Berlin – Pankow

Available immediately: Bright 3-room apartment with 2 balconies, an elevator, and modern amenities in Pankow

Property ID: 23071011-14G



RENT PRICE: 1.933 EUR • LIVING SPACE: ca. 89.3 m^2 • ROOMS: 3

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At a glance

Property ID	23071011-14G
Living Space	ca. 89.3 m²
Floor	3
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	2023
Type of parking	1 x Underground car park, 100 EUR (Rent)

Rent price	1.933 EUR
Additional costs	313 EUR
Type	Apartment
Condition of property	Well-maintained
Construction method	Solid
Equipment	Guest WC, Built-in kitchen, Balcony

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Energy Data

Type of heating	Underfloor heating
Energy Source	Air-to-water heat pump
Energy certificate valid until	23.11.2033
Power Source	Air-to-water heat pump

Energy Certificate	Energy demand certificate
Final Energy Demand	25 kWh/m²a
Energy efficiency class	A+
Year of construction according to energy certificate	2023

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The property





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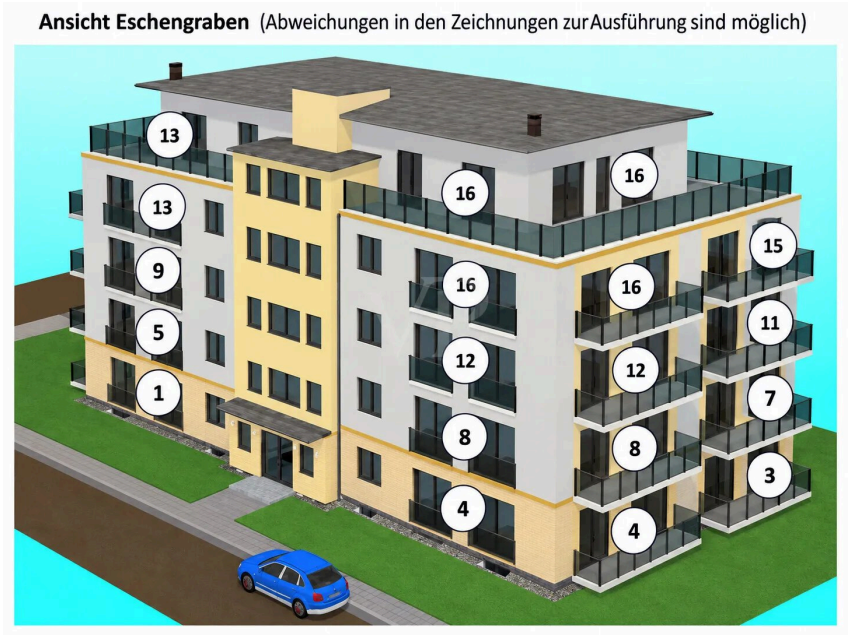
The property





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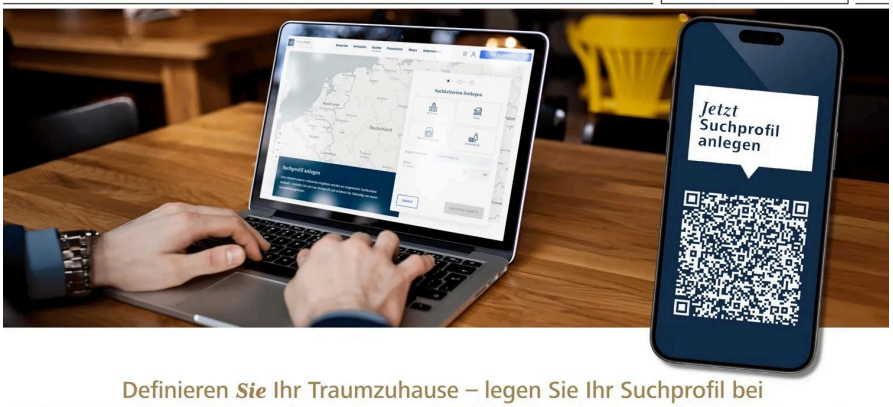
The property

Ansicht lange Rückseite (Abweichungen in den Zeichnungen zur Ausführung sind möglich)



FÜR SIE IN DEN BETSEN LAGEN

VON POLL IMMOBILIEN



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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.

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A first impression

Located in the popular Licht Terrassen Berlin complex in Pankow, this modern, wheelchair-accessible 3-room apartment is on the 3rd floor and offers approximately 89.30 m² of living space. Completed in 2023, the building features modern architecture, a quiet and well-maintained setting, and good access to Prenzlauer Berg and downtown Berlin.

The centrally located hallway connects all the rooms in the apartment and also provides access to a convenient storage room. The bedroom faces the green inner courtyard, ensuring a quiet setting. Another room can be used flexibly as a children's room, guest room, or home office and has direct access to the east-facing balcony.

The bright living room forms the heart of the apartment and provides access to the two balconies facing east and north. The north-facing balcony offers an unobstructed view with ample distance from the buildings across the way.

The open-concept kitchen-dining area features modern appliances, ample counter space, and an exhaust hood venting to the outside.

The barrier-free, natural-light bathroom is equipped with a walk-in shower, bathtub, heated towel rack, and a washing machine hookup. A separate guest restroom rounds out the living space. Underfloor heating, floor-to-ceiling triple-glazed windows, and electric exterior blinds provide additional comfort.

An elevator, an intercom system, and a basement storage unit complete the amenities. Bicycle parking spaces are available on the property and in the underground garage. An underground parking space can be rented for €100 per month.

We would be happy to show you the apartment during a personal tour.

For more information, please visit: www.lichtterrassenberlin.de

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Details of amenities

3-room apartment with approximately 89.30 m² of living space:
- Light-filled living room with access to the east- and north-facing balconies
- Spacious bedroom with a view of the landscaped courtyard
- Second room with access to the east-facing balcony
- Accessible bathroom with natural light, featuring a bathtub and a walk-in shower
- Separate guest restroom with electric ventilation
- Modern built-in kitchen with oven, stove, exhaust hood venting to the outside, dishwasher, and refrigerator/freezer
- Convenient storage room inside the apartment
- Large floor-to-ceiling windows with triple-pane glazing and electric exterior blinds
- Low-maintenance, large-format tile floors
- Individually adjustable radiant floor heating in all rooms
- Accessible building with an elevator
- Intercom system
- Private basement storage unit
- Optional underground parking space available for rent
- Bicycle parking spaces on the property and in the underground garage
- Internet speeds of up to 250 Mbit/s available, according to Telekom

Contract Details:
- Open-ended lease
- Graduated rent agreement

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All about the location

The apartment building is located in southern Pankow, in the Neumannkiez neighborhood, not far from Weißensee and Prenzlauer Berg. This quiet residential area features tree-lined residential streets and a mix of modern new buildings and structures from the 1960s.

Supermarkets, bakeries, and drugstores are right nearby. Just 350 meters away, you'll also find the Neumann Forum, featuring shops and cafés.

In just a few minutes' walk, you can reach the U2 at the Vinetastraße station, as well as connections to the M1, M2, and M50 trams. Bus 250 takes you quickly to the Pankow S-Bahn and U-Bahn station, and a nearby highway access road provides fast connections to the surrounding area.

Parks, quiet streets, and bike lanes characterize the green neighborhood of Pankow and invite you to take leisurely strolls. Families also appreciate the proximity to daycare centers, schools, playgrounds, and the movie theater at the Brotfabrik.

Overall, the location offers easy access to shopping, recreational activities, and city-center amenities. Plus, it's just a stone's throw away from the lively Prenzlauer Berg neighborhood.

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Other information

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Contact partner

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