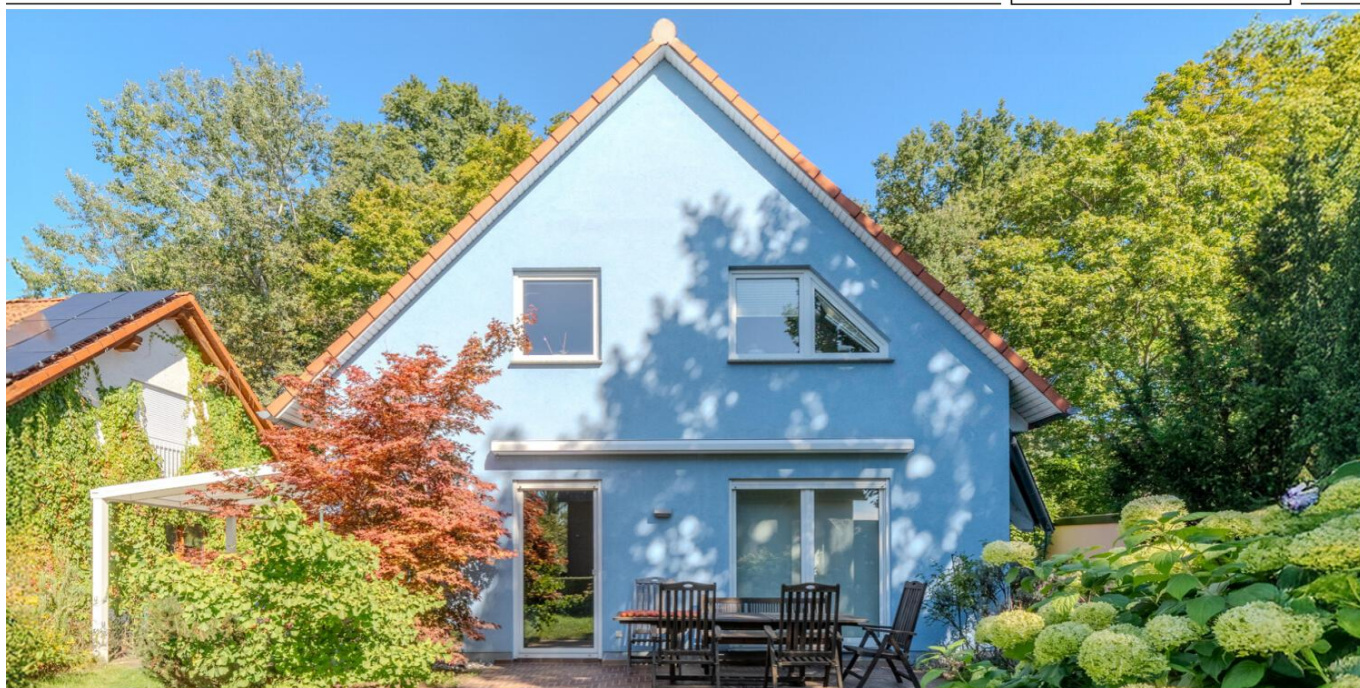


Berlin – Wilhelmsruh

Lichtdurchflutetes Architektenhaus mit neuester Luftwärmetechnik

Property ID: 25071060W



www.von-poll.com

PURCHASE PRICE: 735.000 EUR • LIVING SPACE: ca. 122,4 m² • ROOMS: 4 • LAND AREA: 420 m²

Property ID: 25071060W - 13158 Berlin – Wilhelmsruh

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

Property ID: 25071060W - 13158 Berlin – Wilhelmsruh

At a glance

Property ID	25071060W
Living Space	ca. 122,4 m ²
Roof Type	Gabled roof
Rooms	4
Bedrooms	2
Bathrooms	2
Year of construction	2002
Type of parking	1 x Car port, 1 x Outdoor parking space

Purchase Price	735.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2024
Condition of property	Modernised
Construction method	Solid
Equipment	Terrace, Guest WC, Fireplace, Garden / shared use, Built-in kitchen

Property ID: 25071060W - 13158 Berlin – Wilhelmsruh

Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Air-to-water heat pump	Final Energy Demand	18.40 kWh/m²a
Energy certificate valid until	09.12.2034	Energy efficiency class	A+
Power Source	Air-to-water heat pump	Year of construction according to energy certificate	2002

Property ID: 25071060W - 13158 Berlin – Wilhelmsruh

The property



Property ID: 25071060W - 13158 Berlin – Wilhelmsruh

The property



Property ID: 25071060W - 13158 Berlin – Wilhelmsruh

The property



Property ID: 25071060W - 13158 Berlin – Wilhelmsruh

The property



Property ID: 25071060W - 13158 Berlin – Wilhelmsruh

The property



Property ID: 25071060W - 13158 Berlin – Wilhelmsruh

The property



Property ID: 25071060W - 13158 Berlin – Wilhelmsruh

The property



Property ID: 25071060W - 13158 Berlin – Wilhelmsruh

A first impression

Welcome to an exceptional detached house that impresses with contemporary comfort and sophisticated furnishings. Built in 2002, this architect-designed house has been extensively modernized in 2024 and is now both technically and visually state-of-the-art. With a living space of approx. 120 m² and a total of four rooms, this property offers ideal conditions for couples or families who appreciate spacious and bright rooms.

Thanks to its solid construction, the house stands for durability and energy efficiency. The latest technology of a Viessmann air heat pump (2024) in combination with the underfloor heating throughout the first floor ensures a pleasant living climate and modern, energy-saving heating. The cleverly arranged, large window areas support the bright impression of the entire living ambience and create a friendly atmosphere in every room.

The first floor is the focal point of the house: here you will find a spacious living and dining room, which is given a cozy touch by the wood-burning stove with heat distribution. The Leicht fitted kitchen is equipped with all built-in appliances and plenty of storage space - ideal conditions for realizing culinary ideas. Manual blinds on the first floor allow individual light regulation and offer additional protection.

There are two spacious bedrooms on the upper floor, both of which can be used flexibly - whether for the family, as a study or guest room. The brightly tiled bathroom is equipped with a bathtub and a separate shower. The other rooms also offer a variety of uses, for example as a children's room or study. An insulated loft provides additional storage space or can be used individually as required.

The outdoor area boasts a well-tended garden, which is complemented by a garden shed with a relaxation area. Here you can linger in a private atmosphere and enjoy nature. There is a covered carport for your vehicle, which offers additional storage space for garden tools or bicycles.

A house that impresses with bright rooms, a pleasant living atmosphere and high-quality furnishings. See for yourself and arrange a viewing appointment to get to know this attractive offer in person. We look forward to presenting you with your potential new home.

Property ID: 25071060W - 13158 Berlin – Wilhelmsruh

Details of amenities

Chic architect's house

Solid construction

Low-energy house with air-source heat pump technology from Viessmann 2024

Very bright living ambience

Good layout of the rooms

Four rooms

Fitted kitchen from Leicht

Wood-burning stove with heat distribution for the house

Underfloor heating on the first floor

Manual blinds on the first floor

insulated loft

Garden shed with relaxation area

carport

Property ID: 25071060W - 13158 Berlin – Wilhelmsruh

All about the location

The well-kept architect's house is located in the district of Wilhelmsruh/Niederschönhausen in Berlin - Pankow in the north of Berlin. The area is characterized by detached houses and semi-detached houses with beautiful gardens as well as dignified apartment buildings from the Wilhelminian era. This makes for a pleasant and comfortable living environment.

The Schönholzer Heide, the Garibaldi pond, Wilhelmsruher See and the Zingerwiesen are in the immediate vicinity. They can be reached on foot in a short time and offer plenty of opportunities for recreation and relaxation in your free time.

A little further away is the Schlosspark with the beautiful Niederschönhausen Palace and the Bürgerpark. Nearby are the northern districts of Waidmannslust and Hermsdorf with the Lübars leisure park.

The infrastructure is very good. There are elementary school, kindergartens, churches, parks and sports facilities in the immediate vicinity, as well as plenty of shopping facilities. There is a bakery (which does everything itself), an Edeka supermarket, the post office and other small stores which can be reached on foot in about 5 minutes. There is also a medical and care center nearby, as well as numerous medical and physiotherapy practices.

The connection to public transportation is convenient. You are quickly in the countryside and in the city. It takes about 30 minutes by public transport to Alexanderplatz and about 25 minutes by car. The S-Bahn station Wilhelmsruh can be reached on foot in approx. 5 minutes.

Property ID: 25071060W - 13158 Berlin – Wilhelmsruh

Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 9.12.2034.

Endenergiebedarf beträgt 18.40 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Luft/wasser Wärmepumpe.

Das Baujahr des Objekts lt. Energieausweis ist 2002.

Die Energieeffizienzklasse ist A+.

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.

Property ID: 25071060W - 13158 Berlin – Wilhelmsruh

Contact partner

For further information, please contact your contact person:

Ulf Sobeck

Florastraße 1, 13187 Berlin
Tel.: +49 30 - 20 14 371 0
E-Mail: berlin.pankow@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com