

Berlin – Prenzlauer Berg

Fantastic top floor apartment with many extras

Property ID: 25463011



www.von-poll.com

PURCHASE PRICE: 1.450.000 EUR • LIVING SPACE: ca. 141,35 m² • ROOMS: 4

Property ID: 25463011 - 10405 Berlin – Prenzlauer Berg

- At a glance
- The property
- Energy Data
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

Property ID: 25463011 - 10405 Berlin – Prenzlauer Berg

At a glance

Property ID	25463011	Purchase Price	1.450.000 EUR
Living Space	ca. 141,35 m ²	Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Rooms	4	Modernisation / Refurbishment	2015
Bedrooms	3	Condition of property	Well-maintained
Bathrooms	1	Construction method	Solid
Year of construction	2000	Equipment	Terrace, Guest WC, Built-in kitchen

Property ID: 25463011 - 10405 Berlin – Prenzlauer Berg

Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy consumption certificate
Energy Source	Gas	Final energy consumption	143.10 kWh/m ² a
Energy certificate valid until	08.09.2035	Energy efficiency class	E
Power Source	Gas	Year of construction according to energy certificate	1900

Property ID: 25463011 - 10405 Berlin – Prenzlauer Berg

The property

FÜR SIE IN DEN BETSEN LAGEN



Definieren **Sie** Ihr Traumzuhaus – legen Sie Ihr Suchprofil bei VON POLL IMMOBILIEN an und lassen Sie Ihre Wohnträume Wirklichkeit werden.

Pankow | Florastraße 1 | 13187 Berlin | pankow@von-poll.com
Prenzlauerberg | Prenzlauer Allee 52 | 10405 Berlin | 030 - 20 14 37 10

Leading
REAL ESTATE
COMPANIES
IN THE WORLD

www.von-poll.com/berlin-pankow



Property ID: 25463011 - 10405 Berlin – Prenzlauer Berg

The property

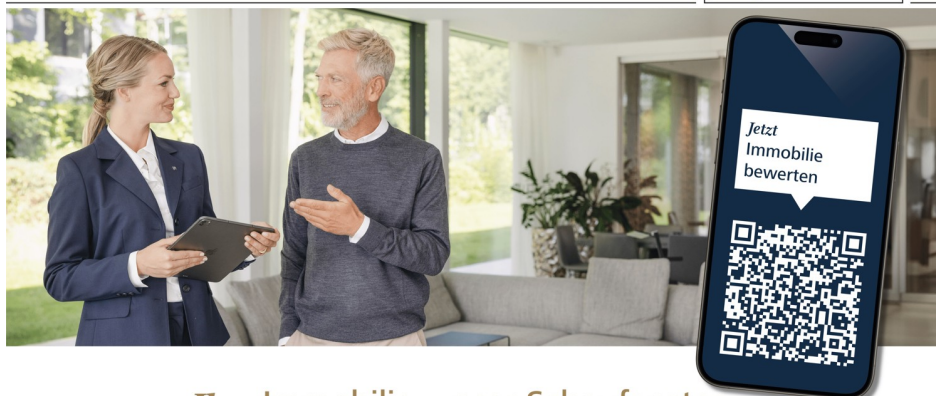


Property ID: 25463011 - 10405 Berlin – Prenzlauer Berg

The property



FÜR SIE IN DEN BETSEN LAGEN



***Ihre* Immobilie, unser Schaufenster –
Professionelle Bewertung durch VON POLL IMMOBILIEN.**

Pankow | Florastraße 1 | 13187 Berlin | pankow@von-poll.com
Prenzlauerberg | Prenzlauer Allee 52 | 10405 Berlin | 030 - 20 14 37 10

Property ID: 25463011 - 10405 Berlin – Prenzlauer Berg

The property



VON POLL
IMMOBILIEN

Capital
MAKLER-KOMPASS
TOP 1000
Top-Makler Berlin
★★★★★
Hochschule für
von Poll Immobilien
Pankow

BELLEVUE
Best Property
Agents
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
★★★★★

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

Map of Berlin showing the Pankow district highlighted in brown. Other districts shown include Spandau, Prenzlauer Berg, Zehlendorf, Tempelhof, and Treptow-Köpenick.

Property ID: 25463011 - 10405 Berlin – Prenzlauer Berg

A first impression

This exclusive top-floor apartment with around 141 m² of living space above the rooftops of Berlin was newly built in 2000 on an apartment building from 1900 and equipped with many extras.

With a total of four rooms, including two bedrooms and a spacious living and dining area including a south-facing terrace as well as an additional living studio with a north-facing terrace, this apartment is ideally adaptable to individual requirements.

The combination of a spacious layout and high-quality fittings makes this quiet top-floor apartment suitable for both couples and families looking for a comfortable and contemporary home in the heart of Berlin. Enjoy your 360° view over the Berlin cityscape with a glass of wine in the evening.

Please contact us for more information or to arrange a viewing. We look forward to presenting this attractive offer to you in more detail.

Property ID: 25463011 - 10405 Berlin – Prenzlauer Berg

Details of amenities

2000 newly built 4 room and 4 terrace - top floor apartment with elevator and rooftop terrace with 360° view over Berlin

- Daylight bathroom with walk-in shower incl. new washbasin
- Roasted country house floorboards
- Underfloor heating in all rooms
- Designer fitted kitchen with cooking island 2015 incl. wine cabinet
- well thought-out built-in cupboards
- Electrically controlled external slatted blinds with anemometer
- Air conditioning in the sleeping area
- Numerous skylight windows
- New roof terrace access
- Built-in cupboards under the access staircase
- Extra door security and modern curtain systems
- Awning system on the south-facing terrace with bankirai covering
- green inner courtyard with separate bin and bicycle area

Property ID: 25463011 - 10405 Berlin – Prenzlauer Berg

All about the location

Welcome to Prenzlauer Berg in Berlin - the apartment is located in the family-friendly Winzkiez. This neighborhood is known for its unique mix of historic architecture, modern living concepts and urban flair. The location in a quiet side street, which is characterized by leafy courtyards and charming old buildings, guarantees a feel-good atmosphere.

The surrounding area offers a variety of cafés, restaurants, bars and boutiques that invite you to linger and shop. Kollwitzplatz, the Zeiss Großplanetarium and the world-famous Mauerpark, a popular meeting place for young and old, are in the immediate vicinity. Weekly markets and events take place here regularly, enriching the cultural life of the neighborhood.

The public transport connections are excellent. The S-Bahn stations on the Ringbahn or at Alexanderplatz, which is only 2 km away, are easy to reach via the M2 streetcar lines and provide convenient connections to the main railway station, Alexanderplatz and other central locations in Berlin.

For local recreation and sporting activities, the nearby Mauerpark or Volkspark Friedrichshain offer plenty of green spaces and playgrounds. Here you can go for a walk, jog or simply enjoy nature.

The neighborhood's infrastructure is very well developed. Various supermarkets, doctors' surgeries, pharmacies, kindergartens and schools are within walking distance and guarantee a pleasant quality of life.

Your dream property is located in one of Berlin's most sought-after locations and is an ideal place to live for people who appreciate the vibrant city life and charm of a mature neighborhood. Here you can enjoy the advantages of an urban environment and at the same time benefit from the peace and quiet of a side street.

Property ID: 25463011 - 10405 Berlin – Prenzlauer Berg

Other information

Es liegt ein Energieverbrauchsausweis vor.
Dieser ist gültig bis 8.9.2035.
Endenergieverbrauch beträgt 143.10 kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Gas.
Das Baujahr des Objekts lt. Energieausweis ist 1900.
Die Energieeffizienzklasse ist E.

MONEY LAUNDERING: As a real estate brokerage company, von Poll Immobilien GmbH is obliged under § 2 para. 1 no. 14 and § 11 para. 1, 2 of the Money Laundering Act (GwG) to establish and verify the identity of the contractual partner when establishing a business relationship, or as soon as there is a serious interest in the execution of the real estate purchase contract. For this purpose, it is necessary for us to record the relevant data of your identity card (if you are acting as a natural person) in accordance with § 11 Para. 4 GwG - for example by means of a copy. In the case of a legal entity, we require a copy of the extract from the commercial register showing the beneficial owner. The Money Laundering Act stipulates that the broker must keep the copies or documents for five years. As our contractual partner, you also have a duty to cooperate in accordance with Section 11 (6) GwG.

LIABILITY: We would like to point out that the property information, documents, plans etc. passed on 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.

OUR SERVICE FOR YOU AS THE OWNER:

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.

Property ID: 25463011 - 10405 Berlin – Prenzlauer Berg

Contact partner

For further information, please contact your contact person:

Ulf Sobeck

Prenzlauer Allee 52, 10405 Berlin
Tel.: +49 30 - 20 14 371 0
E-Mail: prezlauer.berg@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com