Berlin-Pankow – Buch

Großzügiges Grundstück zur Realisierung Ihres Wohnprojekts in ruhiger Hauptstadtrandlage

Property ID: 25071015A



PURCHASE PRICE: 485.000 EUR • LAND AREA: 1508 m^2

Property ID: 25071015A - 13125 Berlin-Pankow – Buch

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

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At a glance

Property ID	25071015A

Purchase Price	485.000 EUR
Objektart	Plot
Provision	Käuferprovision 7,14 % (inkl. MwSt.) vom Kaufpreis

Property ID: 25071015A - 13125 Berlin-Pankow – Buch

The property





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A first impression

The property we are offering with an area of approx. 1379 m² (plus approx. 129 m² of street land) is located in the Berlin-Buch district in the immediate vicinity of the Helios Clinic.
Thanks to the generous plot area, there is a wide range of possibilities here. These range from the construction of a modern detached house with a large garden to the division of the plot and the construction of two residential buildings.

There is no development plan for the area, which means that development is possible in accordance with §34 BauGB (surrounding development). This gives you the opportunity to optimally adapt your building project to the existing neighboring buildings.
The plot is already connected to water, sewage, electricity and telephone.

On the front part of the plot there is currently a weekend bungalow built in 1984 in a simple stone location, in the rear a low-rise building and a larger shed building (partly solid and built in timber frame construction).
The plots are also offered for sale separately.

The best way to see the potential of this property for yourself is to arrange a viewing appointment, which we will of course arrange individually for you.
We look forward to your inquiry.

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Details of amenities

- Total plot area approx. 1508 m² (of which 129 m² road traffic area)
- solid bungalow (built in 1984) in simple stone construction (3.8m x 11.0m)
- partly solid and timber-framed shed (10.0m x 5.0m)
- Flat building (4.0m x 10.0m)
- developed with electricity, water, sewage, telephone
- buildable according to § 34 BauGB
- Plot can also be purchased as a partial plot

Property ID: 25071015A - 13125 Berlin-Pankow – Buch

All about the location

Berlin-Buch is also known as "the health city". Around a third of the Pankow district consists of hospital sites, care facilities, research institutes and biotechnology and medical technology companies. The large biotech park on the Berlin-Buch campus enjoys an international reputation as an excellent scientific location for research and development.

However, Berlin-Buch has much more to offer. The particularly green and quiet location in the immediate vicinity of the Barnim Nature Park, extensive forests, beautiful lakes and the spacious castle park offer opportunities for excursions, sports and recreation and invite you to take long bike rides, walks and nature experiences.
Various daycare centers, primary and secondary schools and everything you need for everyday life are within walking distance - bakeries, supermarkets, doctors and pharmacies. The Schlosspark-Passage offers a wide range of shopping opportunities.

Berlin-Buch has excellent transport links to Berlin city center. The most important destinations can be reached within 20 to 30 minutes by S-Bahn - including Friedrichstrasse, Potsdamer Platz and the main railway station, Berlin's most important S-Bahn and U-Bahn junction. You can also reach the city center or other parts of Berlin quickly and easily by car via the B 2 or the A 10.

Buch - green, quiet and yet Berlin - a location with future prospects!

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Other information

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.

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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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Contact partner

For further information, please contact your contact person:

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