125 Berlin - Pankow – Karow

Details of amenities

- Semi-detached house with design potential
- large sunny plot with approx. 735m² in the popular Karow area
- Multi-generational living possible
- well thought-out room layout on 108m² living space
- 5 spacious rooms
- Bathroom with instantaneous water heater
- guest WC
- spacious kitchen
- Terrace with west view
- Tiled stove on the first floor
- Renovation of the roof truss and conversion of the attic in 1998
- Garage/shed from 1975 with
- extension from 1970

Property ID: 24071054B - 13125 Berlin - Pankow – Karow

All about the location

The property is located in a quiet, mature residential area in the Berlin district of Karow, Pankow. The surrounding area is characterized by detached and semi-detached houses with well-kept gardens and offers a pleasant neighbourhood atmosphere, ideal for families, couples or those seeking peace and quiet.

Karow impresses with its location close to nature. Karow S-Bahn station is just a few minutes away by bike or bus. From there, the S2 line takes you directly to Berlin city center in around 20 minutes. Several bus lines reliably connect Karow with neighboring districts such as Pankow, Buch and Französisch Buchholz. Those traveling by car benefit from the quick accessibility of the Berlin city freeway (A114) and the B2 federal highway.

The location is also ideal for cyclists. Well-developed cycle paths and short distances allow for flexible transportation in everyday life. Whether to the train station, to school, to the supermarket or to the countryside, many things can be easily reached by bike.

There are numerous shops, pharmacies, doctors, schools and daycare centers in the immediate vicinity to meet your daily needs. The Barnim landscape park, the Karow ponds, the nearby Bucher Forst forest and other green spaces offer excellent opportunities for walks, bike rides or outdoor sports activities. There is also a golf course just a few minutes away.

Anyone who appreciates peace and nature but doesn't want to miss out on the connection to city life will find the best of both worlds here, a home with the quality of a retreat and good accessibility at the same time.

Property ID: 24071054B - 13125 Berlin - Pankow – Karow

Other information

Es liegt ein Energieverbrauchsausweis vor.
Endenergieverbrauch beträgt kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Gas.
Das Baujahr des Objekts lt. Energieausweis ist 1938.
Die Energieeffizienzklasse ist F.

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: 24071054B - 13125 Berlin - Pankow – Karow

Contact partner

For further information, please contact your contact person:

Ulf Sobeck

Prenzlauer Allee 52, 10405 Berlin
Tel.: +49 30 - 20 14 371 0
E-Mail: prenzlauer.berg@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com