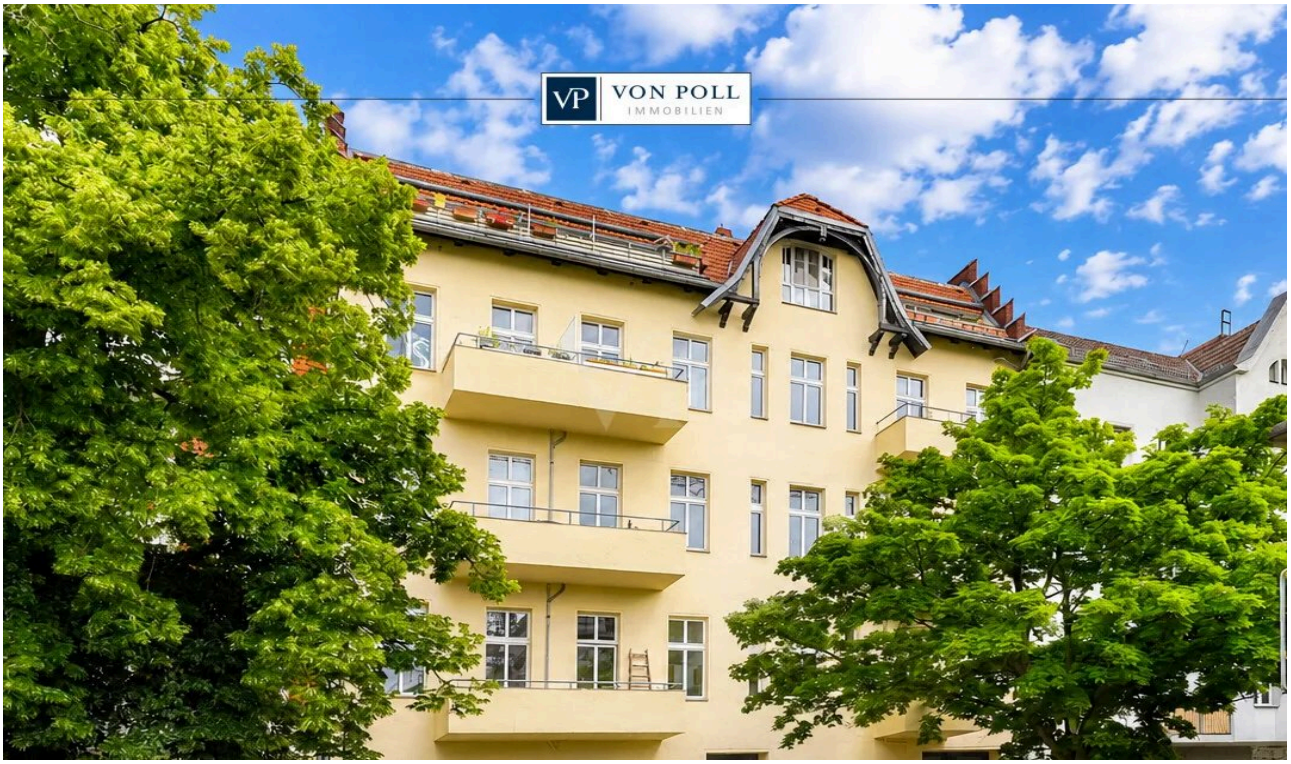
Berlin – Pankow

Sunny attic apartment with a south-facing terrace and a kitchen-dining area with a dormer window—ready to move in, with great potential

Property ID: 26071044



PURCHASE PRICE: 325.000 EUR • LIVING SPACE: ca. 65 m² • ROOMS: 2

Property ID: 26071044 - 13189 Berlin – Pankow

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At a glance

Property ID	26071044
Living Space	ca. 65 m²
Floor	4
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	1910

Purchase Price	325.000 EUR
Type	Attic
Provision	Käuferprovision 3,57 % (inkl. MwSt.) vom Kaufpreis
Modernisation / Refurbishment	2000
Condition of property	Well-maintained
Equipment	Terrace

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Energy Data

Type of heating	Single-storey heating system
Energy Source	Gas
Energy certificate valid until	17.02.2035
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	122.5 kWh/m²a
Energy efficiency class	D
Year of construction according to energy certificate	1910

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The property

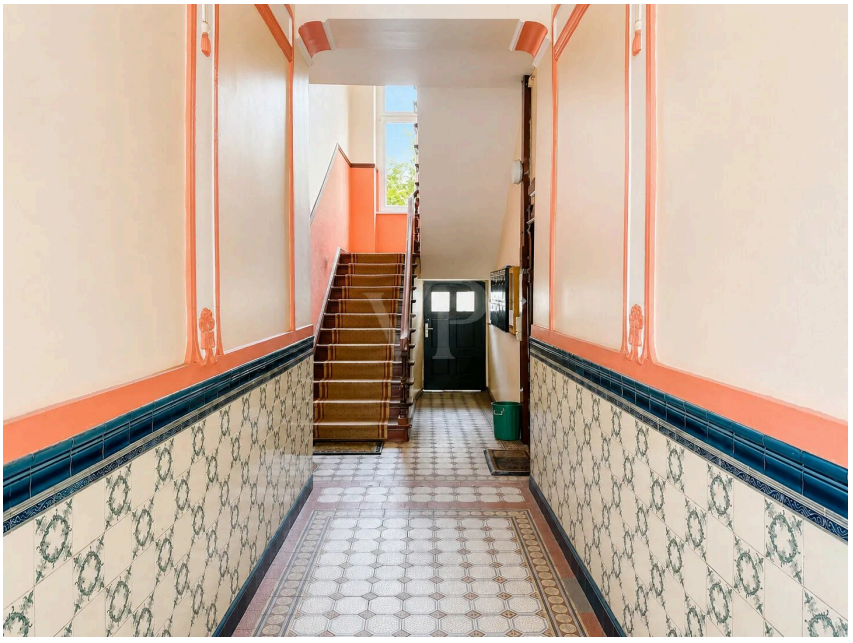




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The property





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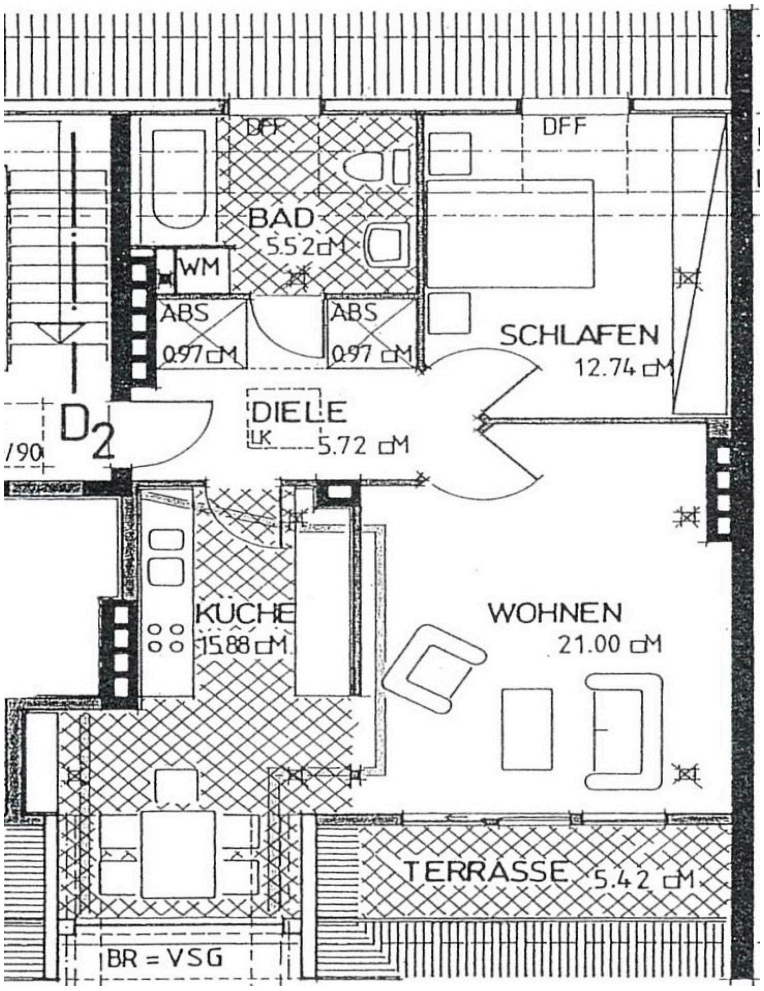
The property





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Floor plans



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 attic apartment, converted around 1994 and located on the 4th floor of a multi-family building constructed in 1910, offers approximately 65 m² of living space and features a well-thought-out layout comprising a living room with a south-facing terrace, a bedroom, and a kitchen-diner with a dormer window. The property is located in Pankow-Süd (a protected neighborhood) and was last modernized in 2000. The apartment offers plenty of potential for a personalized living space with historic charm.

The heart of the apartment is the spacious kitchen-living room, which features a dormer window. Here, you'll benefit from a double-glazed wooden window that was replaced in 2004. This window provides pleasant natural light and a beautiful view. The well-designed kitchen-dining area offers plenty of space for personal customization and creates a pleasant living area.

From the living room, you can access the south-facing terrace, which is ideal for enjoying sunny hours outdoors. Its south-facing orientation ensures optimal natural light. The patio door features double-glazed PVC construction, as do the skylights in the apartment.

The ceiling height of approximately 2.80 m gives the rooms a pleasant sense of space and creates a spacious atmosphere. In the entryway, a skylight provides additional natural light and a bright ambiance. A storage closet offers ample storage space.

The bathroom is equipped with a tub and tile flooring and features a skylight, ensuring good ventilation and plenty of natural light. The apartment's finishes are of standard quality. Laminate flooring has been installed throughout the living area, making it easy to maintain.

Heating is provided by a gas-fired individual heating system, which also supplies hot water to the bathroom. Additionally, you have access to a basement storage unit as well as bicycle parking in the courtyard and in the basement. The monthly maintenance fee is set at 210.00 EUR (excluding gas costs, but including 102.05 EUR for the maintenance reserve fund).

Come see for yourself during a viewing and experience the special atmosphere and design possibilities this apartment has to offer.

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Details of amenities

- Kitchen-dining room with dormer window
- South-facing terrace
- Ceiling height approx. 2.80 m
- Bathroom with tub and skylight
- Laminate flooring
- Skylight in the entryway
- Double-glazed PVC skylight and patio door
- Double-glazed wooden window in the dormer (2004)
- Gas-fired central heating
- Storage area in the basement
- Bicycle storage room in the basement
- Courtyard with bicycle parking

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All about the location

The apartment is located in Pankow-Süd (a neighborhood preservation zone), right at the gateway to Prenzlauer Berg.
This residential area benefits particularly from its immediate proximity to the trendy Prenzlauer Berg district, with its countless cafés and restaurants, while still enjoying quiet, green surroundings. It thus offers the ideal urban location for people who appreciate city life just as much as the tranquility of green spaces.

Shops for daily necessities on Prenzlauer Allee are within walking distance—and Prenzlauer Berg's largest shopping center, the "Schönhauser Allee Arcaden," is only about 1 km away. Retail stores, restaurants, and cafés invite you to shop and linger.
The Berlin S-Bahn ring and the U2 line—the most important north-south connection—are also located there.
Numerous tram and bus lines, all just a few minutes' walk away, provide excellent connections to the rest of the local public transit network. By bike, you can reach Berlin-Mitte via Kastanienallee in just a few minutes.
All in all—a prime urban location!

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Other information

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If you are planning to sell or rent out your property, it is important for you to know its market value. Have the current value of your property professionally appraised by one of our real estate specialists—free of charge and with no obligation. Our nationwide and international network enables us to connect sellers or landlords with prospective buyers or tenants in the best possible way.

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Contact partner

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To the Disclaimer of von Poll Immobilien GmbH

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