

Berlin – Pankow

# Stylish apartment in an old building in a prime location in Pankow - three rooms and two balconies

Property ID: 25071025



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PURCHASE PRICE: 869.000 EUR • LIVING SPACE: ca. 139 m<sup>2</sup> • ROOMS: 3

Property ID: 25071025 - 13187 Berlin – Pankow

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

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## At a glance

|                      |            |
|----------------------|------------|
| Property ID          | 25071025   |
| Living Space         | ca. 139 m² |
| Floor                | 3          |
| Rooms                | 3          |
| Bedrooms             | 2          |
| Bathrooms            | 1          |
| Year of construction | 1906       |

|                       |                                                                          |
|-----------------------|--------------------------------------------------------------------------|
| Purchase Price        | 869.000 EUR                                                              |
| Commission            | Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price |
| Condition of property | Renovated                                                                |
| Construction method   | Solid                                                                    |
| Equipment             | Garden / shared use, Built-in kitchen, Balcony                           |

Property ID: 25071025 - 13187 Berlin – Pankow

## Energy Data

|                                |                   |
|--------------------------------|-------------------|
| Type of heating                | Central heating   |
| Energy Source                  | Light natural gas |
| Energy certificate valid until | 14.11.2028        |
| Power Source                   | Gas               |

|                                                      |                           |
|------------------------------------------------------|---------------------------|
| Energy Certificate                                   | Energy demand certificate |
| Final Energy Demand                                  | 109.30 kWh/m²a            |
| Energy efficiency class                              | D                         |
| Year of construction according to energy certificate | 1906                      |

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## A first impression

This prestigious apartment is located in a stately building from 1906, which is a listed building. The property has been extensively renovated and today combines modern living comfort with historical flair. A generous living space of approx. 139 m<sup>2</sup> is spread over three rooms, including two bedrooms and a bathroom. The apartment is furnished to a high standard. A central gas heating system provides cozy warmth in the cooler months. The entrance area of the building impresses with restored historical elements such as stucco ceilings, old tiles and large, box-like windows that create a nostalgic ambience. A stately, spacious staircase leads to the third floor, where the apartment is located. The wide, bright hallway leads to a large room on the left with direct access to one of the two balconies. Here there is also a passageway to another room with access to a second balcony, which offers a wonderful view of Breite Strasse and the Pankow church. The stucco ceiling and original doors emphasize the original charm of the rooms. To the right is the kitchen and the bathroom with bathtub. The kitchen is equipped with modern fixtures - there is also enough space for a large dining table. Particularly noteworthy is the light-flooded room measuring over 39 m<sup>2</sup>, which has a special character thanks to the original wood paneling on the walls. This room is ideal as a representative living room or as a combined living and working area. Real wood parquet flooring enhances the entire living area and creates warm accents that match the historic building fabric. The box-type windows also emphasize the classic style of the apartment and contribute to the excellent lighting. The property is located in the popular district of Pankow, which is characterized by its excellent infrastructure and proximity to the city center. Shopping facilities, schools and public transport are diverse and easily accessible, which further enhances living comfort. This offer is aimed at prospective buyers who appreciate the advantages of historic buildings and at the same time value modern amenities. Arrange a viewing appointment and let yourself be convinced by this unique combination of history and modernity.

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## Details of amenities

- Box window
- Real wood parquet
- Original doors
- Wood paneling in the living room
- Tiles in the bathroom and kitchen
- Fitted kitchen
- Stucco ceilings

Property ID: 25071025 - 13187 Berlin – Pankow

## All about the location

Pankow is a district with lots of greenery. Villas and detached houses dominate the cityscape alongside apartment buildings. The district is one of the middle-class residential areas in northern Berlin. Breite Straße was originally a village green. The central island with the parish church, one of the largest in Berlin, still bears witness to this today. A weekly market has been held on the square in front of the parish church since 1857. Many traces of history can be found in this street. Today, however, it is one of Pankow's most important main arteries, running from the Neue Schönholzer Straße junction to Stiftsweg. The residential area is one of the most sought-after locations in Pankow - characterized by outstanding buildings from the Wilhelminian era and at the same time close to public transport (M1, bus lines 250, 255 are around the corner) and educational institutions. Extensive green spaces within walking distance, such as the Bürgerpark and of course the extensive park at Schönhausen Palace, make the district attractive not only for families with children. Celebrities from the worlds of business, art and culture also appreciate the attractive residential area with its excellent infrastructure. The Volkspark Schönholzer Heide is approx. 1.6 km away. The center of Pankow with small stores, cafés, bakeries and much more is in the immediate vicinity. The Rathaus Center can be reached on foot in approx. 2 minutes and offers everything your heart desires. The Pankow underground and S-Bahn station is only a 12-minute walk away. From there you can quickly reach all important points in Berlin, but you can also quickly reach the beautiful surrounding area of Berlin. The city center and the western part of Pankow are served by the S1 and S2 S-Bahn lines. The U-Bahn connects the south of Pankow with City East and West. Other streetcar and bus lines complement the excellent public transport connections as well as the proximity to the Berliner Ring junction and the city highway.

Property ID: 25071025 - 13187 Berlin – Pankow

## Other information

Es liegt ein Energiebedarfsausweis vor. Dieser ist gültig bis 14.11.2028. Endenergiebedarf beträgt 109.30 kwh/(m<sup>2</sup>\*a). Wesentlicher Energieträger der Heizung ist Erdgas leicht. Das Baujahr des Objekts lt. Energieausweis ist 1906. Die Energieeffizienzklasse ist D. 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: 25071025 - 13187 Berlin – Pankow

## Contact partner

For further information, please contact your contact person:

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