Berlin - Lichtenberg – Alt-Hohenschönhausen

Luxurious town villa with plenty of space for a large family on a sunny plot!

Property ID: 25071070



PURCHASE PRICE: 1.300.000 EUR • LIVING SPACE: ca. 240 m² • ROOMS: 5 • LAND AREA: 575 m²

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At a glance

Property ID	25071070
Living Space	ca. 240 m²
Rooms	5
Bedrooms	3
Bathrooms	2
Year of construction	2018
Type of parking	1 x Outdoor parking space, 1 x Garage

Purchase Price	1.300.000 EUR
House	Single-family house / Detached house
Provision	Käuferprovision 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 50 m²
Equipment	Terrace, Guest WC, Fireplace, Garden / shared use, Built-in kitchen, Balcony

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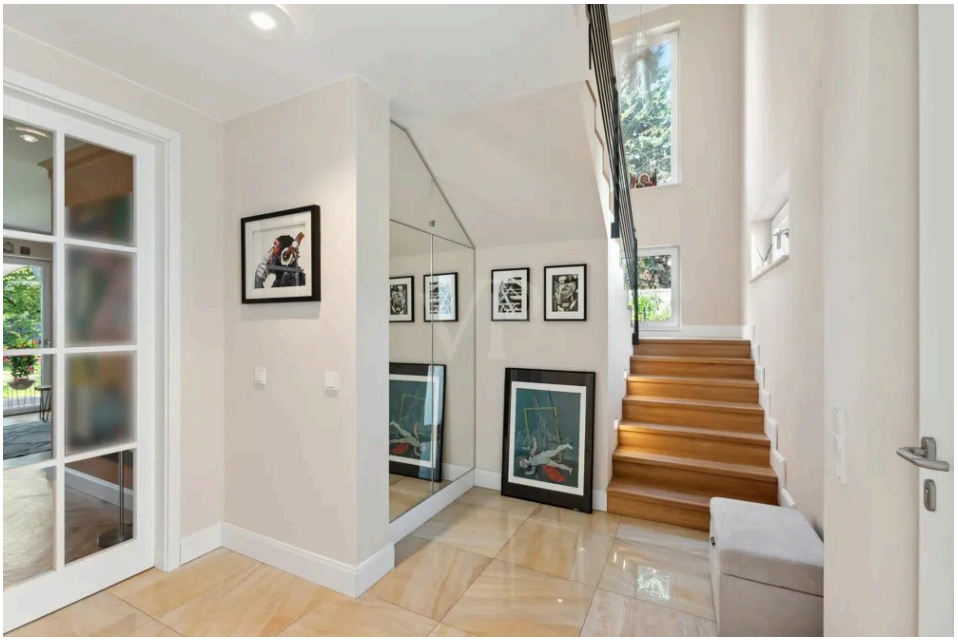
Energy Data

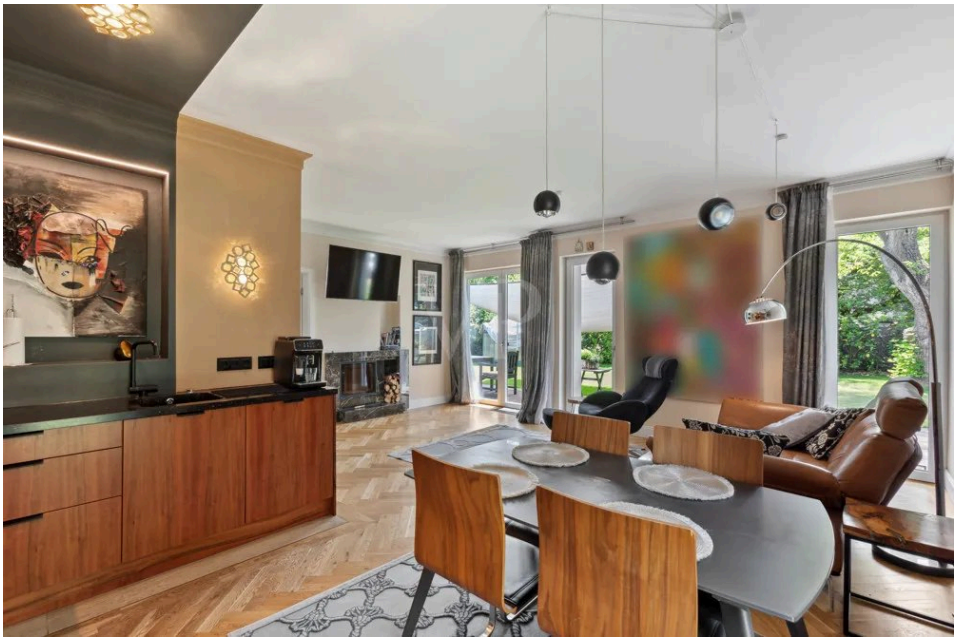
Type of heating	Underfloor heating
Energy Source	Gas
Energy certificate valid until	21.06.2033
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	54.4 kWh/m²a
Energy efficiency class	B
Year of construction according to energy certificate	2018

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The property





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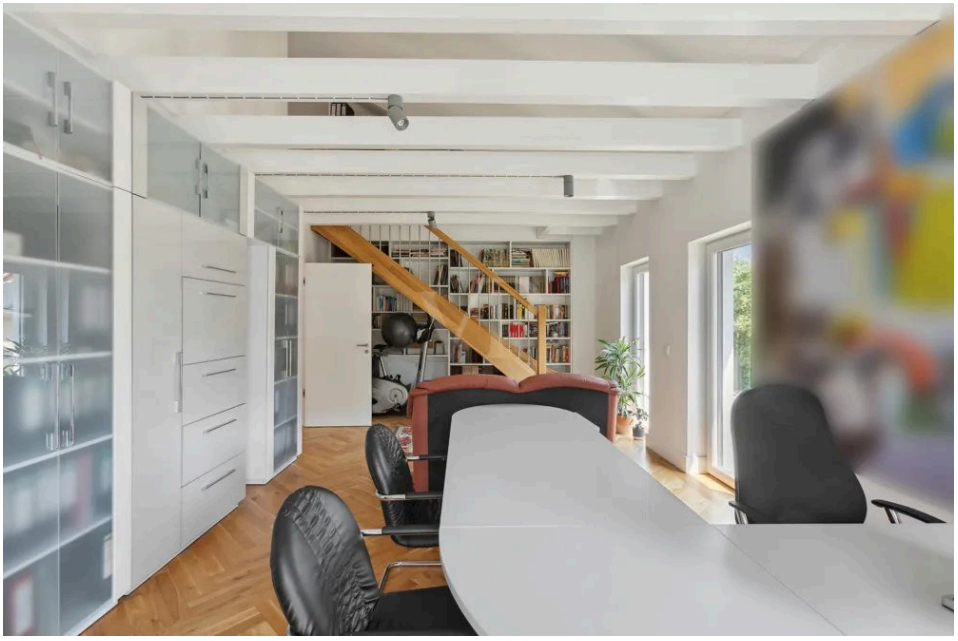
The property





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The property



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A first impression

This very well-kept town villa from 2018 offers high-quality construction and a loving design down to the smallest detail. With a living space of approx. 240 m² and a plot area of approx. 575 m², this property offers generous space for living and working. The spacious living and dining area with fireplace and garden access forms the heart of the house. The gallery-like entrance area and the extra high ceilings give the house an airy feeling of space. The light-flooded living room and dining area with open luxury kitchen are fitted with real wood oak parquet flooring in an elegant herringbone pattern throughout. Underfloor heating provides cozy warmth in all areas. The unique built-in furniture and doors as well as the custom-made entrance door by Pirnar are particularly striking. The stairs are clad in oak parquet flooring and are an attractive eye-catcher.
The fitted kitchen made of fine Indian apple wood offers generous space as well as an extra storage room. A tiled wood-burning stove in the designer living room creates a cozy atmosphere. The master bedroom has a separate dressing room and its own luxury bathroom. The daylight shower and shower/bathroom with floor-level illuminated rainforest shower and exclusive Versace ceramic tiles offers a sophisticated ambience. The top floor of the house has been divided into two living areas and offers a large maisonette study with balcony access and an extra fireplace. This living area can easily be converted into a separate living area as the kitchen connections are already prepared.
The property has a variety of other high-quality features such as floor-to-ceiling windows with security locks, electric blinds, air conditioning, smart video camera system, gas heating with combined solar thermal energy on the roof, garage with green roof, terrace with awning, southwest-facing balcony and a fence system with electrically operated gate entrance.
The house has a garage with a green roof and two outdoor parking spaces and is in very good condition. The garden is lovingly laid out and offers plenty of space to relax and play. Here you can enjoy the sun and leave everyday life behind you.

A truly spacious and luxurious family home with special highlights that you should definitely visit!

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Details of amenities

- High-quality construction with attention to detail
- approx. 240 m² of living space can be extended to approx. 290 m² without major conversion work
- Spacious living and dining area with fireplace and garden access
- Entree with gallery-like entrance area and extra high ceilings
- Light-flooded living room with dining area and open luxury kitchen
- Real wood oak parquet throughout in a herringbone pattern
- Underfloor heating in all areas
- Extra high ceilings
- Various custom-made built-in furniture and doors
- Custom-made entrance door from Pirnar
- Stairs with oak parquet
- fitted kitchen made of fine Indian apple tree with extra storage room
- Tiled wood-burning stove in the designer living room
- Master bedroom with separate dressing room and en-suite luxury bathroom
- Daylight shower and shower/bathroom with floor-level illuminated rainforest shower and exclusive Versace ceramic tiles
- cleverly developed top floor divided into two living areas
- upper level can be converted into a separate living area (kitchen connections prepared)
- Large maisonette study with balcony access and extra wood-burning stove
- Floor-to-ceiling triple-glazed windows with security locks
- Electric blinds
- air conditioning
- Smart video camera system
- Gas heating with combined solar thermal on the roof
- Garage with green roof
- Lovingly landscaped garden with greenhouse
- Terrace with awning
- Balcony with south-west orientation
- Fence system with electrically operated gate entrance

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All about the location

Alt-Hohenschönhausen belongs to the district of Pankow and is bordered by Weißensee to the northwest, Neu-Hohenschönhausen to the northeast and Lichtenberg to the east (Indira-Gandhi-Straße). In addition, Alt-Hohenschönhausen is an architectural patchwork that offers numerous detached and semi-detached houses alongside prefabricated and estate buildings.

The "Gartenstadt" district is located on the eastern edge of Alt-Hohenschönhausen. Here, adjacent to the Gehrenseestraße S-Bahn station (S 75), mainly detached houses were built in a loose and leafy style.

The nearby StorchenCenter, as well as various supermarkets within walking distance, offer shopping facilities for everything you need.

Individual traffic in Alt-Hohenschönhausen is mainly concentrated in the town center. Hauptstraße, Konrad-Wolf-Straße and Rhinstraße are the most important traffic routes here. There are five streetcar lines and two bus lines as well as the nearby Gehrenseestraße S-Bahn station.

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Other information

Es liegt ein Energiebedarfsausweis vor.
Dieser ist gültig bis 21.6.2033.
Endenergiebedarf beträgt 54.40 kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Gas.
Das Baujahr des Objekts lt. Energieausweis ist 2018.
Die Energieeffizienzklasse ist B.

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Contact partner

For further information, please contact your contact person:

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