

Berlin - Niederschönhausen

Energieeffizientes Stadthaus in hervorragender Lage

Property ID: 25071055W



PURCHASE PRICE: 699.000 EUR • LIVING SPACE: ca. 107 m² • ROOMS: 3 • LAND AREA: 493 m²

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At a glance

Property ID	25071055W
Living Space	ca. 107 m ²
Rooms	3
Bedrooms	1
Bathrooms	2
Year of construction	2005
Type of parking	1 x Car port

Purchase Price	699.000 EUR
House	Single-family house / Detached house
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Condition of property	Well-maintained
Construction method	Solid
Equipment	Terrace, Guest WC, Garden / shared use, Built-in kitchen

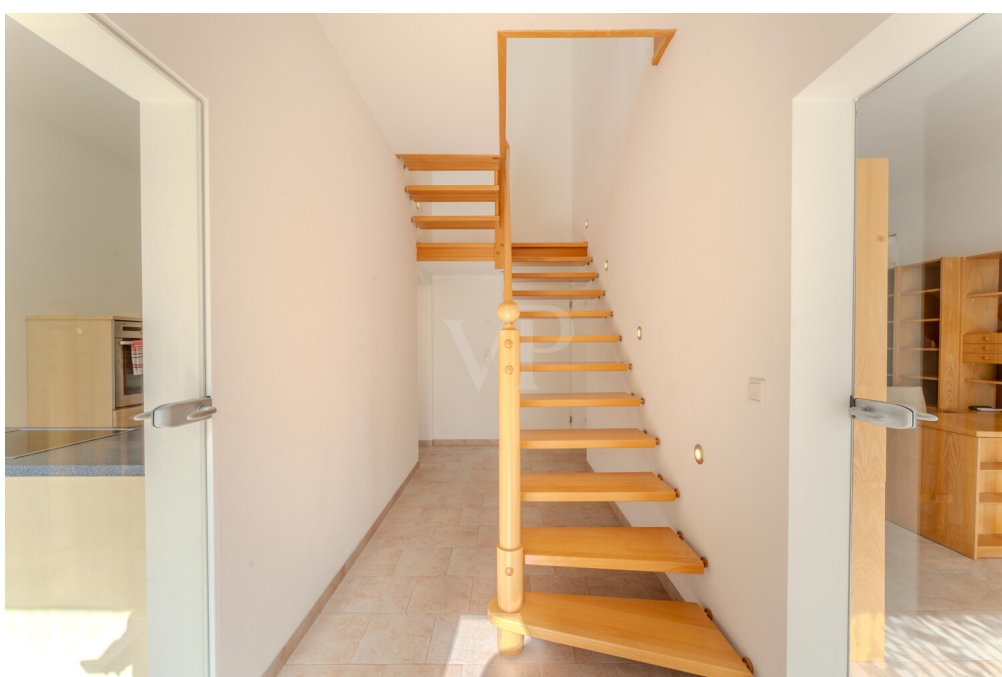
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Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy consumption certificate
Energy Source	Geothermal energy	Final energy consumption	29.50 kWh/m²a
Energy certificate valid until	16.04.2034	Energy efficiency class	A+
Power Source	Geo Thermal	Year of construction according to energy certificate	2007

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The property



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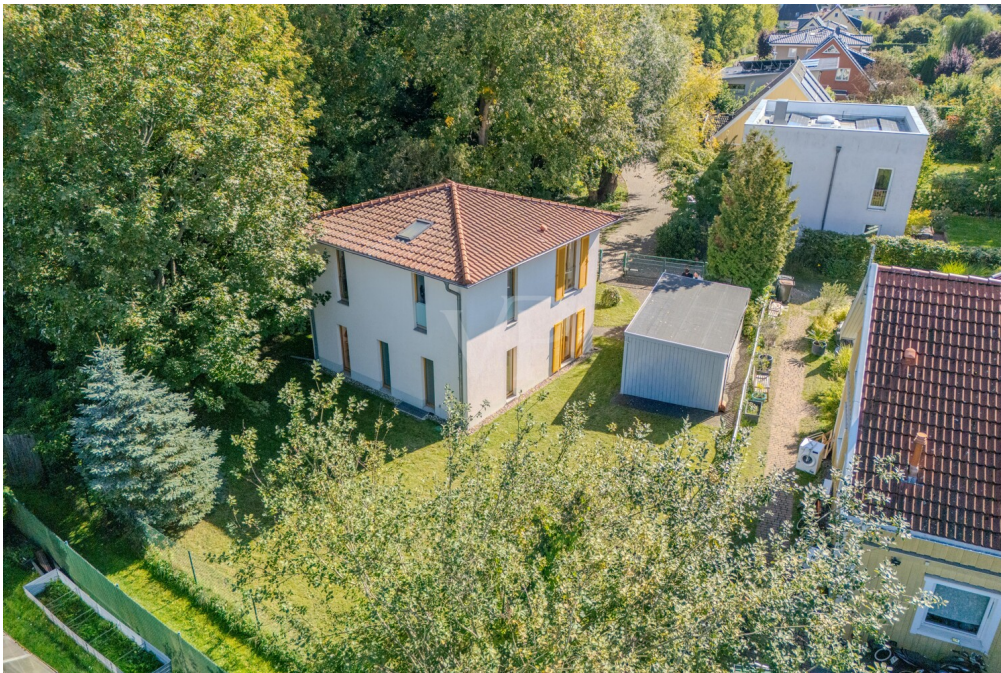
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The property



The image shows a group of ten people, five men and five women, standing in a row. They are dressed in professional business attire. Behind them is a wall with the 'VON POLL IMMOBILIEN' logo and two award certificates. The certificate on the left is the 'Capital' Makler-Kompass award for 'Top-Makler Berlin' with a 5-star rating. The certificate on the right is the 'BELLEVUE Best Property Agents 2024' award. Below the group photo is a map of Berlin with the Pankow district highlighted in gold. The map also shows other districts: Spandau, Prenzlauer Berg, Tempelhof, Zehlendorf, and Treptow-Köpenick.

Professionelle Immobilienbewertung
kostenfrei und unverbindlich

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

Kundenbewertung 4,9
★★★★★

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A first impression

This detached house, built in 2005, presents itself as a well-kept and energy-efficient opportunity for couples or small families who value quality, contemporary furnishings and an excellent location. With a living space of approx. 107 m² and a plot of around 493 m², this urban villa directly on the Zingerwiesen offers an attractive center of life with a variety of possible uses.

As a low-energy house, this residential property boasts pioneering geothermal technology. In addition to an efficient energy supply, the combination of geothermal energy and underfloor heating ensures sustainably low operating costs.

The low-maintenance garden, which has an automatic irrigation system, offers plenty of scope for individual design ideas as well as space for relaxing and spending time together outdoors.

The first floor offers an optional living area that can be flexibly designed as an office, guest room or hobby room, for example. This also offers the option of dividing it into two rooms. Directly adjacent is the modern fitted kitchen, which meets all the requirements of contemporary cooking. The open-plan design creates an inviting atmosphere and promotes togetherness in everyday life. Also on the first floor is the guest shower room with floor-to-ceiling windows for plenty of natural light and direct access to the garden. The upper floor has a spacious living area, which is used as a living room and offers a variety of uses. Adjacent to this is the bedroom, which is a pleasant size and offers plenty of space to retreat to. The dressing area and bathroom complete the space on this level.

If you opt for this attractive townhouse, you are opting for a durable property in an outstanding location with modern energy technology. We would be delighted to invite you to a personal viewing to experience the special living experience for yourself. We look forward to your inquiry!

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Details of amenities

Solid construction in sand-lime brick
Laminated safety glass
Outstanding location on the Zingerwiesen
Low-energy house with geothermal heat pump
First floor with an optional living area and kitchen
Upper floor also large living area and bedroom
Town villa
underfloor heating
Walk-in closet
fitted kitchen
alarm system
automatic entrance gate
automated garden irrigation
Top maintained condition
Ideal for couples or small family
Easy to maintain garden
Dead end street

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All about the location

Niederschönhausen is one of the most pleasant and greenest neighborhoods in Berlin. This architect's house is located directly next to a designated nature reserve, which enhances the quality of life. Extensive green spaces such as the nearby Zingerwiesen, the Schönholzer Heide, the Bürgerpark and of course the extensive park at Schönhausen Palace make the district attractive not only for families with children. Numerous artists and politicians still reside here. Although Pankow Niederschönhausen is a quiet district surrounded by greenery, it is very well connected to public transportation and close to the freeway exit Berliner Ring. The M 1 streetcar line, which can be reached on foot in just a few minutes, and the 155 bus provide a direct connection to the Berlin-Pankow S-Bahn and U-Bahn station and will take you there in around 15 minutes. The city center and the western part of Pankow are served by the S-Bahn lines S1 and S2. The subway connects the south of Pankow with City East and City West. Various other streetcar and bus lines complete the excellent public transport connections.

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Other information

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Contact partner

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