Berlin – Niederschönhausen

Modern 3-room apartment with two bathrooms, balcony and elevator in Niederschönhausen - built in 2021!

Property ID: 25071012

PURCHASE PRICE: 549.000 EUR • **LIVING SPACE:** ca. 79 m² • **ROOMS:** 3

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At a glance

Property ID	25071012
Living Space	ca. 79 m²
Floor	1
Rooms	3
Bedrooms	2
Bathrooms	2
Year of construction	2021

Purchase Price	549.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Condition of property	Like new
Construction method	Solid
Equipment	Built-in kitchen, Balcony

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Energy Data

Type of heating	Underfloor heating
Energy Source	Pellet
Energy certificate valid until	08.02.2031
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	74.10 kWh/m²a
Energy efficiency class	B
Year of construction according to energy certificate	2020

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The property

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A first impression

For sale is a modern apartment on the 1st floor with a living space of approx. 79 m², which was completed in 2021. This attractive property is located in a modern building and offers three spacious rooms that are ideal for couples or small families. The room layout includes an inviting living and dining area, which impresses with its openness to the modern and exclusive fitted kitchen. This was installed in 2022 and offers maximum cooking convenience with its Bosch brand appliances. The west-facing balcony can be accessed directly from the living room and invites you to spend relaxing hours outdoors. The property has two bedrooms that offer plenty of space and privacy. Two modern bathrooms, one equipped with a bathtub while the second serves as a shower room, fulfill the requirements for upscale furnishings. The apartment is fully equipped with Cat 6a cables, providing LAN sockets in every room - allowing connections of up to 10 Gbit/s. The flooring consists of high-quality parquet, which, together with the underfloor heating, creates a pleasant living atmosphere. The heating is centralized, which guarantees efficient heat distribution throughout the apartment. The triple-glazed wooden windows and the balcony door are fitted with external roller blinds and offer optimum sun protection. The property is in mint condition and is ready to move into. An elevator in the building provides barrier-free access to the apartment. The quality of the fixtures and fittings can be described as upscale and meets the expectations of modern living. Further amenities include a large cellar compartment, which offers additional storage space. A bicycle and baby carriage room are also available. The house rent is set at EUR 565.00 per month (incl. EUR 42.00 maintenance reserve). Interested parties are cordially invited to arrange a viewing appointment to see the quality and benefits of this property for themselves. This as-new apartment offers an excellent opportunity to experience contemporary living comfort from modern construction in an attractive and central environment.

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Details of amenities

- Modern fitted kitchen from 2022 with brand-name appliances
- Spacious living and dining area with open kitchen
- Balcony to the west side
- Parquet flooring
- underfloor heating
- Triple-glazed wooden windows and balcony door with external blinds
- Bathroom with bathtub
- Additional shower room
- Cat 6a cable - LAN sockets in every room - connections of up to 10 Gbit/s possible.
- elevator

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All about the location

Niederschönhausen is one of the most pleasant and greenest districts in Berlin. The extensive green spaces, such as the nearby Zingerwiesen, offer an idyllic setting for walks and outdoor picnics. Here you can breathe in the fresh air and escape the stresses of everyday life. In addition to the Zingerwiesen, the Schönholzer Heide, the Bürgerpark and, of course, the extensive park at Schönhausen Castle are also great places to spend time with the whole family. Parents are not the only ones who will get their money's worth, as the surrounding area has numerous play and amusement areas to explore. Despite its quiet location in the middle of the countryside, Pankow-Niederschönhausen offers excellent public transportation connections and is close to the Berliner Ring freeway exit. You can easily reach the Berlin-Pankow S-Bahn and U-Bahn station in around 14 minutes on the M1 streetcar line - the streetcar stop is 50m away. The S-Bahn station offers connections to the S1 and S2 lines, which serve the city center and the western part of Pankow. The subway connects the southern part of Pankow with City East and City West. There are also a number of other streetcar and bus lines that provide excellent public transport connections.

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Other information

Es liegt ein Energiebedarfsausweis vor. Dieser ist gültig bis 8.2.2031. Endenergiebedarf beträgt 74.10 kwh/(m²*a). Wesentlicher Energieträger der Heizung ist Pellet. Das Baujahr des Objekts lt. Energieausweis ist 2020. Die Energieeffizienzklasse ist B. 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.

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Contact partner

For further information, please contact your contact person:

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