Berlin - Pankow – Niederschönhausen

Exclusive Bauhaus-style villa with a large garden and 5 rooms

Property ID: 26071035N



PURCHASE PRICE: 1.685.000 EUR • LIVING SPACE: ca. 226.78 m^2 • ROOMS: 5 • LAND AREA: 751 m^2

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At a glance

Property ID	26071035N
Living Space	ca. 226.78 m²
Rooms	5
Bedrooms	4
Bathrooms	2
Year of construction	2011
Type of parking	1 x Garage

Purchase Price	1.685.000 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, Guest WC

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Energy Data

Type of heating	Underfloor heating
Energy Source	Gas
Energy certificate valid until	09.02.2027
Power Source	Gas

Energy Certificate	Energy consumption certificate
Final energy consumption	38.33 kWh/m²a
Energy efficiency class	A
Year of construction according to energy certificate	2011

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The property





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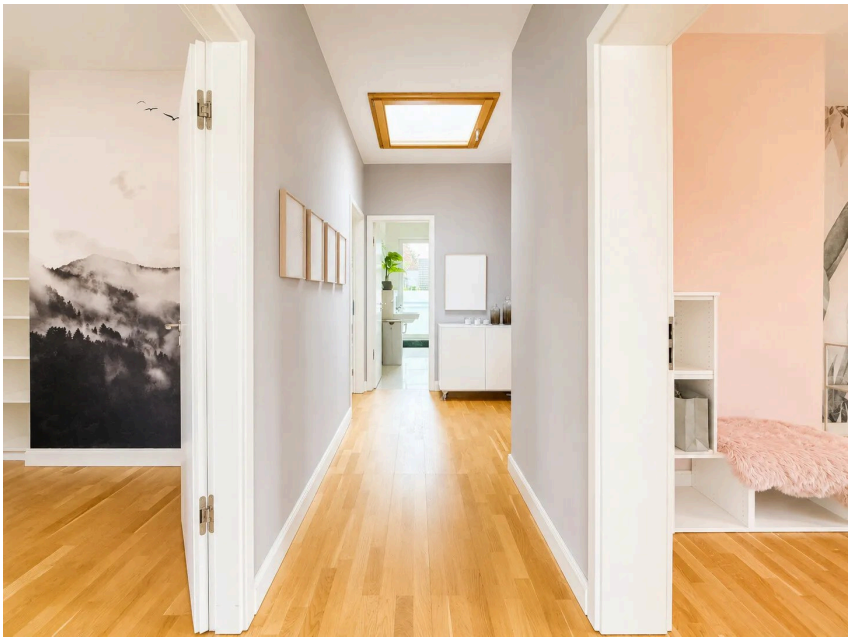
The property





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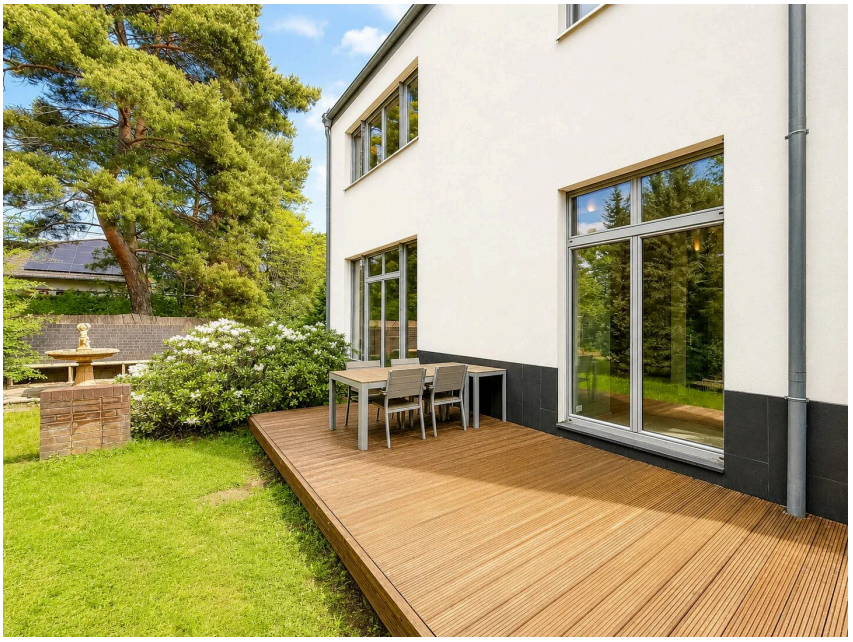
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A first impression

This exclusive single-family home, designed in the Bauhaus architectural style, was built in 2011 on a lot measuring approximately 751 m² and, with approximately 211 m² of living space plus additional usable space, offers generous living quarters for discerning residents. The city villa is in excellent condition and combines modern architecture, clean lines, and high-quality features.

Even the entryway conveys a sense of prestige with its light-colored floor tiles, modern staircase, and open-concept design. The floor plan is family-friendly and features a total of five rooms, including four bedrooms that can be flexibly used as bedrooms, children's rooms, guest rooms, or home offices.

The open-concept kitchen and dining area forms the central heart of the home. The high-quality built-in kitchen, featuring white cabinet fronts, a spacious cooking island, and direct access to the dining area, impresses with its functionality and modern design. Large windows provide plenty of natural light, while the adjacent dining area offers direct access to the front patio.

The living area, which opens onto the garden, features wide window fronts, floor-to-ceiling windows, and warm solid wood parquet flooring. The view of the garden and the direct connection to the outdoor area create a bright and pleasant living atmosphere.

The private retreat rooms are located on the upper floor. The rooms are bright, well-proportioned, and also feature hardwood flooring. A skylight provides additional natural light and enhances the open feel of the space. The upstairs bathroom is equipped with high-quality fixtures and features a shower, bathtub, generously sized tiles, and natural light.

A particular advantage is the property's full basement. The basement features two large rooms that can be used in a variety of ways, such as a hobby area, fitness room, storage space, or utility area. This area is complemented by a second bathroom with a shower.

The house also impresses from a technical standpoint with its solid construction, triple-pane insulated windows, gas condensing boiler, and underfloor heating on both the ground and upper floors, all of which round out the contemporary living comfort.

The spacious garden, featuring a large lawn, mature trees, terraces, historic cobblestone paths, and a stylish fountain, offers plenty of room for relaxation, family life, and your own creative ideas. A garage completes the property, offering convenient

parking for your vehicle with direct access to the house. A restored old construction trailer is sure to delight children or provides the ideal foundation for a small tiny house.

Overall, this single-family home is a high-quality, modern, and family-friendly property featuring generous living space, a well-maintained lot, and attractive amenities.

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Details of amenities

- Solid Bauhaus-style villa
- Two full stories + basement
- Family-friendly floor plan with 4 large bedrooms on the upper floor
- Spacious entryway
- Open-concept kitchen and dining area
- High-quality built-in kitchen with an island
- Large windows and floor-to-ceiling windows
- Pre-wired for a fireplace
- Terrace with direct access from the dining area, plus two additional terraces in the garden
- Upstairs bathroom with shower and bathtub
- Additional bathroom with shower in the basement
- High-quality, usable basement area with a shower room
- Underfloor heating on the ground floor and upper floor
- Triple-pane insulated windows
- Well-maintained garden with a terrace
- Stylish fountain in the garden
- Tiny house in the garden
- Garage available
- Excellent public transportation connections

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All about the location

The townhouse is located in Niederschönhausen, one of the most sought-after and idyllic neighborhoods in Berlin's Pankow district. Nestled in a green, peaceful setting, the location offers the perfect balance between urban convenience and a connection to nature. Just a few steps away are Berlin's "Green Belt," Lake Wilhelmsruher See, and the Schönholzer Heide, which invite you to enjoy relaxing walks, jogs, and a variety of outdoor recreational activities. The neighborhood is characterized by charming single-family homes and smaller apartment buildings.

Public transportation connections are excellent, allowing you to reach all major areas of Berlin quickly and comfortably. Bus line 155 takes you to the Wilhelmsruh S-Bahn station in just a few minutes, where lines S25 and S8 offer direct connections to the city center and beyond. In addition, tram lines 50 and M1 provide convenient access to the surrounding neighborhoods as well as major transportation hubs. The nearby EDEKA supermarket, a Netto supermarket, and other stores for daily necessities allow you to do your shopping quickly and easily. Schools, kindergartens, and medical facilities are also located in the immediate vicinity, making the area particularly attractive for families.

This location harmoniously combines the peace and tranquility of nature with proximity to all the amenities of city life. The charming surroundings, combined with excellent transportation connections, make this property a true gem for anyone seeking the best of both worlds.

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Other information

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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

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