

**Berlin - Pankow**

# Sunny attic apartment with a south-facing terrace and a kitchen-dining area with a dormer window—ready to move in, with great potential

**Property ID: 26071044**



**PURCHASE PRICE: 325.000 EUR • LIVING SPACE: ca. 65 m<sup>2</sup> • ROOMS: 2**

**Property ID: 26071044 - 13189 Berlin - Pankow**

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

**Property ID: 26071044 - 13189 Berlin - Pankow**

## At a glance

|                      |           |
|----------------------|-----------|
| Property ID          | 26071044  |
| Living Space         | ca. 65 m² |
| Floor                | 4         |
| Rooms                | 2         |
| Bedrooms             | 1         |
| Bathrooms            | 1         |
| Year of construction | 1910      |

|                               |                                                                                 |
|-------------------------------|---------------------------------------------------------------------------------|
| Purchase Price                | 325.000 EUR                                                                     |
| Type                          | Attic                                                                           |
| Commission                    | The buyer's commission is 3.57% (including VAT) of the notarized purchase price |
| Modernisation / Refurbishment | 2000                                                                            |
| Condition of property         | Well-maintained                                                                 |
| Equipment                     | Terrace                                                                         |

**Property ID: 26071044 - 13189 Berlin - Pankow**

## Energy Data

|                                |                              |
|--------------------------------|------------------------------|
| Type of heating                | Single-storey heating system |
| Energy Source                  | Gas                          |
| Energy certificate valid until | 17.02.2035                   |
| Power Source                   | Gas                          |

|                                                      |                           |
|------------------------------------------------------|---------------------------|
| Energy Certificate                                   | Energy demand certificate |
| Final Energy Demand                                  | 122.50 kWh/m²a            |
| Energy efficiency class                              | D                         |
| Year of construction according to energy certificate | 1910                      |

Property ID: 26071044 - 13189 Berlin - Pankow

## The property



Property ID: 26071044 - 13189 Berlin - Pankow

## The property



Property ID: 26071044 - 13189 Berlin - Pankow

## The property

**Capital**  
MAKLER-KOMPASS  
BEST 10/2023  
Top-Makler Berlin  
★★★★★  
Hochstrasse 6a  
von Poll Immobilien  
Pankow  
030 26071044

**BELLEVUE**  
Best Property  
Agents  
2024



**Professionelle Immobilienbewertung**  
kostenfrei und unverbindlich

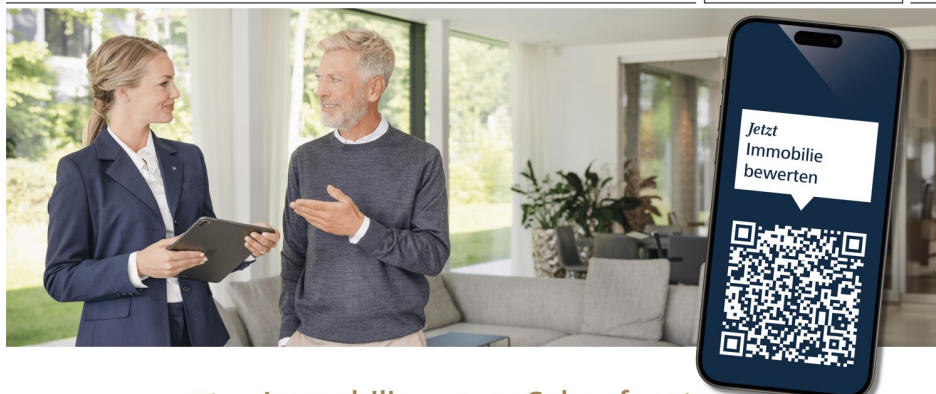
- ✓ Kompetente Wertermittlung vor Ort
- ✓ Zahlreiche registrierte und solvente Kaufinteressenten
- ✓ Aus Ihrer Region empfehlen uns unsere Kunden



**Kundenbewertung**  
★★★★★ **4,9**

Shop Berlin - Prenzlauer Berg | Prenzlauer Allee 52 | 10405 Berlin | T: 030 - 20 14 371 0 | [pankow@von-poll.com](mailto:pankow@von-poll.com)

FÜR SIE IN DEN BETSEN LAGEN



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

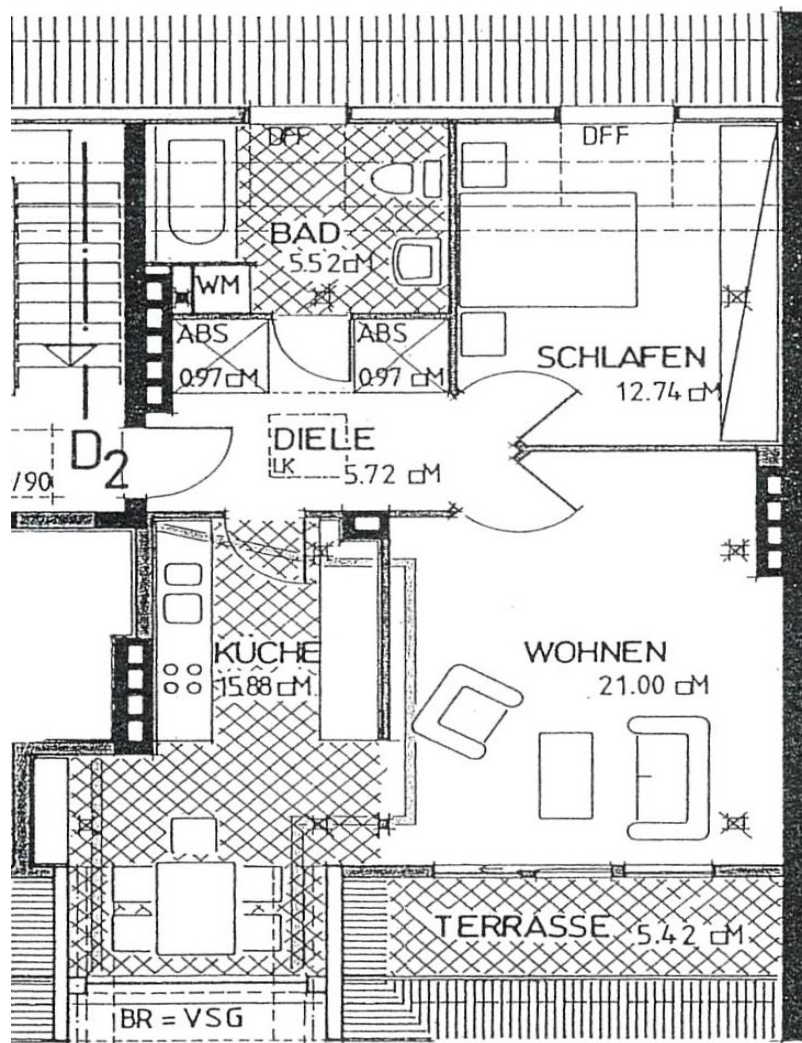
Pankow | Florastraße 1 | 13187 Berlin | [pankow@von-poll.com](mailto:pankow@von-poll.com)  
Prenzlauerberg | Prenzlauer Allee 52 | 10405 Berlin | 030 - 20 14 37 10

*Leading*  
REAL ESTATE  
COMPANIES  
IN THE WORLD

[www.von-poll.com/berlin-pankow](http://www.von-poll.com/berlin-pankow)

Property ID: 26071044 - 13189 Berlin - Pankow

## 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.

**Property ID: 26071044 - 13189 Berlin - Pankow**

## A first impression

This attic apartment, converted around 1994 and located on the 4th floor of a multi-family building constructed in 1910, offers approximately 65 m<sup>2</sup> of living space and features a well-thought-out layout comprising a living room with a south-facing terrace, a bedroom, and a kitchen-diner with a dormer window. The property is located in Pankow-Süd (a protected neighborhood) and was last modernized in 2000. The apartment offers plenty of potential for a personalized living space with historic charm.

The heart of the apartment is the spacious kitchen-living room, which features a dormer window. Here, you'll benefit from a double-glazed wooden window that was replaced in 2004. This window provides pleasant natural light and a beautiful view. The well-designed kitchen-dining area offers plenty of space for personal customization and creates a pleasant living area.

From the living room, you can access the south-facing terrace, which is ideal for enjoying sunny hours outdoors. Its south-facing orientation ensures optimal natural light. The patio door features double-glazed PVC construction, as do the skylights in the apartment.

The ceiling height of approximately 2.80 m gives the rooms a pleasant sense of space and creates a spacious atmosphere. In the entryway, a skylight provides additional natural light and a bright ambiance. A storage closet offers ample storage space.

The bathroom is equipped with a tub and tile flooring and features a skylight, ensuring good ventilation and plenty of natural light. The apartment's finishes are of standard quality. Laminate flooring has been installed throughout the living area, making it easy to maintain.

Heating is provided by a gas-fired individual heating system, which also supplies hot water to the bathroom. Additionally, you have access to a basement storage unit as well as bicycle parking in the courtyard and in the basement. The monthly maintenance fee is set at 210.00 EUR (excluding gas costs, but including 102.05 EUR for the maintenance reserve fund).

Come see for yourself during a viewing and experience the special atmosphere and design possibilities this apartment has to offer.

**Property ID: 26071044 - 13189 Berlin - Pankow**

## Details of amenities

- Kitchen-dining room with dormer window
- South-facing terrace
- Ceiling height approx. 2.80 m
- Bathroom with tub and skylight
- Laminate flooring
- Skylight in the entryway
- Double-glazed PVC skylight and patio door
- Double-glazed wooden window in the dormer (2004)
- Gas-fired central heating
- Storage area in the basement
- Bicycle storage room in the basement
- Courtyard with bicycle parking

**Property ID: 26071044 - 13189 Berlin - Pankow**

## All about the location

The apartment is located in Pankow-Süd (a neighborhood preservation zone), right at the gateway to Prenzlauer Berg.

This residential area benefits particularly from its immediate proximity to the trendy Prenzlauer Berg district, with its countless cafés and restaurants, while still enjoying quiet, green surroundings. It thus offers the ideal urban location for people who appreciate city life just as much as the tranquility of green spaces.

Shops for daily necessities on Prenzlauer Allee are within walking distance—and Prenzlauer Berg's largest shopping center, the "Schönhauser Allee Arcaden," is only about 1 km away. Retail stores, restaurants, and cafés invite you to shop and linger.

The Berlin S-Bahn ring and the U2 line—the most important north-south connection—are also located there.

Numerous tram and bus lines, all just a few minutes' walk away, provide excellent connections to the rest of the local public transit network. By bike, you can reach Berlin-Mitte via Kastanienallee in just a few minutes.

All in all—a prime urban location!

**Property ID: 26071044 - 13189 Berlin - Pankow**

## Other information

**MONEY LAUNDERING:** As a real estate brokerage firm, Poll Immobilien GmbH is required under Section 2(1)(14) and Section 11(1) of 2 of the Money Laundering Act (GwG), to verify the identity of the contracting party when establishing a business relationship or as soon as there is a serious interest in executing the real estate purchase agreement. To this end, we are required under Section 11(4) of the GwG to record the relevant information from your identification card (if you are acting as a natural person)—for example, by means of a copy. In the case of a legal entity, we require a copy of the commercial register extract identifying the beneficial owner. The Money Laundering Act stipulates that the real estate agent must retain the copies or documents for five years. As our contractual partner, you also have a duty to cooperate pursuant to Section 11(6) of the Anti-Money Laundering Act (GwG).

**LIABILITY:** Please note that the property information, documents, plans, etc., provided by us originate from the seller or landlord. We therefore assume no liability for the accuracy or completeness of the information. It is therefore the responsibility of our clients to verify the accuracy of the property information and details contained therein. All real estate offers are subject to change and are subject to errors, prior sale or rental, or other prior disposition.

### **OUR SERVICE FOR YOU AS A PROPERTY OWNER:**

If you are planning to sell or rent out your property, it is important for you to know its market value. Have the current value of your property professionally appraised by one of our real estate specialists—free of charge and with no obligation. Our nationwide and international network enables us to connect sellers or landlords with prospective buyers or tenants in the best possible way.

**Property ID: 26071044 - 13189 Berlin - Pankow**

## 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: [prenzlauer.berg@von-poll.com](mailto:prenzlauer.berg@von-poll.com)**

*To the Disclaimer of von Poll Immobilien GmbH*

---

**[www.von-poll.com](http://www.von-poll.com)**