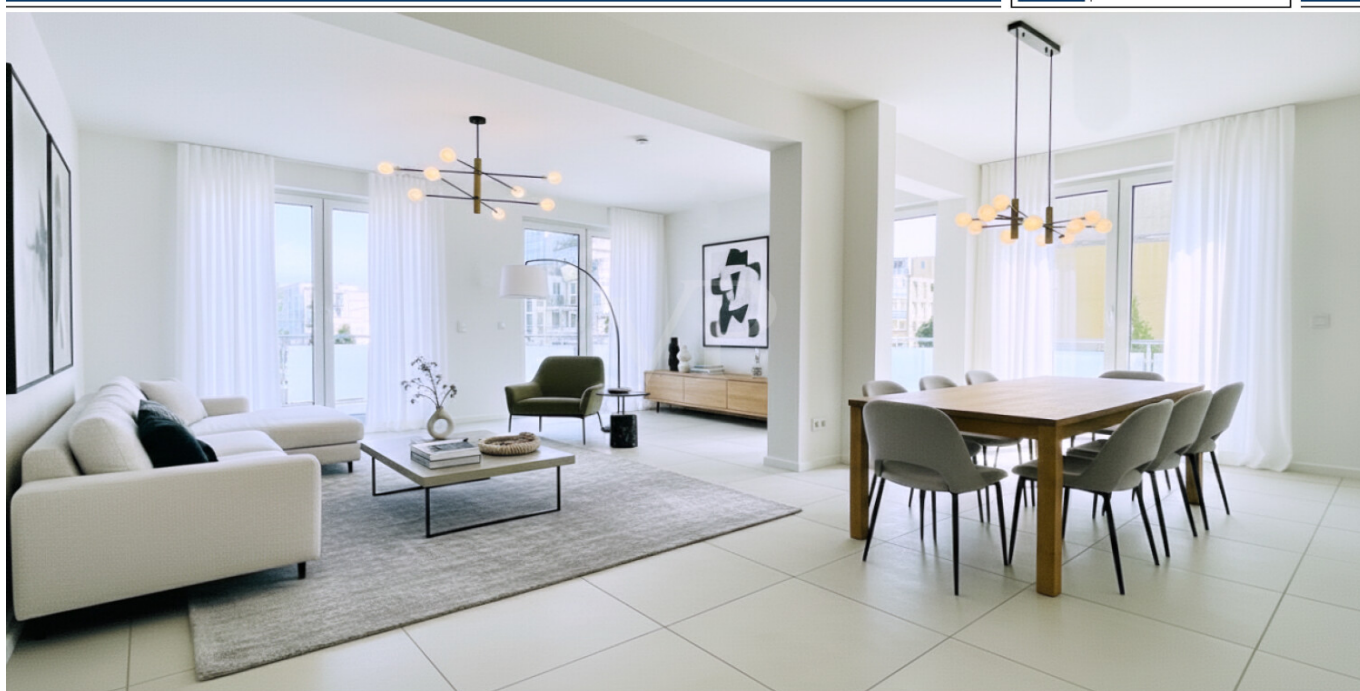


Berlin – Pankow

Light terrace in Berlin-Pankow: 2-room apartment with elevator and 2 balconies in a quiet central location

Property ID: 23071011-14a



www.von-poll.com

RENT PRICE: 1.933 EUR • LIVING SPACE: ca. 90,51 m² • ROOMS: 2

Property ID: 23071011-14a - 13189 Berlin – Pankow

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Property ID: 23071011-14a - 13189 Berlin – Pankow

At a glance

Property ID	23071011-14a
Living Space	ca. 90,51 m ²
Floor	1
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	2023
Type of parking	1 x Underground car park, 100 EUR (Rent)

Rent price	1.933 EUR
Additional costs	313 EUR
Condition of property	Well-maintained
Construction method	Solid
Equipment	Guest WC, Built-in kitchen, Balcony

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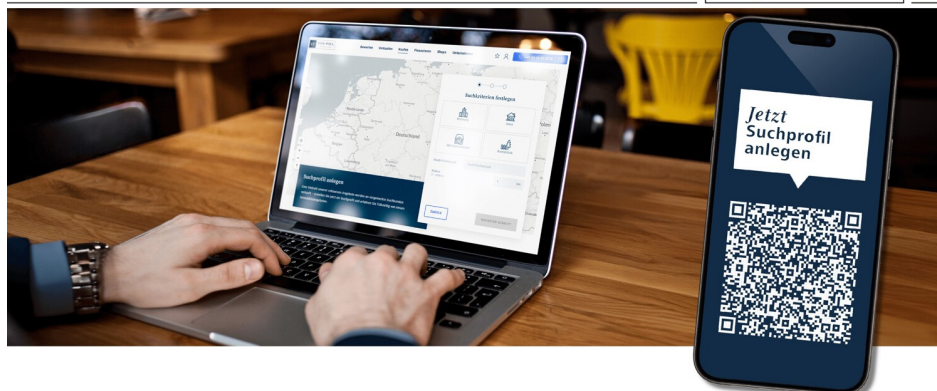
- ✓ Kompetente Wertermittlung vor Ort
- ✓ Zahlreiche registrierte und solvente Kaufinteressenten
- ✓ Aus Ihrer Region empfehlen uns unsere Kunden

Kundenbewertung
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Floor plans

Anlage zum Mietvertrag Aufteilung der Wohnung Nr. 14

(Wohnfläche 90,51, aufgeteilt in 84,38 qm + 50 % der Balkonflächen)

Vorbehaltlich geringfügiger Änderungen in der Ausführung



Ansicht Eschengraben (Abweichungen in den Zeichnungen zur Ausführung sind möglich)



Ansicht lange Rückseite (Abweichungen in den Zeichnungen zur Ausführung sind möglich)



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: 23071011-14a - 13189 Berlin – Pankow

A first impression

A spacious 2-room apartment with around 90.51 m² of living space awaits you in the popular Licht Terrassen Berlin. The building was completed in 2023 and combines modern architecture with a quiet residential environment in Pankow. At the same time, you can enjoy the proximity to lively Prenzlauer Berg, which is one of the most sought-after districts in the capital with its cafés, restaurants and cultural offerings.

The apartment welcomes you with a bright entrance area that flows into the hallway and connects all the rooms. Next to the entrance door is a practical storage room, which offers enough space for a wardrobe or additional storage space. From here, the hallway continues into the spacious bedroom. The floor-to-ceiling windows look out onto the leafy inner courtyard, creating a cozy atmosphere that is accentuated by the modern wood-look floor.

The high-quality daylight bathroom is located next to the bedroom. It has a floor-level shower with folding doors, a bathtub, a towel radiator and a washing machine connection. Frosted glass windows provide pleasant daylight and sufficient privacy. There is also a separate guest WC opposite, which is a practical addition to the apartment.

Finally, you enter the open-plan kitchen, which blends harmoniously into the floor plan and forms the transition to the spacious living area. The modern fitted kitchen is fully equipped. Generous work surfaces make the kitchen a functional and inviting area.

The living room forms the heart of the apartment. Floor-to-ceiling windows let in plenty of light and lead directly to both balconies, which face east and north and add attractive outdoor spaces to the living area.

The apartment combines a well thought-out room layout, high-quality fittings and an attractive location between the tranquillity of Pankow and the liveliness of Prenzlauer Berg. Arrange a viewing appointment and discover the Licht Terrassen Berlin.

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

Property ID: 23071011-14a - 13189 Berlin – Pankow

Details of amenities

- Barrier-free design
- Elevator available in the house
- Spacious bedroom
- Light-flooded living room with access to the east and north-facing balconies
- Daylight bathroom with modern sanitary facilities, including bathtub and floor-level shower
- Separate guest WC
- modern fitted kitchen with oven, hob, extractor fan to the outside, dishwasher, fridge and freezer
- Practical storage room
- large floor-to-ceiling windows with triple glazing and electric external blinds
- Easy-care and large-format tiled floors
- Separately adjustable underfloor heating in all rooms
- Internet speed up to 250 MB (according to Telekom)
- own cellar compartment
- Optional parking space in the underground garage
- Bicycle parking spaces in the underground garage

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All about the location

Only 3.5 km to Kollwitzplatz! The Licht Terrassen are located in the southern part of the district of Pankow, in the Neumannkiez, bordering on Weißensee and Prenzlauer Berg. The residential area is quiet, characterized by small residential streets with lots of trees and a mixture of modern new buildings and buildings from the 1960s.

In the immediate vicinity you will find numerous shopping facilities for your daily needs, including supermarkets, bakeries and drugstores. Just 350 m away is the Neumann Forum, a lively meeting place with retail outlets and cafés.

There are excellent public transport connections. The U2 underground line is 850 m away, about one bus stop, at Vinetastraße station, with connections to the M1 and M50 streetcars. The 255 bus and the M2 streetcar are available in the direction of Prenzlauer Allee. The Pankow S+U station can be reached in a few minutes by bus 250, which stops just 300 m away.

The location is particularly attractive for cyclists. Pankow is very green, with numerous parks, quiet streets and even designated cycle lanes that allow for relaxed and safe cycling. In around 11 minutes you can reach Kollwitzplatz in lively Prenzlauer Berg, where numerous cafés, restaurants, galleries and shopping opportunities await you.

Families benefit from the proximity to nurseries, schools and leisure facilities. The cinema in the Brotfabrik and various playgrounds in the area make the district particularly liveable. Parks and green spaces in the immediate vicinity are ideal for walks or sporting activities.

All in all, the property offers a quiet, green environment with excellent connections, short distances to shopping, culture and leisure as well as the attractive proximity to Prenzlauer Berg - one of Berlin's most sought-after locations.

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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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