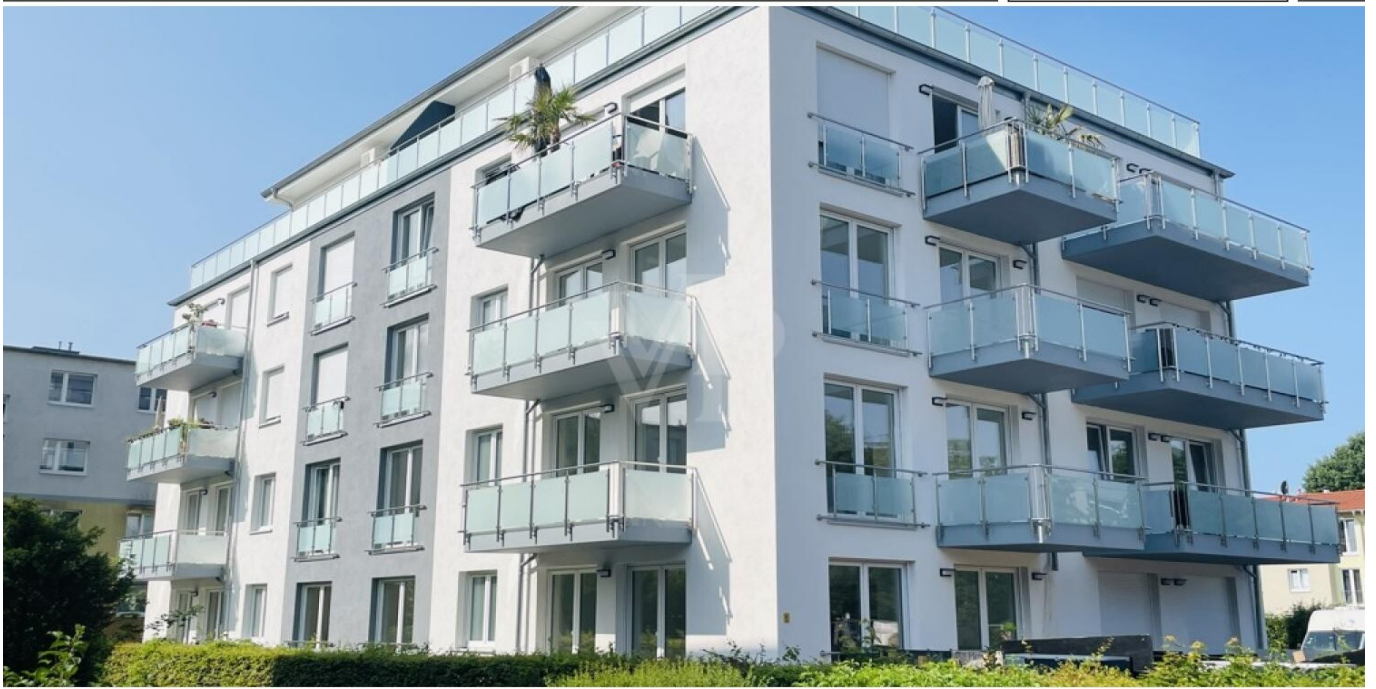


Berlin - Pankow

Barrier-free 3-room apartment with 2 balconies, elevator and underground parking in a quiet and central location

Property ID: 23071011-14c



www.von-poll.com

RENT PRICE: 1.933 EUR • LIVING SPACE: ca. 89,3 m² • ROOMS: 3

Property ID: 23071011-14c - 13189 Berlin - Pankow

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At a glance

Property ID	23071011-14c	Rent price	1.933 EUR
Living Space	ca. 89,3 m ²	Additional costs	313 EUR
Floor	1	Condition of property	Well-maintained
Rooms	3	Construction method	Solid
Bedrooms	2	Equipment	Guest WC, Built-in kitchen, Balcony
Bathrooms	1		
Year of construction	2023		
Type of parking	1 x Underground car park, 100 EUR (Rent)		

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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



Capital
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Pankow

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2024

Professionelle Immobilienbewertung
kostenfrei und unverbindlich

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

Kundenbewertung **4,9**
★★★★★

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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



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: 23071011-14c - 13189 Berlin - Pankow

A first impression

A modern and barrier-free 3-room apartment with approx. 89.30 m² of living space awaits you in the popular Licht Terrassen Berlin in Pankow. Completed in 2023, the residential ensemble boasts contemporary architecture, well-maintained surroundings and a quiet residential area with good connections to Prenzlauer Berg and the city center. The apartment is ideal for couples, small families or people looking for comfortable living.

The entrance area leads into the centrally located hallway, from which all rooms and the practical storage room are accessible.

The quietly located bedroom offers a view of the leafy inner courtyard. Floor-to-ceiling windows with triple glazing provide a bright feeling of space and, together with the modern floors, create a pleasant living atmosphere. Electric external blinds add to the comfort.

A further room is ideal as a dressing room, study or guest room and has access to the east-facing balcony.

The light-flooded living room forms the focal point of the apartment and offers direct access to the east and north-facing balconies. The open-plan design creates a pleasant connection between living and cooking. The modern fitted kitchen is fully equipped with hob, oven, dishwasher, fridge and freezer as well as an extractor fan to the outside. Generous work surfaces underline the modern character.

The barrier-free daylight bathroom impresses with modern sanitary facilities, a floor-level shower with folding doors, a bathtub, a towel radiator and a washing machine connection. A separate guest WC with electric ventilation completes the space. Separately adjustable underfloor heating in all rooms ensures a pleasant living climate.

The building has an elevator, an intercom system and a separate cellar compartment for the apartment. Bicycle parking spaces are available on the property and in the underground garage. A parking space in the underground garage can be rented as an option.

Further information: www.lichtterrassenberlin.de

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Details of amenities

Building

- Barrier-free design
- Elevator available in the building
- Intercom system
- Internet speed up to 250 MB (according to Telekom)
- Own cellar compartment
- Optional rental parking space in the underground garage
- Bicycle parking spaces on the property in the underground garage room
- Spacious bedroom with a view of the leafy inner courtyard
- second room with access to the east-facing balcony
- light-flooded living room with access to the east and north-facing balconies

Bathroom and WC

- barrier-free daylight bathroom with modern sanitary facilities, bathtub and floor-level shower
- Separate guest WC with electric ventilation

Kitchen and storage space

- modern fitted kitchen with oven, hob, extractor fan to the outside, dishwasher, fridge and freezer
- Practical storage room

Floor and window

- Easy-care and large-format tiled floors
- large floor-to-ceiling windows with triple glazing and electric external blinds heating
- Separately adjustable underfloor heating in all rooms

Contract details:

- Graduated rental agreement
- Minimum contract term of 12 months
- Kitchen rental agreement: regulates the use of the existing kitchen free of charge. There is no additional rent. The contract includes the use and careful handling of the fitted kitchen and the kitchen appliances it contains.

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All about the location

Only 1.5 km to Prenzlauer Berg! 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 350 m away, about one bus stop, at Vinetastraße station, with connections to the M1 and M50 streetcars and the U2 subway line. 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.

You can also reach the city highway in a short time via the nearby feeder road, making it easy to travel out of Berlin to the surrounding area and long-distance destinations.

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

LIABILITY: We would like to point out that the property information, documents, plans etc. provided by us originate from the seller or landlord. We therefore accept no liability for the accuracy or completeness of the information. It is therefore the responsibility of our customers to check the correctness of the property information and details contained therein. All real estate offers are non-binding and subject to errors, prior sale and rental or other interim utilization.

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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

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