

Berlin / Pankow – Niederschönhausen

Detached house - shell construction in prime Pankow location with family-friendly 8 planned rooms

Property ID: 24071003B



www.von-poll.com

PURCHASE PRICE: 599.000 EUR • LIVING SPACE: ca. 167,73 m² • ROOMS: 8 • LAND AREA: 443 m²

Property ID: 24071003B - 13156 Berlin / Pankow – Niederschönhausen

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

Property ID: 24071003B - 13156 Berlin / Pankow – Niederschönhausen

At a glance

Property ID	24071003B	Purchase Price	599.000 EUR
Living Space	ca. 167,73 m ²	Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Roof Type	Gabled roof		
Rooms	8	Condition of property	Gutted
Bedrooms	3	Construction method	Solid
Bathrooms	3	Usable Space	ca. 90 m ²
Year of construction	2024	Equipment	Terrace, Guest WC, Garden / shared use

Property ID: 24071003B - 13156 Berlin / Pankow – Niederschönhausen

The property



Property ID: 24071003B - 13156 Berlin / Pankow – Niederschönhausen

The property



Property ID: 24071003B - 13156 Berlin / Pankow – Niederschönhausen

The property



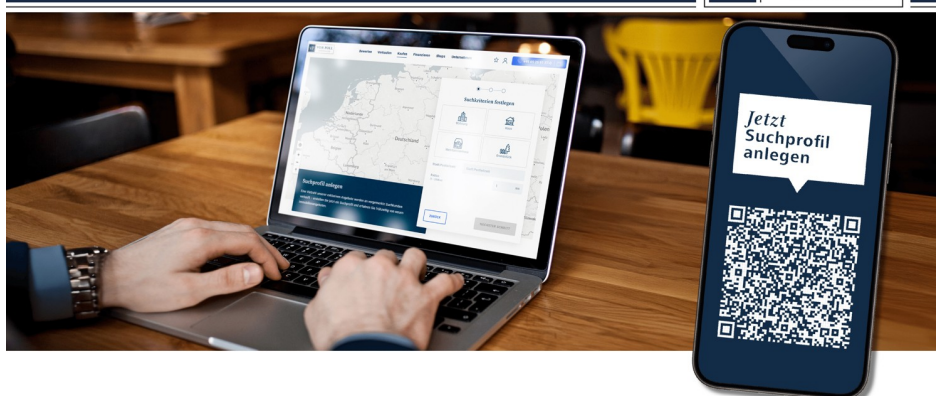
Property ID: 24071003B - 13156 Berlin / Pankow – Niederschönhausen

The property

FÜR SIE IN DEN BETSEN LAGEN



VON POLL
IMMOBILIEN



Definieren **Sie** Ihr Traumzu Hause – 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: 24071003B - 13156 Berlin / Pankow – Niederschönhausen

The property



FÜR SIE IN DEN BETSEN LAGEN



Vertrauen Sie einem
ausgezeichneten Immobilienmakler.

Kontaktieren Sie uns, wir freuen und darauf,
Sie persönlich und individuell zu beraten.

030 - 20 14 37 10



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

Property ID: 24071003B - 13156 Berlin / Pankow – Niederschönhausen

A first impression

This generously planned detached house offers a unique opportunity for buyers who are looking for a project with great potential and would like to realize their own ideas in the design of the house. The house is currently under construction. A completed cost plan of approx. € 265,000 from an architectural firm is available.

The building with the basement and the first floor was completely gutted and the original structure was rebuilt with a complete upper floor and roof. and the living space is, depending on the planning, a total of approx. 167 m², 90 m² usable space distributed over 8 rooms. The plot covers approx. 443 m².

The cellar will be converted into a basement, including a bathroom and further living space. There are plans to install a modern Vaillant heat pump and underfloor heating. In addition to the heat pump and underfloor heating, special features include a heat storage tank and a soft water system.

This property offers a rare opportunity to design and modernize a spacious family home according to your own ideas. With the completion of the measures already planned, nothing stands in the way of moving in soon. At this stage, all plans can still be adapted and changes made after the purchase of the property in its current state.

The property is currently in a shell state, but the measures for completion have already been planned in detail. The commissioned architectural office can guarantee that the extension will be completed in a timely manner.

This property offers a rare opportunity to design and modernize a spacious detached house according to your own ideas. With the completion of the measures already planned, nothing stands in the way of moving in soon.

Property ID: 24071003B - 13156 Berlin / Pankow – Niederschönhausen

Details of amenities

refurbishment measures still to be carried out:

1. plumbing & heating:

- Completion of the sanitary installations: Washbasins, WC facilities, shower facilities, bathtub
- Installation of a modern heat pump from Vaillant and underfloor heating

2. interior fittings:

- Electrical installations
- Interior plastering and façade work
- Dry construction work
- Screed laying
- Interior door installation
- Tiling work

3. facade work:

- Completion of the façade refurbishment to improve energy efficiency and aesthetics enhancement

Property ID: 24071003B - 13156 Berlin / Pankow – Niederschönhausen

All about the location

Niederschönhausen is one of the most pleasant and greenest neighborhoods in Berlin. Extensive green spaces such as Brosepark, Schönholzer Heide, Bürgerpark and of course the extensive park at the baroque Schönhausen Palace make the district attractive not only for families with children. Numerous artists and politicians still reside here. Although Pankow Niederschönhausen is a quiet district surrounded by greenery, it is very well connected to public transportation and close to the freeway exit Berliner Ring. The M 1 streetcar line and the 250 bus line provide a direct connection to the Berlin-Pankow S-Bahn and U-Bahn station and will take you there in around 15 minutes. The 150 bus takes you via Schönholz S-Bahn station directly to Osloer Straße subway station or Berlin-Buch S-Bahn station. The S-Bahn connects the center and the western part of Pankow with the S1 and S2 lines. The U-Bahn connects the south of Pankow with City East and City West. Kindergartens and schools, small shopping centers in the immediate vicinity and the Blauer Stern cinema make this family-friendly district in the north of Berlin both liveable and lovable.

Property ID: 24071003B - 13156 Berlin / Pankow – Niederschönhausen

Other information

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: 24071003B - 13156 Berlin / Pankow – Niederschönhausen

Contact partner

For further information, please contact your contact person:

Ulf Sobeck

Florastraße 1, 13187 Berlin
Tel.: +49 30 - 20 14 371 0
E-Mail: berlin.pankow@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com