

Berlin - Pankow – Niederschönhausen

Fantastic top floor apartment in an art nouveau building

Property ID: 24071066



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PURCHASE PRICE: 585.000 EUR • LIVING SPACE: ca. 99,95 m² • ROOMS: 3

Property ID: 24071066 - 13156 Berlin - Pankow – Niederschönhausen

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

Property ID: 24071066 - 13156 Berlin - Pankow – Niederschönhausen

At a glance

Property ID	24071066
Living Space	ca. 99,95 m ²
Floor	4
Rooms	3
Bedrooms	2
Bathrooms	2
Year of construction	1920

Purchase Price	585.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Modernisation / Refurbishment	1998
Condition of property	Well-maintained
Construction method	Solid
Equipment	Terrace, Guest WC, Built-in kitchen

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Energy Data

Type of heating	Central heating	Energy Certificate	Energy consumption certificate
Energy Source	Gas	Final energy consumption	117.00 kWh/m ² a
Energy certificate valid until	18.06.2029	Energy efficiency class	D
Power Source	Gas	Year of construction according to energy certificate	1920

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The property



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The property



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The property



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The property



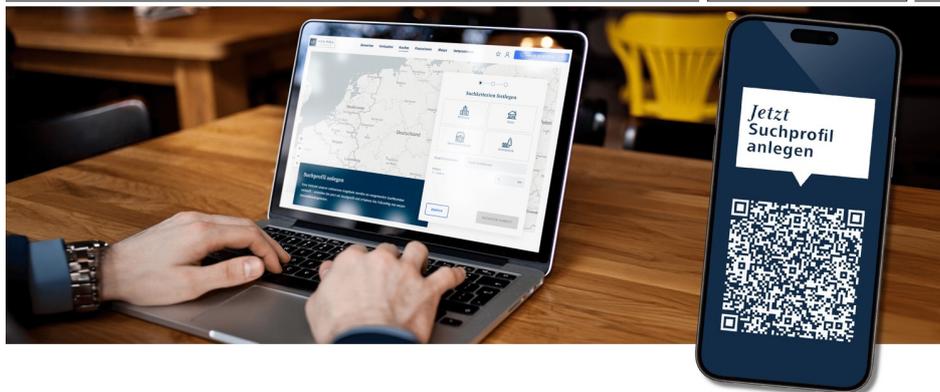
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The property

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A first impression

In an Art Nouveau house from 1920, which was extensively modernized in 1998, this dreamlike attic apartment of approx. 100 m², completed in 2000, awaits you with light-flooded 3 rooms including parquet floors, ceiling heights between approx. 2.44 m and approx. 3.32 m, two marble bathrooms and a south-west facing roof terrace. The hallway, which is fitted with a skylight, leads through double doors into the large living and dining area with adjoining open NOLTE fitted kitchen. With access to the sunny roof terrace, this side forms the focal point of the apartment on offer. Enjoy cozy hours cooking together and end the evening on the terrace with the sunset and a glass of wine. The two adjoining bathrooms with their marble tiles and opening domed windows offer a true wellness area. There is one bathroom with a bathtub and one bathroom with a shower. The two east-facing rooms serve as sleeping and working areas and also have domed windows. The owners' association has continuously maintained the value of the residential building in recent years, e.g. the inner courtyard area and the garbage house as well as some of the exterior paintwork on the windows have been renewed. All in all, you can expect a very well-kept apartment with an individual floor plan. Move in and feel at home. Take the opportunity to arrange a viewing appointment with us.

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Details of amenities

- Attic apartment newly built in 1998
- Art Nouveau façade and representative entrance area
- Intercom system
- Loft character due to ceiling heights from approx. 2.44m to approx. 3.32m
- Parquet floors / tiled floors
- Double insulated windows / terrace windows from 2008
- Numerous windows with custom-made pleated blinds
- NOLTE fitted kitchen with branded appliances (2009)
- Marble bath with dome window
- Guest WC with shower and dome window
- extra washing machine connection
- roof terrace
- separate cellar room in the outbuilding

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All about the location

Niederschönhausen is a district of the Pankow borough and stands out for its green surroundings and charming mix of villas, detached houses and the occasional apartment building. This middle-class residential area in the northern part of Berlin is one of the most sought-after addresses in the capital, especially the exclusive Niederschönhausen area. Extensive green spaces such as Brosepark, Bürgerpark or the park at Schönhausen Palace and Schönholzer Heide make the district particularly attractive - not just for families, but for anyone who appreciates nature and urban life in equal measure. In addition to a large number of stores for everyday needs, Pankow offers a wide range of leisure activities, sports and recreational facilities as well as a varied gastronomy scene with restaurants and cafés. The well-developed infrastructure is complemented by numerous public facilities such as schools, daycare centers and government offices. Despite its quiet, natural location, Pankow-Niederschönhausen has excellent transport links. The proximity to the freeway (Berliner Ring junction) and the well-developed public transport system ensure fast connections to the city center and beyond. The S-Bahn lines S1 and S2 connect the center and the western part of Pankow, while the U-Bahn connects the southern part with City East and West. In addition, the M1 streetcar line and bus lines 150 and 250 ensure optimum mobility. This unique combination of urban living comfort and natural recreation makes Pankow one of the most attractive places to live in Berlin.

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Other information

Es liegt ein Energieverbrauchsausweis vor. Dieser ist gültig bis 18.6.2029. Endenergieverbrauch beträgt 117.00 kwh/(m²*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 1920. 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.

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Contact partner

For further information, please contact your contact person:

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