

Berlin – Pankow

Modern 3-room first floor apartment in idyllic Pankow - newly built apartment with two sunlight terraces

Property ID: 23071012-C1



www.von-poll.com

RENT PRICE: 1.922 EUR • LIVING SPACE: ca. 92,65 m² • ROOMS: 3

Property ID: 23071012-C1 - 13189 Berlin – Pankow

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

Property ID: 23071012-C1 - 13189 Berlin – Pankow

At a glance

Property ID	23071012-C1
Living Space	ca. 92,65 m ²
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	2023

Rent price	1.922 EUR
Additional costs	324 EUR
Condition of property	Well-maintained
Construction method	Solid
Equipment	Terrace, Guest WC, Built-in kitchen

Property ID: 23071012-C1 - 13189 Berlin – Pankow

Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Air-to-water heat pump	Final Energy Demand	25.00 kWh/m²a
Energy certificate valid until	23.11.2033	Energy efficiency class	A+
Power Source	Air-to-water heat pump	Year of construction according to energy certificate	2023

Property ID: 23071012-C1 - 13189 Berlin – Pankow

The property



Property ID: 23071012-C1 - 13189 Berlin – Pankow

The property



Property ID: 23071012-C1 - 13189 Berlin – Pankow

The property



Property ID: 23071012-C1 - 13189 Berlin – Pankow

The property

FÜR SIE IN DEN BETSEN LAGEN



Definieren **Sie** Ihr Traumzu Hause – legen Sie Ihr Suchprofil bei VON POLL IMMOBILIEN an und lassen Sie Ihre Wohnträume Wirklichkeit werden.

Pankow | Florastraße 1 | 13187 Berlin | pankow@von-poll.com
Prenzlauerberg | Prenzlauer Allee 52 | 10405 Berlin | 030 - 20 14 37 10

Leading
REAL ESTATE
COMPANIES
IN THE WORLD

www.von-poll.com/berlin-pankow





Professionelle Immobilienbewertung
kostenfrei und unverbindlich

- ✓ Kompetente Wertermittlung vor Ort
- ✓ Zahlreiche registrierte und solvente Kaufinteressenten
- ✓ Aus Ihrer Region empfehlen uns unsere Kunden



Kundenbewertung **4,9**
★★★★★

Shop Berlin - Pankow | Florastraße 1 | 13187 Berlin | T.: 030 - 20 14 371 0 | pankow@von-poll.com

Property ID: 23071012-C1 - 13189 Berlin – Pankow

The property



www.von-poll.com

Property ID: 23071012-C1 - 13189 Berlin – Pankow

Floor plans

Anlage zum Mietvertrag Aufteilung der Wohnung Nr. 3

(Wohnfläche 92,65 qm, aufgeteilt in 83,13 qm + 50 % der Terrassenflächen)
Vorbehaltlich geringfügiger Änderungen in der Ausführung



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.

Property ID: 23071012-C1 - 13189 Berlin – Pankow

A first impression

Welcome to Licht Terrassen Berlin - the exclusive new building in our capital city!

We offer you this 3-room new-build apartment from 2023, which offers you modern living space with a well thought-out floor plan and lots of light. The barrier-free apartment is located on the first floor of a detached apartment building in a quiet residential area in Berlin Pankow. It is characterized in particular by its light-flooded character, which is generated by daylight from at least two sides, as well as by the spacious two east and south-facing terraces.

The apartment is barrier-free and offers you maximum comfort. The spacious living area is laid with high-quality tiles, creating a cozy and elegant atmosphere. The apartment has floor-to-ceiling windows including electric external blinds. The terraces offer space for cozy hours with friends and family.

Underfloor heating keeps the temperature in winter. Accessibility allows you to enter the apartment without obstacles and move around freely. A modern fitted kitchen with all the necessary appliances offers you space for your cooking skills.

In summary, our 3-room terrace apartment from 2023 offers you a modern living atmosphere with high-quality tiles, a beautiful south-west-facing terrace area, large window areas and daylight from at least two sides, underfloor heating, accessibility and a practical fitted kitchen - all the amenities for modern living.

We are sure that you will quickly feel at home in this apartment and can live comfortably and pleasantly all year round.

Further information at: www.lichtterrassenberlin.de

Arrange a viewing appointment with us.

Property ID: 23071012-C1 - 13189 Berlin – Pankow

Details of amenities

- elevator
- Modern sanitary facilities
- bathroom with daylight incl. shower and bathtub
- two terraces on the first floor
- modern tiled floors
- underfloor heating
- barrier-free
- Daylight bathrooms with shower and bathtub
- modern fitted kitchen
- triple glazing
- large floor-to-ceiling window elements
- extra storage room
- cellar compartment
- electric external blinds
- bicycle parking space

Property ID: 23071012-C1 - 13189 Berlin – Pankow

All about the location

Only 3 km to Kollwitzplatz! The Licht Terrassen are located in the southern part of the Pankow district in the Neumannkiez, bordering the Weißensee and Prenzlauer Berg districts. It is a quiet residential area consisting of several residential buildings, most of which were built in the 1960s. The quiet residential area is characterized by small residential streets with lots of trees.

Shopping facilities for daily necessities are within walking distance. The Neumann Forum is only 350 meters or approx. 5 minutes' walk away. There, retail stores, restaurants and cafés invite you to store and linger.

In 850 meters or one bus stop with the 250 bus you can reach the most important north-south subway connection of the U2 station Vinetastraße. There is also a connection to the M1 and 50 streetcars, while the 255 bus and the M2 streetcar are available to take you to Prenzlauer Alle. All in all, a very good connection to other local public transport. You can reach Kollwitzplatz in the trendy Prenzlauer Berg district with its countless cafés and restaurants in 11 minutes by bike in the direction of the city center. Kindergartens and schools in the immediate vicinity and the cinema in the Brotfabrik make this family-friendly district in the north of Berlin liveable and lovable.

All in all - the best urban location!

Property ID: 23071012-C1 - 13189 Berlin – Pankow

Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 23.11.2033.

Endenergiebedarf beträgt 25.00 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Luft/wasser Wärmepumpe.

Das Baujahr des Objekts lt. Energieausweis ist 2023.

Die Energieeffizienzklasse ist A+.

LIABILITY: We would like to point out that the property information, documents, plans etc. provided 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: 23071012-C1 - 13189 Berlin – Pankow

Contact partner

For further information, please contact your contact person:

Ulf Sobeck

Prenzlauer Allee 52, 10405 Berlin
Tel.: +49 30 - 20 14 371 0
E-Mail: prenzlauer.berg@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com