

Berlin – Pankow

## Modern 3-room first floor apartment in idyllic Pankow - newly built apartment with two sunlight terraces

Property ID: 23071011-2



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

RENT PRICE: 1.455 EUR • LIVING SPACE: ca. 65,69 m<sup>2</sup> • ROOMS: 2

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## At a glance

|                      |                                          |
|----------------------|------------------------------------------|
| Property ID          | 23071011-2                               |
| Living Space         | ca. 65,69 m <sup>2</sup>                 |
| Floor                | 1                                        |
| Rooms                | 2                                        |
| Bedrooms             | 1                                        |
| Bathrooms            | 1                                        |
| Year of construction | 2023                                     |
| Type of parking      | 1 x Underground car park, 100 EUR (Rent) |

|                       |                                     |
|-----------------------|-------------------------------------|
| Rent price            | 1.455 EUR                           |
| Additional costs      | 230 EUR                             |
| Condition of property | Well-maintained                     |
| Construction method   | Solid                               |
| Equipment             | Terrace, Guest WC, Built-in kitchen |

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## Energy Data

|                                |                        |                                                      |                           |
|--------------------------------|------------------------|------------------------------------------------------|---------------------------|
| Type of heating                | Underfloor heating     | Energy Certificate                                   | Energy demand certificate |
| Energy Source                  | Air-to-water heat pump | Final Energy Demand                                  | 25.00 kWh/m²a             |
| Energy certificate valid until | 23.11.2033             | Energy efficiency class                              | A+                        |
| Power Source                   | Air-to-water heat pump | Year of construction according to energy certificate | 2023                      |

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## Wohnungen Elsa-Brändström-Str. 86, Berlin

Ansicht Eschengraben (Abweichungen in den Zeichnungen zur Ausführung sind möglich)



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## The property

### Wohnungen Elsa-Brändström-Str. 86, Berlin

Ansicht lange Rückseite (Abweichungen in den Zeichnungen zur Ausführung sind möglich)





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★★★★★

Shop Berlin - Pankow | Florastraße 1 | 13187 Berlin | T.: 030 - 20 14 371 0 | pankow@von-poll.com

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## Floor plans

**Anlage zum Mietvertrag Aufteilung der Wohnung Nr. 5**

(Wohnfläche 65,69, aufgeteilt in 60,06 qm + 50 % der Balkonflächen)

(Wohnung nach links spiegeln)

Vorbehaltlich geringfügiger Änderungen in der Ausführung



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.

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## A first impression

Welcome to Licht Terrassen Berlin - the exclusive new building in our capital city!

We offer you this 3-room new-build apartment from 2023, which offers you modern living space with a well thought-out floor plan and lots of light. The barrier-free apartment is located on the first floor of a detached apartment building in a quiet residential area in Berlin Pankow. It is characterized in particular by its light-flooded character, which is generated by daylight from at least two sides, as well as by the spacious two east and south-facing terraces.

The apartment is barrier-free and offers you maximum comfort. The spacious living area is laid with high-quality tiles, creating a cozy and elegant atmosphere. The apartment has floor-to-ceiling windows including electric external blinds. The terraces offer space for cozy hours with friends and family.

Underfloor heating keeps the temperature in winter. Accessibility allows you to enter the apartment without obstacles and move around freely. A modern fitted kitchen with all the necessary appliances offers you space for your cooking skills.

In summary, our 3-room terrace apartment from 2023 offers you a modern living atmosphere with high-quality tiles, a beautiful south-west-facing terrace area, large window areas and daylight from at least two sides, underfloor heating, accessibility and a practical fitted kitchen - all the amenities for modern living.

We are sure that you will quickly feel at home in this apartment and can live comfortably and pleasantly all year round.

Further information at: [www.lichtterrassenberlin.de](http://www.lichtterrassenberlin.de)

Arrange a viewing appointment with us.

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## Details of amenities

- elevator
- Modern sanitary facilities
- bathroom with daylight incl. shower and bathtub
- two terraces on the first floor
- modern tiled floors
- underfloor heating
- barrier-free
- Daylight bathrooms with shower and bathtub
- modern fitted kitchen
- triple glazing
- large floor-to-ceiling window elements
- extra storage room
- cellar compartment
- electric external blinds
- bicycle parking space

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## All about the location

Only 3 km to Kollwitzplatz! The Licht Terrassen are located in the southern part of the Pankow district in the Neumannkiez, bordering the Weißensee and Prenzlauer Berg districts. It is a quiet residential area consisting of several residential buildings, most of which were built in the 1960s. The quiet residential area is characterized by small residential streets with lots of trees.

Shopping facilities for daily necessities are within walking distance. The Neumann Forum is only 350 meters or approx. 5 minutes' walk away. There, retail stores, restaurants and cafés invite you to store and linger.

In 850 meters or one bus stop with the 250 bus you can reach the most important north-south subway connection of the U2 station Vinetastraße. There is also a connection to the M1 and 50 streetcars, while the 255 bus and the M2 streetcar are available to take you to Prenzlauer Alle. All in all, a very good connection to other local public transport. You can reach Kollwitzplatz in the trendy Prenzlauer Berg district with its countless cafés and restaurants in 11 minutes by bike in the direction of the city center. Kindergartens and schools in the immediate vicinity and the cinema in the Brotfabrik make this family-friendly district in the north of Berlin liveable and lovable.

All in all - the best urban location!

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## Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 23.11.2033.

Endenergiebedarf beträgt 25.00 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Luft/wasser Wärmepumpe.

Das Baujahr des Objekts lt. Energieausweis ist 2023.

Die Energieeffizienzklasse ist A+.

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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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