Berlin – Pankow

Charming three-room apartment with old building flair and good connections

Property ID: 25071048

PURCHASE PRICE: 549.000 EUR • **LIVING SPACE:** ca. 90 m² • **ROOMS:** 3

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At a glance

Property ID	25071048
Living Space	ca. 90 m²
Floor	3
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	1906

Purchase Price	549.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Modernisation / Refurbishment	2014
Condition of property	Renovated
Construction method	Solid
Equipment	Garden / shared use, Built-in kitchen, Balcony

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Energy Data

Type of heating	Central heating
Energy Source	Light natural gas
Energy certificate valid until	19.08.2028
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	118.90 kWh/m²a
Energy efficiency class	D
Year of construction according to energy certificate	1906

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The property

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The property

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Von Poll Immobilien Pankow
IM TEST: 2.984 Makler
GÜLTIG BIS: 10/22

Florastraße 1 | 13187 Berlin | pankow@von-poll.com

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The property

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A first impression

With a living space of approx. 90 m², this newly renovated apartment in an old building offers comfortable and stylish living in the heart of a well-kept apartment building dating back to 1906. The building is in very good condition, as continuous maintenance work has been carried out. A high maintenance reserve also ensures security and value retention. The apartment was last extensively modernized in 2014 and today presents itself with an appealing, upscale quality of furnishings.

As soon as you enter the apartment, you notice the high ceilings typical of an old building and the generous windows, which flood the rooms with plenty of natural light. The parquet flooring throughout emphasizes the elegant character of the apartment and creates a pleasant living atmosphere. The bright living room with its bay window is the heart of this charming apartment. There are two balconies, one of which can be accessed from the current study.

The modern fitted kitchen blends harmoniously into the overall picture and provides access to the second balcony. The unobstructed view is an absolute highlight and promises relaxing moments. The rooms offer a wide range of possibilities for individual design and are ideal for both couples and small families. The well-kept bathroom offers plenty of space and the window ensures fresh air at all times.

The location also deserves special attention: the apartment is located in a quiet residential area with excellent public transport connections. Both S-Bahn and U-Bahn stations are within walking distance and connect you quickly and easily to the city center or other parts of the city. There are numerous shopping facilities, doctors, cafés and restaurants as well as schools and kindergartens in the immediate vicinity, making everyday life much easier.

The apartment is heated by an efficient central heating system, which ensures a reliable and consistent heat supply. The combination of tasteful furnishings, historical charm and modern living comfort makes this offer particularly attractive for people who want to live in an urban yet relaxed environment.

Come and see the many advantages of this exceptional apartment in an old building for yourself - we look forward to hearing from you.

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Details of amenities

chic old apartment
freshly renovated
parquet floor
two balconies
fitted kitchen
high ceilings
house in good condition
various modernization measures
high maintenance reserve
quiet location
Very good connections and infrastructure S-Bahn and U-Bahn within walking distance

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All about the location

The apartment is located in a quiet side street near the Prenzlauer Allee/Promenade in the northern part of Berlin - Pankow. The historic residential complex is nestled between Berlin - Heinersdorf and Alt - Pankow. The location will certainly become even more attractive due to the planned residential development in the northern direct connection with a large shopping center. The 250 bus runs almost on the doorstep, taking you to the Pankow S+U station, which is approx. 700m away, or to the equally close Vinetastraße subway station. From there you can reach Prenzlauer Berg or Berlin-Mitte in a few minutes by S-Bahn/U-Bahn. There are several kindergartens and schools in the immediate vicinity. The public Kissingen sports field is about 5 minutes from the apartment and offers plenty of space for sports and recreation. Shopping facilities can be found within walking distance in the Neumannforum, as well as around the Pankow S-Bahn station or on the Prenzlauer Promenade or Berliner Straße. The distance to the city center (Berlin - Mitte) is approx. 5 km. The highway connection A114/A10 is in the immediate vicinity.

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Other information

Es liegt ein Energiebedarfsausweis vor.
Dieser ist gültig bis 19.8.2028.
Endenergiebedarf beträgt 118.90 kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Erdgas leicht.
Das Baujahr des Objekts lt. Energieausweis ist 1906.
Die Energieeffizienzklasse ist D.

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Contact partner

For further information, please contact your contact person:

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