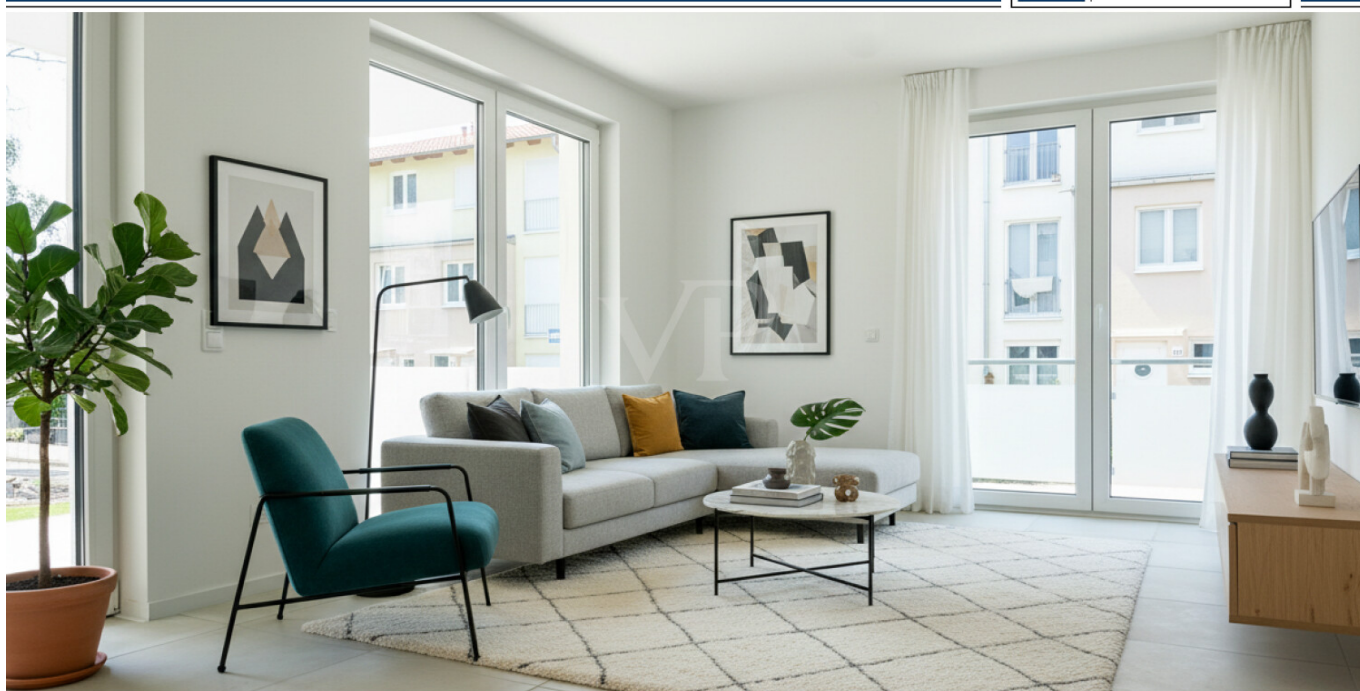


Berlin – Pankow

Exclusive terrace apartment in Berlin-Pankow - quiet location with large south-facing terrace and daylight bathroom

Property ID: 23071011-4a



www.von-poll.com

RENT PRICE: 1.421 EUR • LIVING SPACE: ca. 68,51 m² • ROOMS: 2

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Property ID: 23071011-4a - 13189 Berlin – Pankow

At a glance

Property ID	23071011-4a
Living Space	ca. 68,51 m ²
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	2023
Type of parking	1 x Underground car park, 100 EUR (Rent)

Rent price	1.421 EUR
Additional costs	240 EUR
Condition of property	Well-maintained
Construction method	Solid
Equipment	Terrace, Garden / shared use, Built-in kitchen

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Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Air-to-water heat pump	Final Energy Demand	25.00 kWh/m²a
Energy certificate valid until	23.11.2033	Energy efficiency class	A+
Power Source	Air-to-water heat pump	Year of construction according to energy certificate	2023

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The property



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The property



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The property

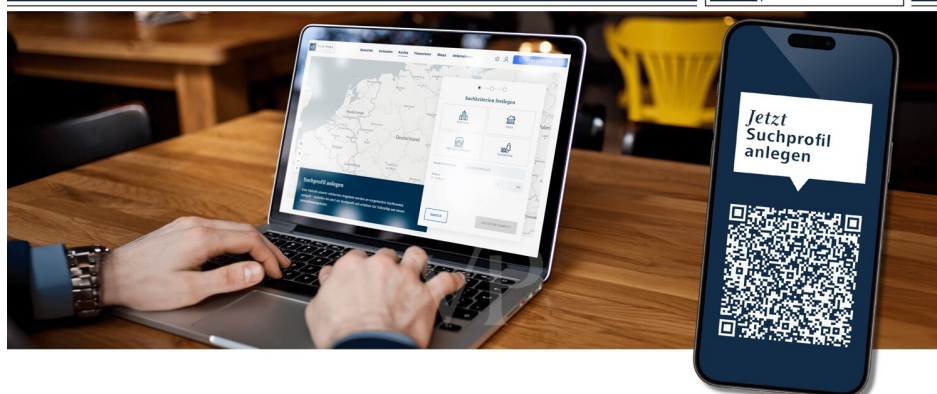


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The property



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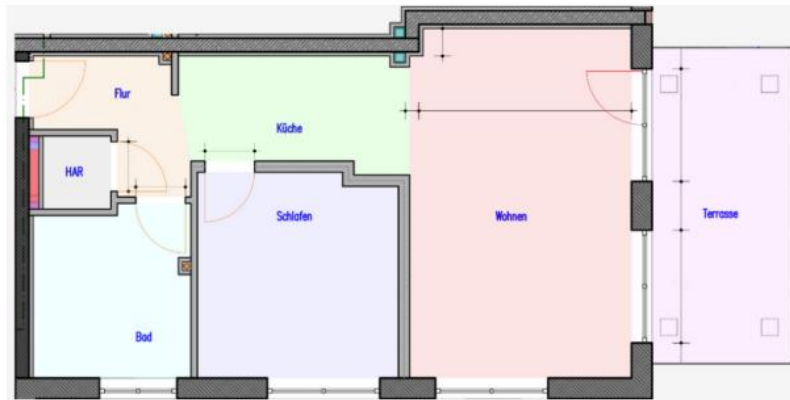
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Floor plans

Anlage zum Mietvertrag Aufteilung der Wohnung Nr. 4

(Wohnfläche 68,51 qm, aufgeteilt in 60,06 qm + 50 % der Terrassenfläche)

Vorbehaltlich geringfügiger Änderungen in der Ausführung



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: 23071011-4a - 13189 Berlin – Pankow

A first impression

With a living space of around 68.51 m², this apartment from 2023 offers an ideal home for singles or couples who value comfort, design and quiet living in Berlin-Pankow.

The building was completed in 2023 and combines modern architecture with a quiet living environment in Pankow. At the same time, you can enjoy the proximity to lively Prenzlauer Berg, one of the capital's most sought-after districts with its cafés, restaurants and cultural offerings.

The apartment boasts large, floor-to-ceiling windows and a south-facing terrace that invites you to relax outdoors. Triple-glazed windows and electric external blinds ensure a pleasant indoor climate, optimum light control and privacy.

The furnishings meet the highest standards of modern living: High-quality tiled floors in all rooms and comfortable underfloor heating create a stylish, cozy atmosphere. The modern fitted kitchen is equipped with all the necessary appliances and blends harmoniously into the open-plan living area.

The daylight bathroom impresses with a floor-level shower, modern sanitary facilities, towel radiator and washing machine connection. Thanks to the barrier-free design - including elevator, threshold-free transitions and wide doors - the apartment offers comfortable living at every stage of life.

A practical storage room within the apartment and a separate cellar compartment provide additional storage space. A communal storage area is available for bicycles. The internet speed of up to 250 MBit/s (according to Telekom) enables flexible working from home.

This new-build apartment combines modern architecture, high-quality furnishings and a quiet location in Berlin-Pankow - ideal for anyone who wants to combine urban living with comfort and quality.

You are welcome to arrange a viewing appointment to see this special apartment for yourself.

You can find further information at: www.lichtterrassenberlin.de

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Details of amenities

- First floor apartment with two rooms
- Barrier-free access to the apartment and within all rooms (no thresholds, wide doors)
- Elevator to the apartment floor
- Large south-facing terrace with space for a seating area and plants
- Bright rooms with large, floor-to-ceiling windows
- Triple glazing and electric external blinds for sun protection and privacy
- Modern tiled floors in all rooms
- Pleasant underfloor heating for even heat distribution
- Modern, open fitted kitchen with high-quality appliances
- Daylight bathroom with floor-level shower, modern sanitary facilities, towel radiator and washing machine connection
- Practical storage room within the apartment
- Cellar compartment as additional storage space
- Bicycle parking space for the building community
- According to Telekom: Internet speed of up to 250 MBit/s available

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All about the location

Only 3 km to Kollwitzplatz! The Licht Terrassen are located in the southern part of the Pankow district in the Neumannkiez, bordering the Weißensee and Prenzlauer Berg districts. It is a quiet residential area consisting of several residential buildings, most of which were built in the 1960s. The quiet residential area is characterized by small residential streets with lots of trees.

Shopping facilities for daily necessities are within walking distance. The Neumann Forum is only 350 meters or approx. 5 minutes' walk away. There, retail stores, restaurants and cafés invite you to store and linger.

In 850 meters or one bus stop with the 250 bus you can reach the most important north-south subway connection of the U2 station Vinetastraße. There is also a connection to the M1 and 50 streetcars, while the 255 bus and the M2 streetcar are available to take you to Prenzlauer Alle. All in all, a very good connection to other local public transport. You can reach Kollwitzplatz in the trendy Prenzlauer Berg district with its countless cafés and restaurants in 11 minutes by bike in the direction of the city center. Kindergartens and schools in the immediate vicinity and the cinema in the Brotfabrik make this family-friendly district in the north of Berlin liveable and lovable.

All in all - the best urban location!

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Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 23.11.2033.

Endenergiebedarf beträgt 25.00 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Luft/wasser Wärmepumpe.

Das Baujahr des Objekts lt. Energieausweis ist 2023.

Die Energieeffizienzklasse ist A+.

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Contact partner

For further information, please contact your contact person:

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