

Exposé

Wohnung in Berlin

PROVISIONSFREI Neubau im kinderfreundlichsten und grünsten Kiezgebiet der Stadt



Objekt-Nr. **OM-320727**

Wohnung

Verkauf: **560.000 €**

Ansprechpartner:
Wohnung Pankow

13156 Berlin
Berlin
Deutschland

Baujahr	2021	Übernahme	Nach Vereinbarung
Etagen	4	Zustand	Neuwertig
Zimmer	3,00	Schlafzimmer	1
Wohnfläche	79,26 m ²	Badezimmer	2
Energieträger	Holzpellets	Etage	1. OG
Hausgeld mtl.	200 €	Heizung	Fußbodenheizung

Exposé - Beschreibung

Objektbeschreibung

*Price reduced and provisionfrei is until 15.01

Do you want to buy a neubau but do not wish to wait and worry about construction process and quality of the result? Here is your chance to buy an apartment in the modern new building constructed in the end of 2021. The building is created by a respected Munich based developer that provide 5 years of active guarantee. All garden works are already done and neighbours finished their installations, so there is no noise, drilling – just enjoy the living!

- ✓ 1000 Mbit/s glass-fiber network Vodafone/Telekom
- ✓ Spacious dry Keller
- ✓ Secure bicycles rooms
- ✓ Large elevator
- ✓ Playground for kids in the garden
- ✓ Central heating room and well organised territory

Garden and building are regularly cared after.

A lot of light, rooms are bright. But temperature is stable, thanks to the shades and a great insulation.

* The apartment doesn't need extra cooling during the summer, even in the heatwave it stays comfortable

During the winter the apartment is great at keeping the warm and heated floors provide control on the temperature in each room.

- ✓ 1st floor
- ✓ 3 rooms: master bedroom, a room for an office or kids and a spacious living room
- ✓ 2 bathrooms: Dusche, Badewanne
- ✓ Modern kitchen with Dekton®, anti-touch and Bosch appliances
- ✓ balcony has enough space to grow plants or flowers and have a water pool for kids.

Great sound insulation: neighbours didn't hear our newborn as we never heard any noise from our neighbours

Ausstattung

heated floor oak parquet

CAT6E network cables for 10Gbit LAN

tiles in the kitchen and 2 bathrooms

radiator with an external power to dry/heat a bathroom in case needed.

wooden eco windows provide flexible positions to control the air flow

mosquito net/sun protector on the windows

modern wooden jalousie in the living room

Kitchen

Modern Nobilia kitchen goes all the way to the ceiling, providing a lot of storage space. Countertop and kitchen collar is built with an indestructible Dekton stone-like material. Kitchen follows a custom design making it possible to have large sink and using corner space to the maximum. Appliances are the top of the line available in 2022 – induction cooktop, oven with pyrolyse support, dishwasher with an extra shelf for cutlery, touch-sensor tap, spacious fridge with a freezer.

Fußboden:

Parkett, Fliesen

Weitere Ausstattung:

Balkon, Keller, Fahrstuhl, Vollbad, Duschbad, Einbauküche, Gäste-WC

Sonstiges

Price reduced and provisionfrei is until 15.01

Hausgeld is 200€/m + cold/warm water and heating.

For our family it is ~550€/m

Lage

The area is a heaven for families and is likely the greenest part of the city with tree tops connecting to a green arc above the streets. Neighbourhood is quiet and prestigious. There are plenty of beautiful streets to walk around. More than 15 KiTas are within the walking distance, plenty of playgrounds, amazing parks and even a little forest. In just 15 minutes by bicycle you can reach the fields outside of the city and a small nature reserve or a botanical garden with animals.

a lot of parks: Schlossgarten Schönhausen, Bosepark, Naturgarten Pankow, Volkspark Schönholzer Heide

Animals: Kinderbauernhof Pinke-Panke, Ziegengehege, Wildtiergehege im Botanischen Volkspark

♀ Sommerbad Pankow - Berliner Bäder

Supermarkets REWE, Edeka, Netto, Penny, Den's Biomarkt, Rossman and others are close by

Lieferando and Wolt delivery services are available in the area.

Good restaurants in the area in 5 min by foot: Auszeit, Friedrich, Pho Bowl, Hua Li Du, Athos, Pizzeria Mamma Mia, etc

Kino Blauer Stern 10 min by foot

Nearest shopping mall is Rathaus Center Pankow 10 minutes by tram with Kaufland, TK Maxx, etc.

Schönhauser Arcaden is 20 minutes by tram

Great connection by public transport: 30 min by tram to the Alexanderplatz, a few bus lines, 150, 250, M1 and so on

S/U-bahn Pankow easy to reach with E-scooters in the area, bus, tram or bicycle

S-bahn Schönholz is reachable through park walk

Car sharing: Miles, Freenow and Sixt

✓ Car connection is also good, both A111 and A114 are reachable fast with IKEA just 25 minutes away.

Infrastruktur:

Apotheke, Lebensmittel-Discount, Allgemeinmediziner, Kindergarten, Grundschule, Hauptschule, Realschule, Gymnasium, Gesamtschule, Öffentliche Verkehrsmittel

Exposé - Energieausweis

Energieausweistyp	Bedarfsausweis
Erstellungsdatum	ab 1. Mai 2014
Endenergiebedarf	74,10 kWh/(m ² a)
Energieeffizienzklasse	B



Exposé - Galerie

Ready to move in modern neubau

Buy modern building apartment and move in a month without waiting

- high quality construction standards
- 2 bathrooms, balcony, playground
- never hear noise from neighbours
- heated wooden floor
- prestigious and calm neighbourhood
- 30 min to Alexanderplatz by tram
- REWE, Netto, Rossmann, Denny's BioMarkt, restaurants and Kino in 5 min by foot

provision frei

Dekton® kitchen

Family friendly

Opt fib inte

Highlights

Exposé - Galerie



Hof mit dem Spielplatz



Grüne Straßen

Exposé - Galerie



Grüne Straßen



Haus

Exposé - Galerie



Grüne Straßen



Treppe und Fahrstuhl

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Wohnzimmer



Moderne Küche

Exposé - Galerie



Moderne Küche



Exposé - Grundrisse

