

Berlin / Pankow – Niederschönhausen

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

*Property ID: 24071003B*



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**PURCHASE PRICE: 599.000 EUR • LIVING SPACE: ca. 167,73 m<sup>2</sup> • ROOMS: 8 • LAND AREA: 443 m<sup>2</sup>**

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## At a glance

|                      |                           |
|----------------------|---------------------------|
| Property ID          | 24071003B                 |
| Living Space         | ca. 167,73 m <sup>2</sup> |
| Roof Type            | Gabled roof               |
| Rooms                | 8                         |
| Bedrooms             | 3                         |
| Bathrooms            | 3                         |
| Year of construction | 2024                      |

|                       |                                                                          |
|-----------------------|--------------------------------------------------------------------------|
| Purchase Price        | 599.000 EUR                                                              |
| Commission            | Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price |
| Condition of property | Gutted                                                                   |
| Construction method   | Solid                                                                    |
| Usable Space          | ca. 90 m <sup>2</sup>                                                    |
| Equipment             | Terrace, Guest WC, Garden / shared use                                   |

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## The property



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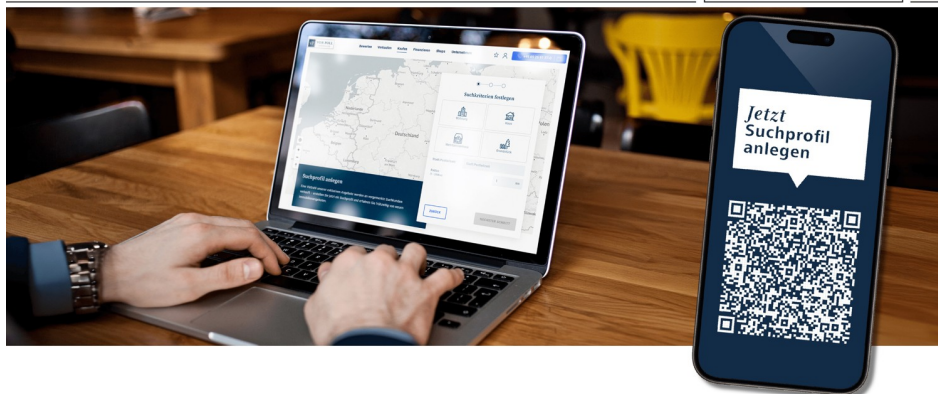
## The property



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## The property

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## The property



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## 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 m<sup>2</sup>, 90 m<sup>2</sup> usable space distributed over 8 rooms. The plot covers approx. 443 m<sup>2</sup>.

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.

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## 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

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## 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.

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## Other information

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## Contact partner

For further information, please contact your contact person:

Ulf Sobeck

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*To the Disclaimer of von Poll Immobilien GmbH*

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