

Berlin - Pankow - Niederschönhausen

Exclusive Bauhaus-style villa with a large garden and 5 rooms

Property ID: 26071035



PURCHASE PRICE: 1.750.000 EUR • LIVING SPACE: ca. 226,78 m² • ROOMS: 5 • LAND AREA: 751 m²

Property ID: 26071035 - 13156 Berlin - Pankow - Niederschönhausen

- **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: 26071035 - 13156 Berlin - Pankow - Niederschönhausen

At a glance

Property ID	26071035	Purchase Price	1.750.000 EUR
Living Space	ca. 226,78 m²	House	Single-family house / Detached house
Rooms	5	Commission	The buyer's commission is 3.57% (including VAT) of the notarized purchase price
Bedrooms	4	Condition of property	Well-maintained
Bathrooms	2	Construction method	Solid
Year of construction	2011	Equipment	Terrace, Guest WC
Type of parking	1 x Garage		

Property ID: 26071035 - 13156 Berlin - Pankow - Niederschönhausen

Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy consumption certificate
Energy Source	Gas	Final energy consumption	38.33 kWh/m²a
Energy certificate valid until	09.02.2027	Energy efficiency class	A
Power Source	Gas	Year of construction according to energy certificate	2011

Property ID: 26071035 - 13156 Berlin - Pankow - Niederschönhausen

The property



Property ID: 26071035 - 13156 Berlin - Pankow - Niederschönhausen

The property



Property ID: 26071035 - 13156 Berlin - Pankow - Niederschönhausen

The property



Property ID: 26071035 - 13156 Berlin - Pankow - Niederschönhausen

The property



Property ID: 26071035 - 13156 Berlin - Pankow - Niederschönhausen

The property



Property ID: 26071035 - 13156 Berlin - Pankow - Niederschönhausen

The property



Property ID: 26071035 - 13156 Berlin - Pankow - Niederschönhausen

The property





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 - Prenzlauer Berg | Prenzlauer Allee 52 | 10405 Berlin | T: 030 - 20 14 371 0 | pankow@von-poll.com

Property ID: 26071035 - 13156 Berlin - Pankow - Niederschönhausen

The property



Capital
MAKLER-KOMPASS
Top-Makler Berlin
★★★★★
Hochstrasse 6a
von Poll Immobilien
Pankow

BELLEVUE
Best Property
Agents
2024

VON POLL
IMMOBILIEN

Professionelle Immobilienbewertung
kostenfrei und unverbindlich

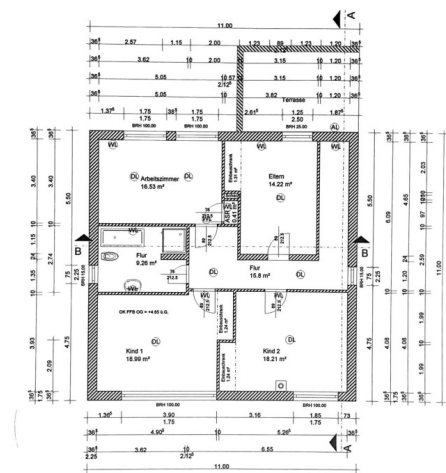
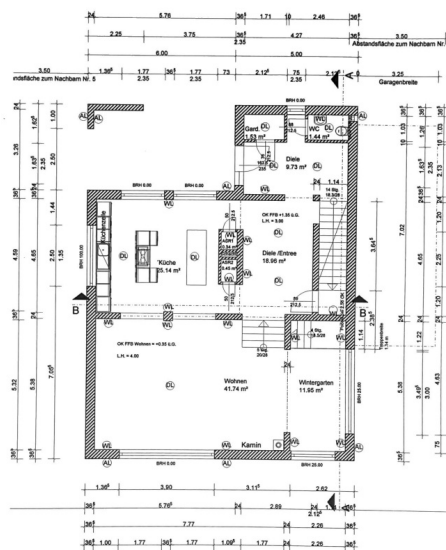
- ✓ Kompetente Wertermittlung vor Ort
- ✓ Zahlreiche registrierte und solvente Kaufinteressenten
- ✓ Aus Ihrer Region empfehlen uns unsere Kunden

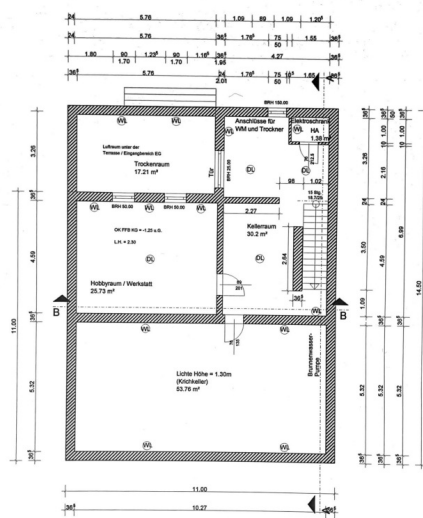
Kundenbewertung
★★★★★ 4,9

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

Property ID: 26071035 - 13156 Berlin - Pankow - Niederschönhausen

Floor plans





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: 26071035 - 13156 Berlin - Pankow - Niederschönhausen

A first impression

This exclusive single-family home, designed in the Bauhaus architectural style, was built in 2011 on a lot measuring approximately 751 m² and, with approximately 211 m² of living space plus additional usable space, offers generous living quarters for discerning residents. The city villa is in excellent condition and combines modern architecture, clean lines, and high-quality features.

Even the entryway conveys a sense of prestige with its light-colored floor tiles, modern staircase, and open-concept design. The floor plan is family-friendly and features a total of five rooms, including four bedrooms that can be flexibly used as bedrooms, children's rooms, guest rooms, or home offices.

The open-concept kitchen and dining area forms the central heart of the home. The high-quality built-in kitchen, featuring white cabinet fronts, a spacious cooking island, and direct access to the dining area, impresses with its functionality and modern design. Large windows provide plenty of natural light, while the adjacent dining area offers direct access to the front patio.

The living area, which opens onto the garden, features wide window fronts, floor-to-ceiling windows, and warm solid wood parquet flooring. The view of the garden and the direct connection to the outdoor area create a bright and pleasant living atmosphere.

The private retreat rooms are located on the upper floor. The rooms are bright, well-proportioned, and also feature hardwood flooring. A skylight provides additional natural light and enhances the open feel of the space. The upstairs bathroom is equipped with high-quality fixtures and features a shower, bathtub, generously sized tiles, and natural light.

A particular advantage is the property's full basement. The basement features two large rooms that can be used in a variety of ways, such as a hobby area, fitness room, storage space, or utility area. This area is complemented by a second bathroom with a shower.

The house also impresses from a technical standpoint with its solid construction, triple-pane insulated windows, gas condensing boiler, and underfloor heating on both the ground and upper floors, all of which round out the contemporary living comfort.

The spacious garden, featuring a large lawn, mature trees, terraces, historic cobblestone paths, and a stylish fountain, offers plenty of room for relaxation, family life, and your own creative ideas. A garage completes the property, offering convenient parking for your vehicle.

with direct access to the house. A restored old construction trailer is sure to delight children or provides the ideal foundation for a small tiny house.

Overall, this single-family home is a high-quality, modern, and family-friendly property featuring generous living space, a well-maintained lot, and attractive amenities.

Property ID: 26071035 - 13156 Berlin - Pankow - Niederschönhausen

Details of amenities

- Solid Bauhaus-style villa
- Two full stories + basement
- Family-friendly floor plan with 4 large bedrooms on the upper floor
- Spacious entryway
- Open-concept kitchen and dining area
- High-quality built-in kitchen with an island
- Large windows and floor-to-ceiling windows
- Pre-wired for a fireplace
- Terrace with direct access from the dining area, plus two additional terraces in the garden
- Upstairs bathroom with shower and bathtub
- Additional bathroom with shower in the basement
- High-quality, usable basement area with a shower room
- Underfloor heating on the ground floor and upper floor
- Triple-pane insulated windows
- Well-maintained garden with a terrace
- Stylish fountain in the garden
- Tiny house in the garden
- Garage available
- Excellent public transportation connections

Property ID: 26071035 - 13156 Berlin - Pankow - Niederschönhausen

All about the location

The townhouse is located in Niederschönhausen, one of the most sought-after and idyllic neighborhoods in Berlin's Pankow district. Nestled in a green, peaceful setting, the location offers the perfect balance between urban convenience and a connection to nature. Just a few steps away are Berlin's "Green Belt," Lake Wilhelmsruher See, and the Schönholzer Heide, which invite you to enjoy relaxing walks, jogs, and a variety of outdoor recreational activities. The neighborhood is characterized by charming single-family homes and smaller apartment buildings.

Public transportation connections are excellent, allowing you to reach all major areas of Berlin quickly and comfortably. Bus line 155 takes you to the Wilhelmsruh S-Bahn station in just a few minutes, where lines S25 and S8 offer direct connections to the city center and beyond. In addition, tram lines 50 and M1 provide convenient access to the surrounding neighborhoods as well as major transportation hubs. The nearby EDEKA supermarket, a Netto supermarket, and other stores for daily necessities allow you to do your shopping quickly and easily. Schools, kindergartens, and medical facilities are also located in the immediate vicinity, making the area particularly attractive for families.

This location harmoniously combines the peace and tranquility of nature with proximity to all the amenities of city life. The charming surroundings, combined with excellent transportation connections, make this property a true gem for anyone seeking the best of both worlds.

Property ID: 26071035 - 13156 Berlin - Pankow - Niederschönhausen

Other information

MONEY LAUNDERING: As a real estate brokerage firm, Poll Immobilien GmbH is required under Section 2(1)(14) and Section 11(1) of 2 of the Money Laundering Act (GwG), to verify the identity of the contracting party when establishing a business relationship or as soon as there is a serious interest in executing the real estate purchase agreement. To this end, we are required under Section 11(4) of the GwG to record the relevant information from your identification card (if you are acting as a natural person)—for example, by means of a copy. In the case of a legal entity, we require a copy of the commercial register extract identifying the beneficial owner. The Money Laundering Act stipulates that the real estate agent must retain the copies or documents for five years. As our contractual partner, you also have a duty to cooperate pursuant to Section 11(6) of the Anti-Money Laundering Act (GwG).

LIABILITY: Please note that the property information, documents, plans, etc., provided by us originate from the seller or landlord. We therefore assume no liability for the accuracy or completeness of the information. It is therefore the responsibility of our clients to verify the accuracy of the property information and details contained therein. All real estate listings are subject to change and are subject to errors, prior sale or rental, or other prior disposition.

OUR SERVICE FOR YOU AS A PROPERTY OWNER:

If you are planning to sell or rent your property, it is important for you to know its market value. Have the current value of your property professionally appraised by one of our real estate specialists—free of charge and with no obligation. Our nationwide and international network enables us to connect sellers or landlords with interested parties in the best possible way.

Property ID: 26071035 - 13156 Berlin - Pankow - Niederschönhausen

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