

Berlin - Pankow – Karow

## Exclusive plot for the construction of a detached house in Berlin-Karow

*Property ID: 25071047*



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**PURCHASE PRICE: 275.000 EUR • LAND AREA: 499 m<sup>2</sup>**

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## At a glance

Property ID	25071047	Purchase Price	275.000 EUR
		Commission	Buyer's commission is 7.14 % (incl. VAT) of the notarized purchase price

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## The property





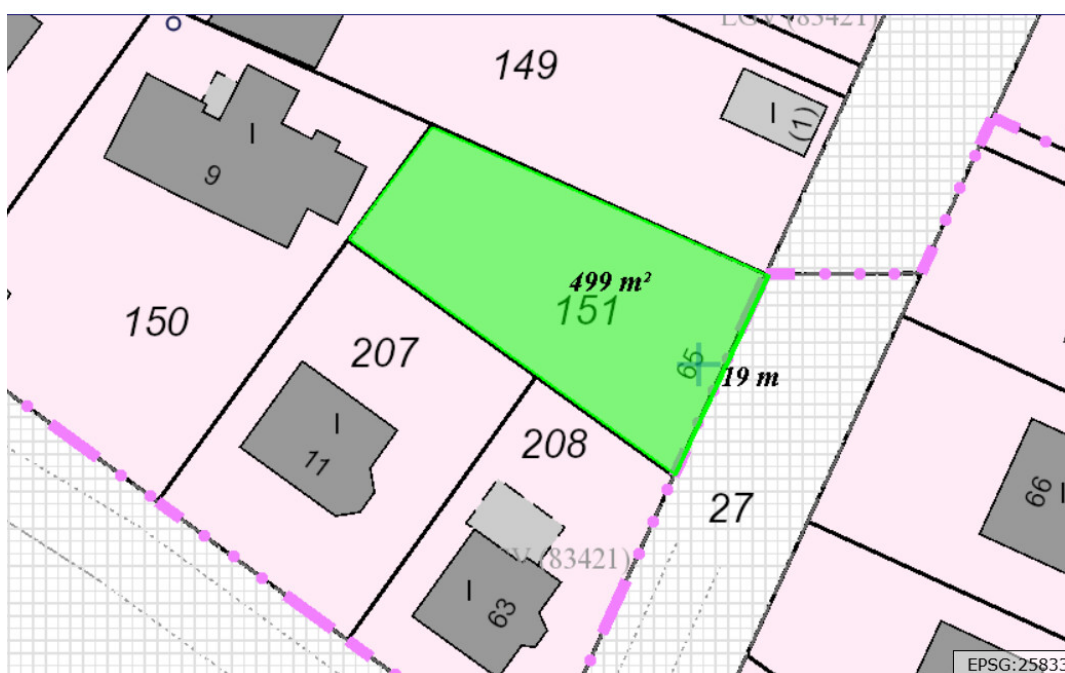
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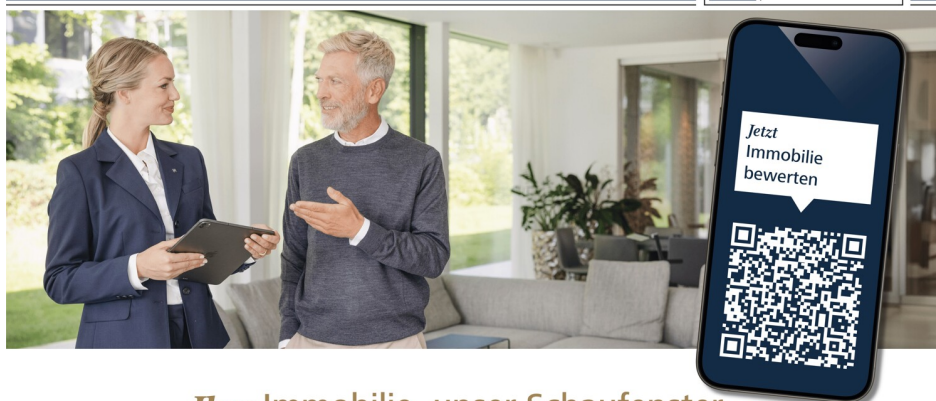


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## A first impression

In a sought-after location in Berlin-Karow, we offer you the best plot for your house building project: The approx. 499 m<sup>2</sup> trapezoidal plot is located in a mature area with well-kept detached houses, most of which were built in the last few decades.

The plot, on which only a small bunker from the 1930s stands at the rear (approx. 2 x 3 m), is currently used as a garden with beautiful fruit trees, lawn and hedges.

All utilities are already connected to the street.

The property can be built on within the framework of neighboring development (§ 34 BauGB).

A building to be erected must therefore fit into the immediate surroundings in terms of the type and extent of building use, the construction method and the built-up plot area. The realization of a one to two-storey building in open construction can be derived from the surroundings.

The best thing to do is to see for yourself the potential of this plot in an absolutely quiet residential area and arrange a viewing appointment with us.



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## Details of amenities

General conditions for the development:

- Property in unplanned inner area in accordance with Section 34 of the German Building Code
- Surrounding area predominantly characterized by residential buildings
- Permissibility of a single residential building (1.5 - max. 2 storeys)

New building specifications:

- Floor area ratio: Maximum 0.2 (20% of the total plot area sealed)
- House distance: At least 5 m from the Sägebockweg road (also applies to garage or carport)

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## All about the location

Karow is a district in the borough of Pankow. The Karow district is characterized in particular by its mature structure. The Karower Teiche nature reserve is located to the north-west. The Barnim Landscape Park and the Pankow golf course are just a stone's throw away and invite you to enjoy nature.

The immediate neighbourhood is characterized by detached and semi-detached houses. Kindergartens and schools as well as stores for daily needs are in the immediate vicinity.

You can reach Berlin city center within 20 minutes on S-Bahn line 2. You can easily reach the surrounding districts with the 150 or 158 bus.

Karow S-Bahn station is just a 15-minute walk away. From here, you can take the S2 Berlin S-Bahn, the NEB regional train line, RB27 and the 350 bus. The connection to the highway is also optimal. You can reach both the A114 (Bucher Straße junction) and the A10 (Berliner Ring) in just a few minutes' drive.

Welcome to Karow, the family-friendly and green district of Berlin - Pankow.

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## Other information

**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.

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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:

Ulf Sobeck

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*To the Disclaimer of von Poll Immobilien GmbH*

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