Berlin – Pankow

Stylish apartment in an old building in a prime location in Pankow - three rooms and two balconies

Property ID: 25071025



PURCHASE PRICE: 869.000 EUR • LIVING SPACE: ca. 139 m² • ROOMS: 3

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At a glance

Property ID	25071025
Living Space	ca. 139 m²
Floor	3
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	1906

Purchase Price	869.000 EUR
Type	Apartment
Provision	Käuferprovision 3,57 % (inkl. MwSt.) vom Kaufpreis
Condition of property	Renovated
Construction method	Solid
Equipment	Garden / shared use, Built-in kitchen, Balcony

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Energy Data

Type of heating	Central heating
Energy Source	Light natural gas
Energy certificate valid until	14.11.2028
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	109.3 kWh/m²a
Energy efficiency class	D
Year of construction according to energy certificate	1906

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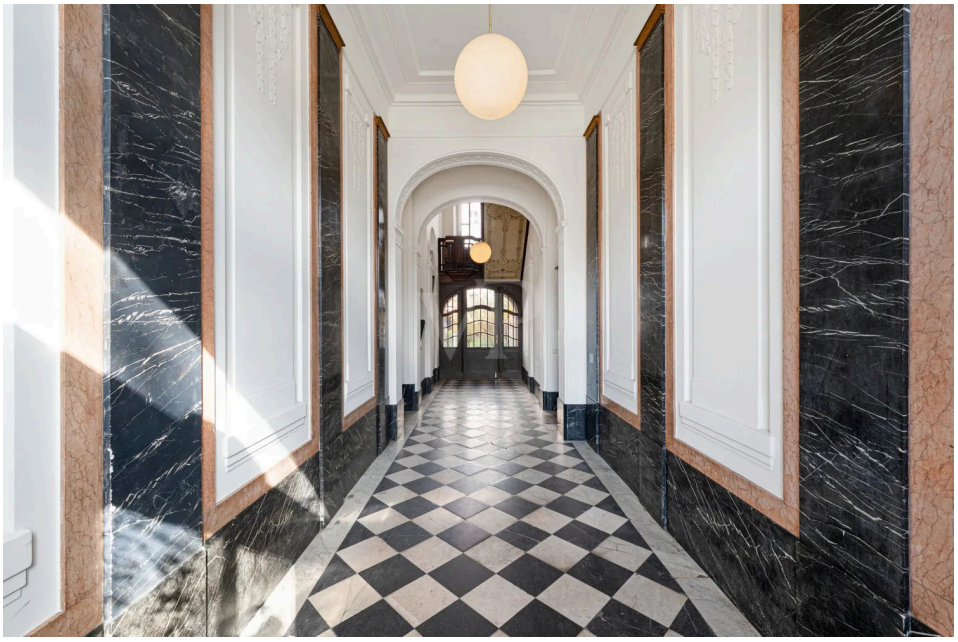
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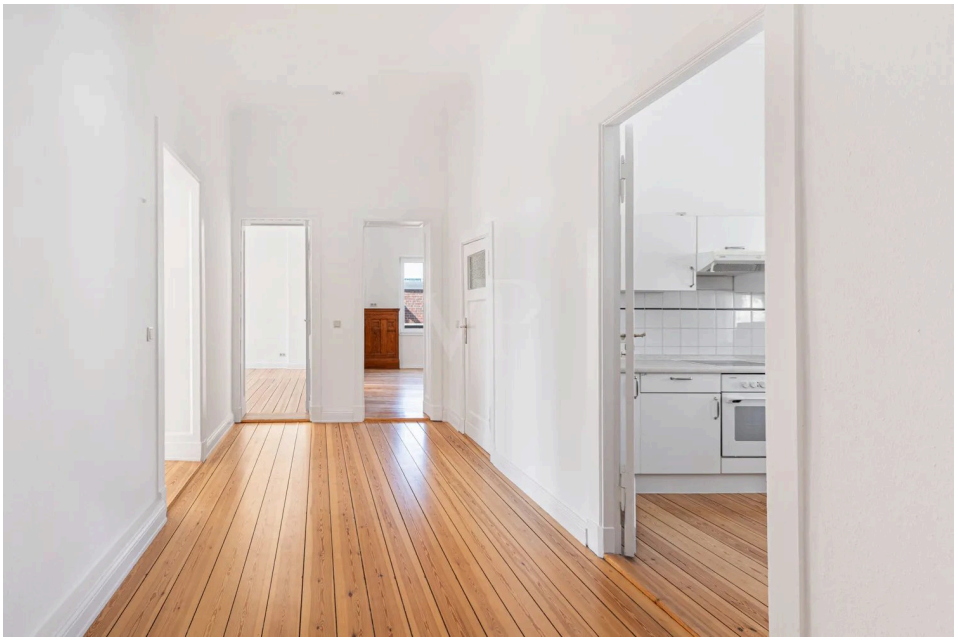
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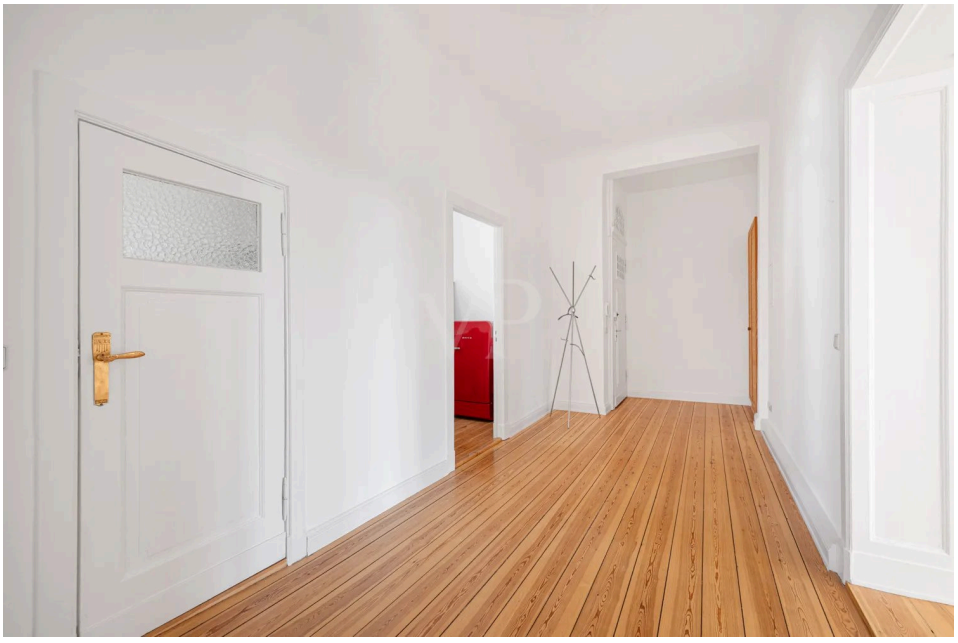




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The property





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The property

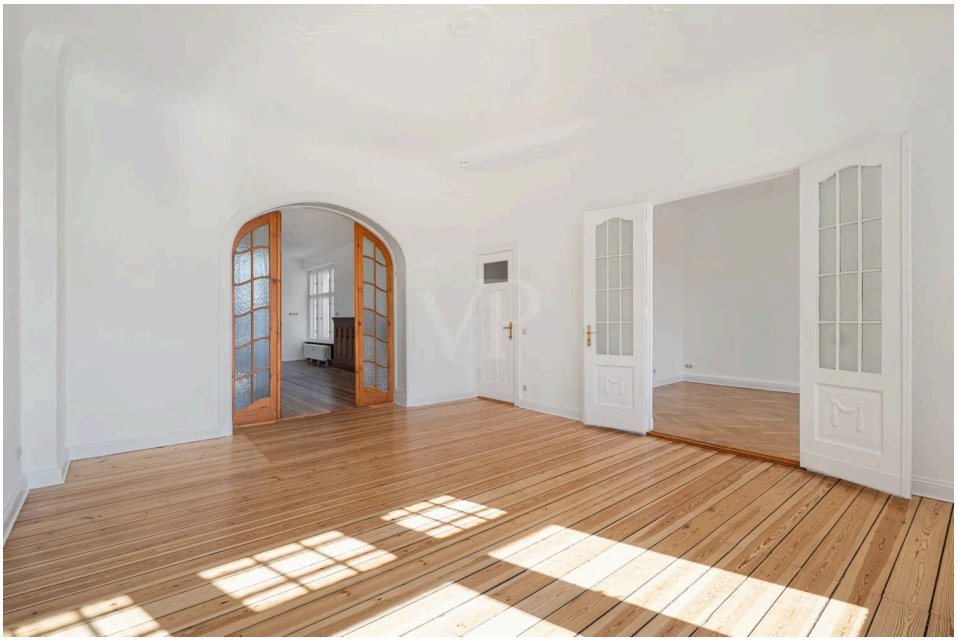




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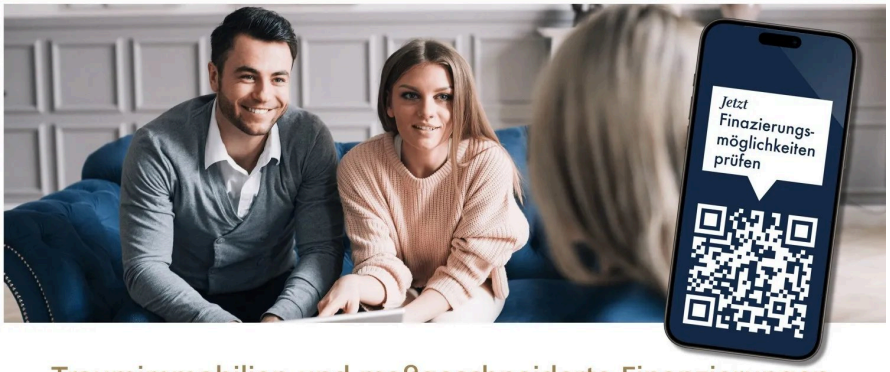


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The property

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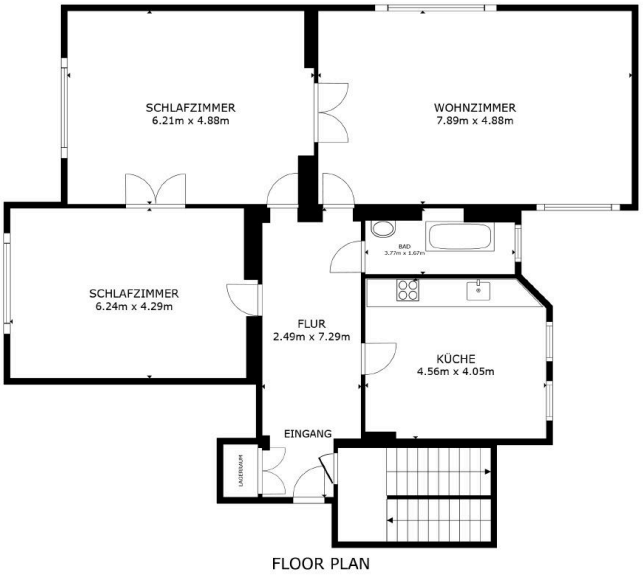
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The property



Property ID: 25071025 - 13187 Berlin – Pankow

Floor plans



FLOOR PLAN

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 prestigious apartment is located in a stately building from 1906, which is a listed building. The property has been extensively renovated and today combines modern living comfort with historical flair. A generous living space of approx. 139 m² is spread over three rooms, including two bedrooms and a bathroom. The apartment is furnished to a high standard. A central gas heating system provides cozy warmth in the cooler months.

The entrance area of the building impresses with restored historical elements such as stucco ceilings, old tiles and large, box-like windows that create a nostalgic ambience.

A stately, spacious staircase leads to the third floor, where the apartment is located. The wide, bright hallway leads to a large room on the left with direct access to one of the two balconies. Here there is also a passageway to another room with access to a second balcony, which offers a wonderful view of Breite Strasse and the Pankow church. The stucco ceiling and original doors emphasize the original charm of the rooms.

To the right is the kitchen and the bathroom with bathtub. The kitchen is equipped with modern fixtures - there is also enough space for a large dining table.

Particularly noteworthy is the light-flooded room measuring over 39 m², which has a special character thanks to the original wood paneling on the walls. This room is ideal as a representative living room or as a combined living and working area.

Real wood parquet flooring enhances the entire living area and creates warm accents that match the historic building fabric. The box-type windows also emphasize the classic style of the apartment and contribute to the excellent lighting.

The property is located in the popular district of Pankow, which is characterized by its excellent infrastructure and proximity to the city center. Shopping facilities, schools and public transport are diverse and easily accessible, which further enhances living comfort.

This offer is aimed at prospective buyers who appreciate the advantages of historic buildings and at the same time value modern amenities. Arrange a viewing appointment and let yourself be convinced by this unique combination of history and modernity.

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Details of amenities

- Box window
- Real wood parquet
- Original doors
- Wood paneling in the living room
- Tiles in the bathroom and kitchen
- Fitted kitchen
- Stucco ceilings

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All about the location

Pankow is a district with lots of greenery. Villas and detached houses dominate the cityscape alongside apartment buildings. The district is one of the middle-class residential areas in northern Berlin.

Breite Straße was originally a village green. The central island with the parish church, one of the largest in Berlin, still bears witness to this today.

A weekly market has been held on the square in front of the parish church since 1857. Many traces of history can be found in this street. Today, however, it is one of Pankow's most important main arteries, running from the Neue Schönholzer Straße junction to Stiftsweg.

The residential area is one of the most sought-after locations in Pankow - characterized by outstanding buildings from the Wilhelminian era and at the same time close to public transport (M1, bus lines 250, 255 are around the corner) and educational institutions.

Extensive green spaces within walking distance, such as the Bürgerpark and of course the extensive park at Schönhausen Palace, make the district attractive not only for families with children. Celebrities from the worlds of business, art and culture also appreciate the attractive residential area with its excellent infrastructure. The Volkspark Schönholzer Heide is approx. 1.6 km away.

The center of Pankow with small stores, cafés, bakeries and much more is in the immediate vicinity. The Rathaus Center can be reached on foot in approx. 2 minutes and offers everything your heart desires.

The Pankow underground and S-Bahn station is only a 12-minute walk away. From there you can quickly reach all important points in Berlin, but you can also quickly reach the beautiful surrounding area of Berlin. The city center and the western part of Pankow are served by the S1 and S2 S-Bahn lines. The U-Bahn connects the south of Pankow with City East and West. Other streetcar and bus lines complement the excellent public transport connections as well as the proximity to the Berliner Ring junction and the city highway.

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Other information

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Contact partner

For further information, please contact your contact person:

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