

Berlin - Niederschönhausen

Built in 2021 - modern, bright with south-west-facing balcony, two bathrooms and elevator in the heart of Niederschönhausen

Property ID: 26071019--A



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PURCHASE PRICE: 527.000 EUR • LIVING SPACE: ca. 79 m² • ROOMS: 3

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At a glance

Property ID	26071019--A	Purchase Price	527.000 EUR
Living Space	ca. 79 m ²	Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Floor	1	Condition of property	Like new
Rooms	3	Construction method	Solid
Bedrooms	2	Equipment	Built-in kitchen, Balcony
Bathrooms	2		
Year of construction	2021		

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Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Pellet	Final Energy Demand	74.10 kWh/m ² a
Energy certificate valid until	08.02.2031	Energy efficiency class	B
Power Source	Gas	Year of construction according to energy certificate	2021

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The property



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

FÜR SIE IN DEN BETSEN LAGEN

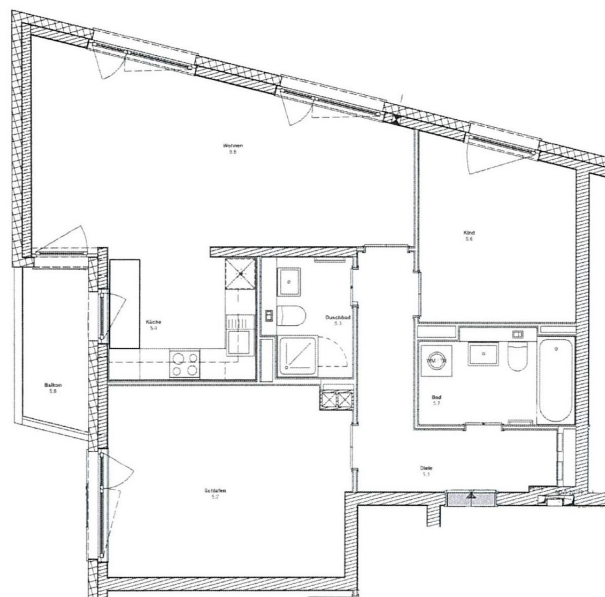


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Floor plans



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.

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A first impression

For sale is this modern apartment on the 1st floor with a living space of approx. 79 m², which was completed in 2021. This attractive property is located in a modern building with an elevator and offers three spacious rooms that are ideal for couples or small families.

The room layout includes an inviting living and dining area, which impresses with its openness to the modern and exclusive fitted kitchen. This was installed in 2022 and offers maximum cooking convenience with its Bosch brand appliances. The south-west-facing balcony is directly accessible from the living room and invites you to spend relaxing hours outdoors.

The property has two bedrooms that offer plenty of space and privacy. Two modern bathrooms, one equipped with a bathtub, while the second serves as a shower room, fulfill the requirements for upscale furnishings.

The apartment is fully equipped with Cat 6a cables, providing LAN sockets in every room - allowing connections of up to 10 Gbit/s.

The flooring consists of high-quality parquet, which, together with the underfloor heating, creates a pleasant living atmosphere. The heating is centralized, which guarantees efficient heat distribution throughout the apartment. The triple-glazed wooden windows and the balcony door are fitted with external roller blinds and offer optimum sun protection.

The property is in mint condition and is ready to move into. An elevator in the building provides barrier-free access to the apartment. The quality of the fixtures and fittings can be described as upscale and meets the expectations of modern living.

Further amenities include a large cellar compartment, which offers additional storage space. A bicycle and baby carriage room are also available.

The house rent is set at EUR 551.00 per month (incl. EUR 42.00 maintenance reserve).

Interested parties are cordially invited to arrange a viewing appointment to see the quality and benefits of this property for themselves. This as-new apartment offers an excellent opportunity to experience contemporary living comfort from modern construction in an attractive and central environment.

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Details of amenities

- Modern fitted kitchen from 2022 with brand-name appliances
- Spacious living and dining area with open kitchen
- Balcony facing south-west
- Parquet flooring
- underfloor heating
- Triple-glazed wooden windows and balcony door with external blinds
- Bathroom with bathtub
- Additional shower room
- Cat 6a cable - LAN sockets in every room - connections of up to 10 Gbit/s possible.
- elevator

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All about the location

Niederschönhausen is one of the most pleasant and greenest districts in Berlin. The extensive green spaces such as the nearby Zingerwiesen provide an idyllic setting for walks and outdoor picnics. Here you can breathe in the fresh air and escape the stresses of everyday life. In addition to the Zingerwiesen, the Schönholzer Heide, the Bürgerpark and, of course, the extensive park at Schönhausen Castle are also great places to spend time with the whole family. It's not just the parents who get their money's worth, as the surrounding area has numerous play and entertainment areas to explore.

Despite its quiet location in the middle of the countryside, Pankow-Niederschönhausen offers excellent public transportation connections and is close to the Berliner Ring freeway exit.

You can easily reach the Berlin-Pankow S-Bahn and U-Bahn station in around 14 minutes on the M1 streetcar line - the streetcar stop is 50m away.

The S-Bahn station offers connections to the S1 and S2 lines, which serve the city center and the western part of Pankow. The subway connects the southern part of Pankow with City East and City West. There are also a number of other streetcar and bus lines that provide excellent public transport connections.

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Other information

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Contact partner

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