

Berlin – Pankow

# Unlimited rental apartment on the top floor with 3 rooms and roof terrace in Pankow

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[www.von-poll.com](http://www.von-poll.com)

???? ??????????: 2.247 EUR • ??????????: ca. 107,7 m<sup>2</sup> • ??????????: 3

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?????????????	ca. 107,7 m <sup>2</sup>	?????????????	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
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**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](mailto:pankow@von-poll.com)



**??????? ????????: 24071041C - 13187 Berlin – Pankow**

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This spacious top-floor apartment is located in a very well-kept new building that was completed in 2019. The living space is approx. 107.5 m<sup>2</sup> and comprises 3 rooms. The rental period of the apartment is limited to 2 years. The apartment impresses with its floor-to-ceiling windows, which flood the rooms with plenty of natural light. Particularly impressive are the three balconies, which offer a wonderful view to the south and north. A highlight of the apartment is the fantastic roof terrace with an area of approx. 36 m<sup>2</sup>, which is ideal for cozy evenings outdoors. The bedroom has access to the north-facing balcony and is equipped with a fresh air system to ensure a pleasant indoor climate. The bright children's room also has access to the two south-facing balconies. The room offers plenty of space to play and is therefore a wonderful retreat for the youngest. The modern, open kitchen is a dream for any amateur chef. It has a large cooking island with high-quality kitchen appliances that leave nothing to be desired. The bathroom is equipped with a bathtub, a walk-in shower and a towel radiator so that you can enjoy your own little wellness area. An additional guest WC provides even more comfort. The apartment is fitted with high-quality solid wood parquet flooring and modern large-format tiles from Italy, giving it a sophisticated look. The underfloor heating with digital thermostats can be controlled individually for each room, guaranteeing maximum comfort. A digital intercom system with video function provides additional security. The awnings can be controlled electrically to provide optimum protection from the sun on hot days. They also contribute to a pleasant living climate. The spacious entrance area is equipped with a passenger elevator, which makes it easier for you to access your apartment. The apartment has an underground parking space for one car and a bicycle storage room in the underground garage. Additional bicycle racks are also available in the courtyard. The entire apartment is barrier-free and senior-friendly, so that people with special needs can also live comfortably and safely. This exclusive top-floor apartment offers a modern and comfortable living ambience in an attractive location. It is ideal for families, couples or singles who value high-quality furnishings and luxurious details. Please contact us for further information or a viewing.

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- Limited to 2 years
- Floor-to-ceiling windows throughout the apartment
- Fantastic roof terrace with an area of approx. 36 m<sup>2</sup>
- Bedroom with access to the north-facing balcony, equipped with fresh air system
- Bright children's room with access to the balcony
- Modern, open kitchen with large cooking island and high-quality kitchen appliances
- Bathroom with bathtub, walk-in shower and towel radiator
- Modern guest WC
- High-quality solid wood parquet and modern large tiles from Italy
- Underfloor heating with digital thermostats in all rooms, individually controllable for each heating circuit
- Digital intercom system with video function
- Opening awnings with gray fabric for optimal sun protection, electrically operated
- Spacious entrance area with passenger elevator
- Underground parking space for one car
- Bicycle storage room in the underground garage
- Additional bicycle racks in the courtyard
- Garden and small playground for communal use
- Barrier-free and senior-friendly

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Pankow is a district with lots of greenery. Villas and detached houses are characteristic, along with the occasional apartment building. The district is one of the middle-class residential areas in northern Berlin. Extensive green spaces such as the Pankower Bürgerpark, Schönholzer Heide, Brosepark and the park at Schönhausen Palace make the district attractive not only for families with children. With a population of around 100,000, the Pankow district forms a self-contained urban unit in the middle of the city of Berlin and has always been a good place to live. In addition to stores for everyday needs, Pankow also offers numerous sports and recreational facilities, restaurants and cafés. Public facilities such as schools, daycare centers and various government offices round off the infrastructure. Although Pankow is a quiet district surrounded by greenery, it is very well connected to public transportation and close to the Berliner Ring freeway junction and the city freeway. The property is located in the immediate vicinity of the Pankow-Heinersdorf S-Bahn station, from where you can quickly reach all important points in Berlin, but are also quickly in the beautiful Berlin countryside. Other streetcar and bus lines complete the excellent public transport connections.

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Es liegt ein Energiebedarfsausweis vor. Endenergiebedarf beträgt 63.10 kwh/(m<sup>2</sup>\*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 2019. Die Energieeffizienzklasse ist B. LIABILITY: We would like to point out that the property information, documents, plans etc. provided 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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Ulf Sobeck

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*To Disclaimer of von Poll Immobilien GmbH*

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