Berlin – Pankow

Barrier-free 3-room apartment with 2 balconies, elevator and underground parking in a quiet and central location

Property ID: 23071011-14e



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

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At a glance

Property ID	23071011-14e
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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Floor plans

Anlage zum Mietvertrag Aufteilung der Wohnung Nr. 14
(Wohnfläche 90,51, aufgeteilt in 84,38 qm + 50 % der Balkonflächen)
Vorbehaltlich geringfügiger Änderungen in der Ausführung





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

At the popular Licht Terrassen Berlin in Pankow, a modern, barrier-free 3-room apartment awaits you on the 3rd floor, offering approximately 89.30 m² of living space. Completed in 2023, the building features contemporary architecture, well-maintained grounds, and a quiet residential location with good access to Prenzlauer Berg and downtown Berlin. Thanks to its floor-to-ceiling windows, the apartment is particularly bright and inviting.

The entryway leads to the central hallway, from which all rooms and a practical storage room are accessible. The bedroom, which faces the quiet, landscaped courtyard, offers a pleasant living atmosphere thanks to floor-to-ceiling windows with triple glazing and electric exterior blinds. Another room is ideal as a home office, guest room, or walk-in closet and features access to the east-facing balcony.

The light-filled living room forms the heart of the apartment and provides access to the east- and north-facing balconies. The open-concept built-in kitchen is fully equipped and features generous counter space as well as an exhaust hood venting to the outside.

The barrier-free bathroom, which receives natural light, is equipped with a walk-in shower with folding doors, a bathtub, a towel warmer, and a washing machine hookup. A separate guest restroom completes the layout. All rooms feature individually adjustable radiant floor heating.

An elevator, an intercom system, a private basement storage unit, and bicycle parking spaces on the property and in the underground garage round out the amenities. An underground parking space is available for rent as an option.

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

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Details of amenities

Building
- Barrier-free design
- Elevator available in the building
- Intercom system
- Internet speed up to 250 MB (according to Telekom)
- Own cellar compartment
- Optional rental parking space in the underground garage
- Bicycle parking spaces on the property in the underground garage
room
- Spacious bedroom with a view of the leafy inner courtyard
- second room with access to the east-facing balcony
- light-flooded living room with access to the east and north-facing balconies
Bathroom and WC
- barrier-free daylight bathroom with modern sanitary facilities, bathtub and floor-level shower
- Separate guest WC with electric ventilation
Kitchen and storage space
- modern fitted kitchen with oven, hob, extractor fan to the outside, dishwasher, fridge and freezer
- Practical storage room
Floor and window
- Easy-care and large-format tiled floors
- large floor-to-ceiling windows with triple glazing and electric external blinds
heating
- Separately adjustable underfloor heating in all rooms
Contract details:
- Graduated rental agreement
- Minimum contract term of 12 months
- Kitchen rental agreement: regulates the use of the existing kitchen free of charge. There is no additional rent. The contract includes the use and careful handling of the fitted kitchen and the kitchen appliances it contains.

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All about the location

The Licht Terrassen are located in southern Pankow, in the Neumannkiez neighborhood, not far from Weißensee. 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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