

Berlin-Pankow – Wilhelmsruh

Fantastic top-floor apartment for a large family with a view of the TV tower near Schönholzer Heide

Property ID: 24071084



www.von-poll.com

PURCHASE PRICE: 869.000 EUR • LIVING SPACE: ca. 138 m² • ROOMS: 4

Property ID: 24071084 - 13158 Berlin-Pankow – Wilhelmsruh

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

Property ID: 24071084 - 13158 Berlin-Pankow – Wilhelmsruh

At a glance

Property ID	24071084	Purchase Price	869.000 EUR
Living Space	ca. 138 m ²	Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Floor	5	Condition of property	Well-maintained
Rooms	4	Construction method	Solid
Bedrooms	3	Equipment	Guest WC, Built-in kitchen, Balcony
Bathrooms	2		
Year of construction	2019		
Type of parking	1 x Underground car park, 49000 EUR (Sale)		

Property ID: 24071084 - 13158 Berlin-Pankow – Wilhelmsruh

Energy Data

Type of heating	District heating	Energy Certificate	Energy demand certificate
Energy Source	Remote	Final Energy Demand	58.90 kWh/m ² a
Energy certificate valid until	17.12.2028	Energy efficiency class	B
Power Source	District heating	Year of construction according to energy certificate	2018

Property ID: 24071084 - 13158 Berlin-Pankow – Wilhelmsruh

The property



Property ID: 24071084 - 13158 Berlin-Pankow – Wilhelmsruh

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

Property ID: 24071084 - 13158 Berlin-Pankow – Wilhelmsruh

The property



Property ID: 24071084 - 13158 Berlin-Pankow – Wilhelmsruh

The property



Property ID: 24071084 - 13158 Berlin-Pankow – Wilhelmsruh

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

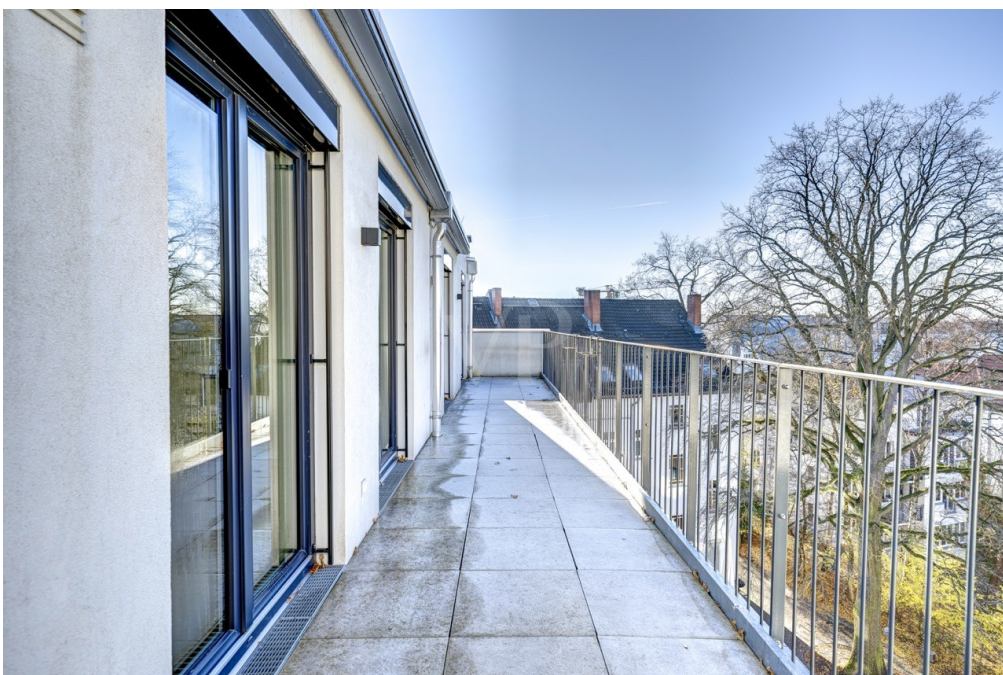
Property ID: 24071084 - 13158 Berlin-Pankow – Wilhelmsruh

The property



Property ID: 24071084 - 13158 Berlin-Pankow – Wilhelmsruh

The property



Property ID: 24071084 - 13158 Berlin-Pankow – Wilhelmsruh

The property



Property ID: 24071084 - 13158 Berlin-Pankow – Wilhelmsruh

The property



Property ID: 24071084 - 13158 Berlin-Pankow – Wilhelmsruh

The property

FÜR SIE IN DEN BETSEN LAGEN



VON POLL
FINANCE



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: 24071084 - 13158 Berlin-Pankow – Wilhelmsruh

The property



Property ID: 24071084 - 13158 Berlin-Pankow – Wilhelmsruh

The property



VON POLL
IMMOBILIEN

Capital
MAKLER-KOMPASS
TOP-100
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

Kundenbewertung **4,9**
★★★★★

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



Property ID: 24071084 - 13158 Berlin-Pankow – Wilhelmsruh

The property



www.von-poll.com



www.von-poll.com

Property ID: 24071084 - 13158 Berlin-Pankow – Wilhelmsruh

The property



www.von-poll.com

Property ID: 24071084 - 13158 Berlin-Pankow – Wilhelmsruh

A first impression

A truly dreamlike top-floor apartment from 2018 awaits your family with approx. 138 m². Enjoy the luxury of a modern, energy-efficient apartment with sweeping views over the north of Berlin - TV tower view included! You can easily reach the living level by elevator. Passing the built-in checkroom and a storage room with washing machine connection, you reach the 40 m² living area. With an open, luxurious kitchen, this offers enough space for your living ideas and for spending time with the family. On both sides, you can enjoy the unobstructed view into the distance and access to the east and west-facing terraces. Whether it's for breakfast in the morning or a glass of wine with a fantastic sunset in the evening. The other living areas are located at the rear of the apartment. Three bright rooms with floor-to-ceiling windows await you there. The entire top floor apartment is fitted with threshold-free oak flooring including underfloor heating. All rooms have electrically controlled external slatted blinds. A daylight bathtub and a shower room with a domed window await you in a beautiful tiled look. A cellar compartment and an optional underground parking space, which is also for sale for an additional €49,000, offer all the amenities of a special quality of living. Arrange a viewing appointment with us today.

Property ID: 24071084 - 13158 Berlin-Pankow – Wilhelmsruh

Details of amenities

- Fantastic top floor apartment with 2 roof terraces
- As-new, energy-efficient, modern apartment with district heating connection
- high-quality oak floorboards incl. underfloor heating
- two daylight bathrooms
- extra storage room incl. washing machine connection
- Real wood fitted kitchen with brand-name appliances (Miele dishwasher, BORA extractor system, fridge/freezer combination)
- built-in wardrobe
- extra cellar compartment

Property ID: 24071084 - 13158 Berlin-Pankow – Wilhelmsruh

All about the location

This exclusive apartment is located in the Wilhelmsruh district of Berlin-Pankow in the north of Berlin. Single-family houses and semi-detached houses with beautiful gardens as well as dignified apartment buildings from the Wilhelminian era characterize the picture and ensure a pleasant and tranquil living atmosphere. The Wilhelmsruher See lake, the Garibaldi pond, the Volkspark Schönholzer Heide and the Zingerwiesen meadows are in the immediate vicinity. These can be reached on foot in a short time and offer perfect opportunities for active exercise, recreation and relaxation in your free time. In the immediate vicinity there are kindergartens, elementary school and plenty of shopping facilities, e.g. an Edeka supermarket and other small neighborhood stores as well as a medical and care center. The public transport connections are convenient. You are quickly outside, in the countryside or in the city. The Wilhelmsruh S-Bahn station can be reached in approx. 6 minutes and provides a direct connection to Berlin city center. Not far from Schönholzer Heide, the Wilhelmsruh district offers an urban mix for family-friendly living. The green belt of Berlin along the former Berlin Wall takes you by bike or on a jogging tour into the Barnimer Land. Neighborhood stores and an active citizens' association, which runs a small cultural district center, enrich life and provide a wide range of activities.

Property ID: 24071084 - 13158 Berlin-Pankow – Wilhelmsruh

Other information

Es liegt ein Energiebedarfsausweis vor. Dieser ist gültig bis 17.12.2028. Endenergiebedarf beträgt 58.90 kWh/(m²*a). Wesentlicher Energieträger der Heizung ist Fernwärme. Das Baujahr des Objekts lt. Energieausweis ist 2018. Die Energieeffizienzklasse ist B. 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: 24071084 - 13158 Berlin-Pankow – Wilhelmsruh

Contact partner

For further information, please contact your contact person:

Ulf Sobeck

Florastraße 1 Berlin - Pankow
E-Mail: pankow@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com