

**Berlin - Pankow - Rosenthal**

# Family-friendly urban villa - your dream home with 5 rooms

**Property ID: 25071072N**



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**PURCHASE PRICE: 1.350.000 EUR • LIVING SPACE: ca. 172 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 841 m<sup>2</sup>**

**Property ID: 25071072N - 13158 Berlin - Pankow - Rosenthal**

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

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## At a glance

Property ID	25071072N	Purchase Price	1.350.000 EUR
Living Space	ca. 172 m <sup>2</sup>	Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Rooms	5	Condition of property	Well-maintained
Bedrooms	4	Construction method	Solid
Bathrooms	2	Equipment	Terrace, Garden / shared use, Built-in kitchen
Year of construction	2016		
Type of parking	2 x Outdoor parking space		

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	63.18 kWh/m <sup>2</sup> a
Energy certificate valid until	23.11.2035	Energy efficiency class	B
Power Source	Gas	Year of construction according to energy certificate	2016

Property ID: 25071072N - 13158 Berlin - Pankow - Rosenthal

## The property



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## The property



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## A first impression

This modern urban villa was built in 2016 using solid Poroton stone construction and is in very well-kept condition. With a generous living space of approx. 172 m<sup>2</sup> and a plot of around 841 m<sup>2</sup>, the property offers a comfortable and high-quality living ambience for discerning tastes. The gallery-like entrance area makes an impressive first impression and creates an open, light-flooded atmosphere. The ceiling height of around 2.75 m underlines the generous feeling of space throughout the first floor. Numerous floor-to-ceiling windows with 3-pane safety glazing including electric aluminum blinds allow a pleasant incidence of light and a beautiful view of the greenery.

Separated from the hallway by large glass elements, the center of the house features a spacious living area with direct access to the covered outdoor terrace and the garden. The high-quality patio roof extends the living space outside and creates space for socializing with the family. The living area also provides access to the modern fitted kitchen, equipped with a granite worktop, Villeroy & Boch fittings and the necessary technology. A cozy seating area invites you to enjoy meals together. There is also another room on this level that can be used flexibly as a study, guest room or children's room, as well as a guest WC with shower. Another practical feature is the adjoining utility room with floor drain, which has its own washing machine connection, a drying area and plenty of storage space.

A large wooden staircase leads to the upper floor, which forms the private retreat area. Here there are three rooms that can be used flexibly as well as the spacious master bathroom with double washbasin, bathtub and shower. While elegant tiled floors have been laid on the first floor, the upper floor boasts warm parquet flooring.

The building technology offers particular comfort: a gas condensing boiler with solar thermal energy in conjunction with the central heating system ensures an efficient and sustainable hot water supply and heating - the entire house is also equipped with underfloor heating. A deep well with an iron filter system is available for watering the garden, and a specially constructed infiltration shaft ensures optimum rainwater drainage.

The plot has been carefully landscaped and is protected by a modern fence system. There are two outdoor parking spaces and a massive, extra-large garage for motor vehicles. A satellite system and cable connection provide television and internet reception.

This property combines upscale living quality with well thought-out interior design and modern furnishings. Your dream family home! Arrange a viewing appointment and see the details of this special property for yourself.

**Property ID: 25071072N - 13158 Berlin - Pankow - Rosenthal**

## Details of amenities

- solid structure made of Poroton stone (36.5 cm) from Wienerberger
- 5 rooms on approx. 172 m<sup>2</sup> living space with 841 m<sup>2</sup> plot incl. covered outdoor terrace
- light-flooded living oasis on the first floor with a gallery-like entrance area, the huge living area separated by a glass wall with direct access to the eat-in kitchen
- threshold-free exit to the garden via the living room and kitchen
- approx. 2.83 m ceiling height on the first floor and 2.76 m on the upper floor
- high-quality fitted kitchen with granite worktop and fittings from Villeroy and Boch
- Numerous floor-to-ceiling windows ensure a view of the greenery
- high-quality tiled floors on the first floor and parquet on the upper floor
- 3-pane plastic windows with security fittings, white on the inside and anthracite gray on the outside
- Electric aluminum blinds in matching frame window color (front door system and skylight windows without blinds)
- Burglar-resistant glazing on the first floor
- Guest WC incl. shower
- Master bathroom with Grohe fittings and double washbasin incl. tall cabinet, bathtub and shower.
- HWR with washing machine connection and dryer space including floor drain
- Annually serviced gas condensing boiler with solar thermal energy for hot water preparation
- Entire house with underfloor heating  
(electric towel radiators in the bathrooms integrated into the heating circuit)
- high-quality tiled floors on the ground floor and parquet on the upper floor
- deep well with iron filter system and infiltration shaft for backwashing
- extra infiltration shaft for rainwater, which means that no discharge fees for rainwater are incurred

- Clay roof tiles
- 2 outside parking spaces / extra solid garage
- extra satellite system / cable connection
- spacious terrace (approx. 8.8 m x 5.0 m) incl. high-quality covered terrace area
- high-quality fence system with 4m wide radio-controlled sliding gate

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## All about the location

Rosenthal, an idyllic district, is part of the Pankow district and is located in the north-east of Berlin. Due to the spacious and open architecture that can be found in the district, it is one of the preferred, family-friendly residential areas of the city. The tranquil village structure and the neighboring district of Niederschönhausen with its parks and upscale residential areas make it a preferred residential area.

The Volkspark Schönholzer Heide, the Botanical Volkspark with its impressive greenhouses and botanical rarities store and the park at Schönhausen Castle offer urban green spaces for walks, relaxation and fitness.

The infrastructure in northern Pankow is very good. There are plenty of schools, daycare centers and other public facilities, as well as the nearby Rosenthal Center, which offers various shopping opportunities and services. The M1 streetcar stop is within walking distance. You can reach the Pankow S+U station in approx. 18 minutes and the Friedrichstraße S+U station in approx. 44 minutes. Berlin city center is approx. 9 km away.

The journey to the center of Berlin takes about 25 minutes. The highway feeder road Pankow (A114) is about 15 minutes away.

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## Other information

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## Contact partner

For further information, please contact your contact person:

Ulf Sobeck

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