Berlin - Pankow – Rosenthal

Family-friendly urban villa - your dream home with 5 rooms

Property ID: 25071072N



PURCHASE PRICE: 1.199.000 EUR • LIVING SPACE: ca. 172 m² • ROOMS: 5 • LAND AREA: 841 m²

Property ID: 25071072N - 13158 Berlin - Pankow – Rosenthal

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

Property ID: 25071072N - 13158 Berlin - Pankow – Rosenthal

At a glance

Property ID	25071072N
Living Space	ca. 172 m²
Rooms	5
Bedrooms	4
Bathrooms	2
Year of construction	2016
Type of parking	2 x Outdoor parking space

Purchase Price	1.199.000 EUR
House	Single-family house / Detached house
Provision	Käuferprovision 3,57 % (inkl. MwSt.) vom Kaufpreis
Condition of property	Well-maintained
Construction method	Solid
Equipment	Terrace, Garden / shared use, Built-in kitchen

Property ID: 25071072N - 13158 Berlin - Pankow – Rosenthal

Energy Data

Type of heating	Underfloor heating
Energy Source	Gas
Energy certificate valid until	23.11.2035
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	63.18 kWh/m²a
Energy efficiency class	B
Year of construction according to energy certificate	2016

Property ID: 25071072N - 13158 Berlin - Pankow – Rosenthal

The property





Property ID: 25071072N - 13158 Berlin - Pankow – Rosenthal

The property





Property ID: 25071072N - 13158 Berlin - Pankow – Rosenthal

The property





Property ID: 25071072N - 13158 Berlin - Pankow – Rosenthal

The property





Property ID: 25071072N - 13158 Berlin - Pankow – Rosenthal

The property





Property ID: 25071072N - 13158 Berlin - Pankow – Rosenthal

The property





Property ID: 25071072N - 13158 Berlin - Pankow – Rosenthal

The property





Property ID: 25071072N - 13158 Berlin - Pankow – Rosenthal

The property





Property ID: 25071072N - 13158 Berlin - Pankow – Rosenthal

The property



Property ID: 25071072N - 13158 Berlin - Pankow – Rosenthal

A first impression

This modern urban villa was built in 2016 using solid Poroton stone construction and is in very well-kept condition. With a generous living space of approx. 172 m² and a plot of around 841 m², the property offers a comfortable and high-quality living ambience for discerning tastes. The gallery-like entrance area makes an impressive first impression and creates an open, light-flooded atmosphere. The ceiling height of around 2.75 m underlines the generous feeling of space throughout the first floor. Numerous floor-to-ceiling windows with 3-pane safety glazing including electric aluminum blinds allow a pleasant incidence of light and a beautiful view of the greenery.

Separated from the hallway by large glass elements, the center of the house features a spacious living area with direct access to the covered outdoor terrace and the garden. The high-quality patio roof extends the living space outside and creates space for socializing with the family. The living area also provides access to the modern fitted kitchen, equipped with a granite worktop, Villeroy & Boch fittings and the necessary technology. A cozy seating area invites you to enjoy meals together. There is also another room on this level that can be used flexibly as a study, guest room or children's room, as well as a guest WC with shower. Another practical feature is the adjoining utility room with floor drain, which has its own washing machine connection, a drying area and plenty of storage space.

A large wooden staircase leads to the upper floor, which forms the private retreat area. Here there are three rooms that can be used flexibly as well as the spacious master bathroom with double washbasin, bathtub and shower. While elegant tiled floors have been laid on the first floor, the upper floor boasts warm parquet flooring.

The building technology offers particular comfort: a gas condensing boiler with solar thermal energy in conjunction with the central heating system ensures an efficient and sustainable hot water supply and heating - the entire house is also equipped with underfloor heating. A deep well with an iron filter system is available for watering the garden, and a specially constructed infiltration shaft ensures optimum rainwater drainage.

The plot has been carefully landscaped and is protected by a modern fence system. There are two outdoor parking spaces and a massive, extra-large garage for motor vehicles. A satellite system and cable connection provide television and internet reception.

This property combines upscale living quality with well thought-out interior design and

modern furnishings. Your dream family home! Arrange a viewing appointment and see the details of this special property for yourself.

Property ID: 25071072N - 13158 Berlin - Pankow – Rosenthal

Details of amenities

- solid structure made of Poroton stone (36.5 cm) from Wienerberger
- 5 rooms on approx. 172 m² living space with 841 m² plot incl. covered outdoor terrace
- light-flooded living oasis on the first floor with a gallery-like entrance area, the huge living area separated by a glass wall with direct access to the eat-in kitchen
- threshold-free exit to the garden via the living room and kitchen
- approx. 2.83 m ceiling height on the first floor and 2.76 m on the upper floor
- high-quality fitted kitchen with granite worktop and fittings from Villeroy and Boch
- Numerous floor-to-ceiling windows ensure a view of the greenery
- high-quality tiled floors on the first floor and parquet on the upper floor
- 3-pane plastic windows with security fittings, white on the inside and anthracite gray on the outside
- Electric aluminum blinds in matching frame window color (front door system and skylight windows without blinds)
- Burglar-resistant glazing on the first floor
- Guest WC incl. shower
- Master bathroom with Grohe fittings and double washbasin incl. tall cabinet, bathtub and shower.
- HWR with washing machine connection and dryer space including floor drain
- Annually serviced gas condensing boiler with solar thermal energy for hot water preparation
- Entire house with underfloor heating
(electric towel radiators in the bathrooms integrated into the heating circuit)
- high-quality tiled floors on the ground floor and parquet on the upper floor
- deep well with iron filter system and infiltration shaft for backwashing
- extra infiltration shaft for rainwater, which means that no discharge fees for rainwater are incurred
- Clay roof tiles
- 2 outside parking spaces / extra solid garage
- extra satellite system / cable connection
- spacious terrace (approx. 8.8 m x 5.0 m) incl. high-quality covered terrace area
- high-quality fence system with 4m wide radio-controlled sliding gate

Property ID: 25071072N - 13158 Berlin - Pankow – Rosenthal

All about the location

Rosenthal, an idyllic district, is part of the Pankow district and is located in the north-east of Berlin. Due to the spacious and open architecture that can be found in the district, it is one of the preferred, family-friendly residential areas of the city. The tranquil village structure and the neighboring district of Niederschönhausen with its parks and upscale residential areas make it a preferred residential area.

The Volkspark Schönholzer Heide, the Botanical Volkspark with its impressive greenhouses and botanical rarities store and the park at Schönhausen Castle offer urban green spaces for walks, relaxation and fitness.

The infrastructure in northern Pankow is very good. There are plenty of schools, daycare centers and other public facilities, as well as the nearby Rosenthal Center, which offers various shopping opportunities and services. The M1 streetcar stop is within walking distance. You can reach the Pankow S+U station in approx. 18 minutes and the Friedrichstraße S+U station in approx. 44 minutes. Berlin city center is approx. 9 km away.
The journey to the center of Berlin takes about 25 minutes. The highway feeder road Pankow (A114) is about 15 minutes away.

Property ID: 25071072N - 13158 Berlin - Pankow – Rosenthal

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.

LIABILITY: We would like to point out that the property information, documents, plans etc. passed on by us originate from the seller or landlord. We therefore accept no liability for the accuracy or completeness of the information. It is therefore the responsibility of our customers to check the correctness of the property information and details contained therein. All real estate offers are non-binding and subject to errors, prior sale and rental or other interim utilization.

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.

Property ID: 25071072N - 13158 Berlin - Pankow – Rosenthal

Contact partner

For further information, please contact your contact person:

Ulf Sobeck

Florastraße 1, 13187 Berlin
Tel.: +49 30 - 20 14 371 0
E-Mail: pankow@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com