Berlin - Pankow – Karow

Semi-detached house with great potential and a sunny plot in a quiet location in Berlin-Karow

Property ID: 24071054C



PURCHASE PRICE: 349.000 EUR • LIVING SPACE: ca. 113.13 m^2 • ROOMS: 5 • LAND AREA: 735 m^2

Property ID: 24071054C - 13125 Berlin - Pankow – Karow

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At a glance

Property ID	24071054C
Living Space	ca. 113.13 m²
Roof Type	Gabled roof
Rooms	5
Bedrooms	2
Bathrooms	1
Year of construction	1938
Type of parking	1 x Garage

Purchase Price	349.000 EUR
House	Semi-detached house
Provision	Käuferprovision 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Condition of property	Needs renovation
Construction method	Solid
Equipment	Terrace, Garden / shared use, Built-in kitchen

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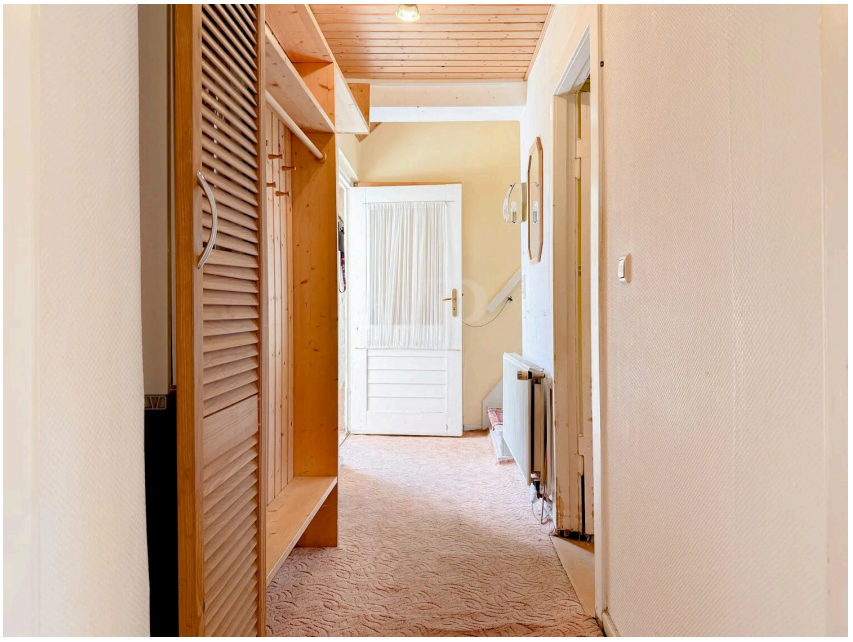
Energy Data

Type of heating	Central heating
Energy Source	Gas
Power Source	Gas

Energy Certificate	Energy consumption certificate
Energy efficiency class	F
Year of construction according to energy certificate	1938

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The property





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The property





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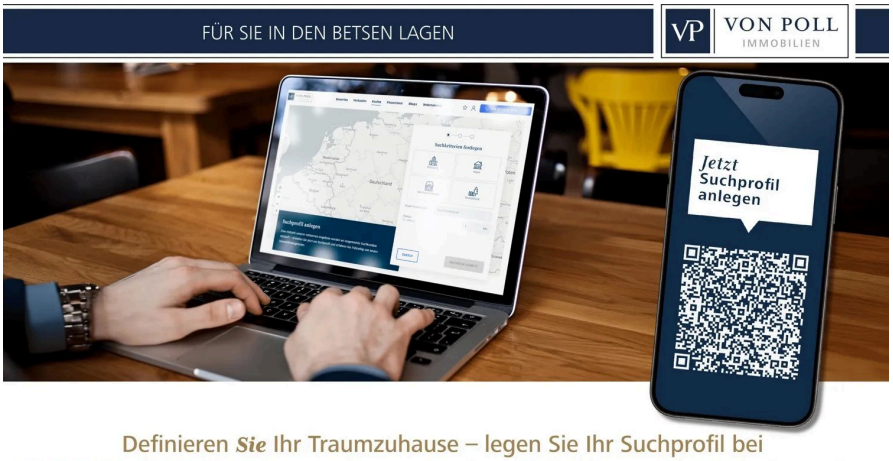
The property





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The property



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The property





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The property





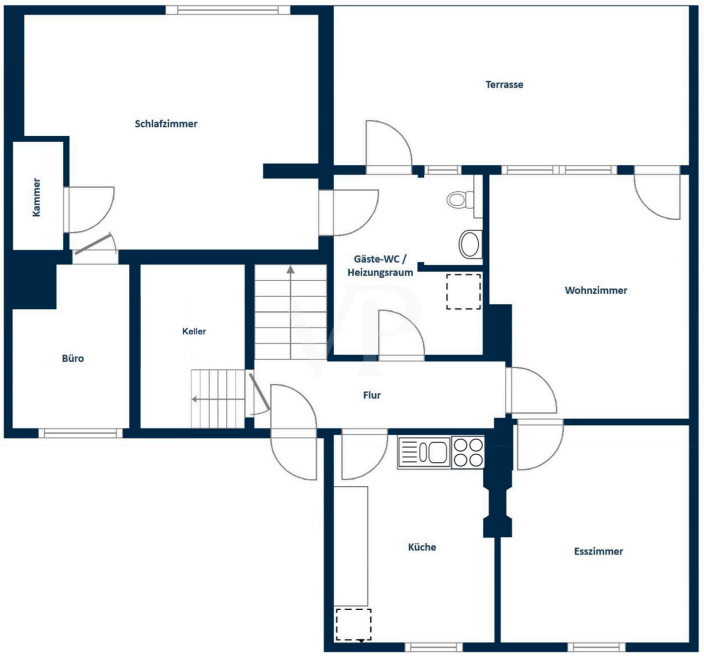
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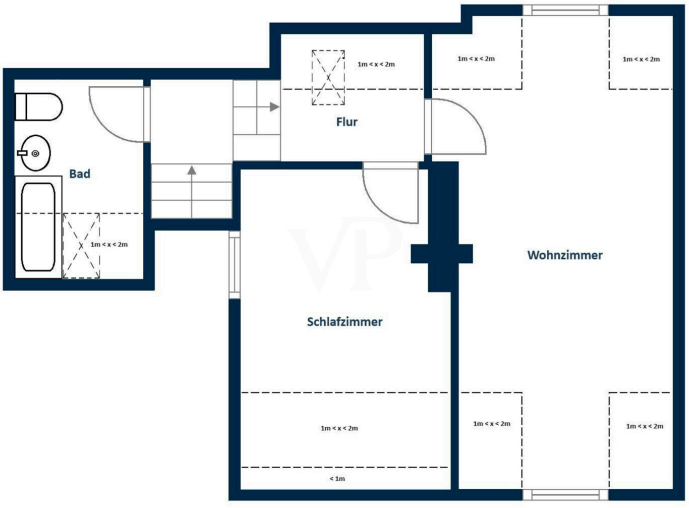
The property

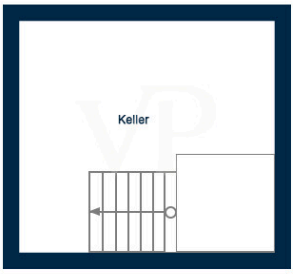


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Floor plans







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

This semi-detached house in Berlin-Karow combines idyllic living with space for individual design. With a living space of approx. 113 m² and a generous plot of around 735 m², the property offers ideal conditions for families or multi-generational households.

The spacious garden opens up a variety of uses, whether as a play area for children, an exercise area for pets, a green oasis for relaxation or for personal garden design.

Inside, there are a total of five well-designed rooms. Several living areas and up to four bedrooms allow for flexible usage concepts and offer sufficient space for communal living and individual retreats. The living room on the first floor forms a central meeting point in the house, creating a homely ambience with plenty of space for spending time together and personal retreats. The space is complemented by a guest WC on the first floor and a bathroom on the upper floor.

A key feature of the property is the extension from the 1970s, which expanded the floor plan and significantly shaped the current room structure. The original building dates back to 1938 and was partially modernized in 1998. This included the extension of the attic with new dormers and the replacement of floor coverings, which gave the upper floor in particular a contemporary character.

The terrace at the rear of the house invites you to spend relaxing hours outdoors and offers a pleasant west-facing orientation. There is also a practical cellar. A separate garage on the rear plot rounds off the offer.

The property is in need of partial renovation, but offers an excellent basis for implementing your own living ideas and creating an individual home. With the appropriate commitment, the existing charm can be combined with modern requirements.

Please note: A priority notice of conveyance in favor of the state of Berlin has been entered in the land register in section II for a partial area of the property of approx. 54 m². This serves the potential future extension of the road. The corresponding encumbrance will be assumed by the buyer and is part of the object of purchase.

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Details of amenities

- Semi-detached house with great design potential
- approx. 735 m² sunny plot in a quiet location
- approx. 113 m² living space with 5 bright rooms
- Suitable for families or multi-generational living
- Kitchen with dining area
- Daylight bathroom with bathtub
- Guest WC on the first floor
- Tiled stove for additional warmth
- West-facing terrace
- Attic conversion and roof renovation (1998)
- Extension (1970)
- Outbuilding with garage/shed (1975)

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All about the location

The property is located in a quiet, mature estate in the Berlin district of Karow (Pankow district). The residential area is characterized by semi-detached houses and family-friendly neighbourhoods, which are particularly popular with families and dog owners. Here you can enjoy a relaxed, natural living environment away from the hustle and bustle of the city, without having to forego the advantages of the capital.

The nearest S-Bahn station, Karow, is easily accessible by bike or bus and provides a direct connection to Berlin city center in around 25-30 minutes. In addition, bus lines 150, 158 and 350 provide flexible routes within the district and to the surrounding districts. This makes commuting just as easy as spontaneous visits to the city.

All important facilities for daily needs are in the immediate vicinity. Supermarkets, pharmacies, daycare centers, schools and medical care are all within easy reach, making everyday life pleasant and uncomplicated for families. At the same time, the surrounding area is ideal for outdoor leisure activities: The Karow ponds, the Barnim landscape park and the Bucher Forst forest offer relaxing walks, jogging and play opportunities. There is also a swimming pool, a golf course and various fitness studios nearby.

The combination of a quiet residential area close to nature, a family-friendly neighborhood and good connections to the city center makes the location ideal for anyone looking for a balanced life between a retreat and urban proximity.

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Other information

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Contact partner

For further information, please contact your contact person:

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