

B94 – Life in the former film city of Weissensee

13088 Berlin, Terraced house for sale

Object ID: B94_T02



Living area approx.: **87.40 m²** - Rooms: **3** - Purchase price: **769,384 EUR**



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Object ID	B94_T02
Property Type	House, Terraced house
Address	(Berlin Pankow - Weißensee) 13088 Berlin Berlin
Floor	EG
Floors in the house	3
Living area approx:	87.40 m²
Rooms	3
Schlafzimmer	2
Bathrooms	1
Balconies	1
Heating system	Underfloor heating
Primary energy supplier	Air/water heating pump
Year of construction	2024
Condition	First occupation
Features	Luxury
Features	Balcony, Bathtub, Daylit bathroom, Guest WC, Parkettboden, Shower, Storage room, tiled floor
Subject to commission	Yes
Buyer's commission	3.57% of the purchase price incl. 19% VAT, payable by the buyer to the broker The commission is due and earned with the notarization of the purchase contract. We have concluded a commissionable brokerage contract with the seller in the same amount.
Purchase price	769,384 EUR



Objektbeschreibung

Urbanity for young families: The mid-terrace house in the top renovated remise with terrace offers a living area of approx. 87.4 m² and a garden area of approx. 12.2 m². A clever floor plan design gives the ground floor with approx. 28.7 m² an open and thus maximally sociable living-dining-kitchen area plus entrance area, attached WC and small storage room.

The upper floor accommodates a bedroom and a children's room of approx. 12 m² each and a modern bath with tub. On the third floor there is further practical storage space thanks to the pointed floor. The luxurious fittings include real wood parquet flooring and underfloor heating as well as high-quality sanitary design.

Features

The following features await you in all our units:

- Fine real oak parquet flooring (JOKA oak laminated parquet or similar)
- partly floor-to-ceiling windows
- most modern building services
- smooth plastered walls
- High-quality bathrooms with walk-in shower
- WC system by Geberit / wall-mounted WC by Vitra
- shower fittings from Grohe or equivalent
- Ceramic objects of Villeroy & Boch or Keramag quality
- Bathroom tiles of Villeroy & Boch quality (60x30 light grey)
- Soundproof windows incl. heat insulation glazing
- Bicycle parking spaces on the property
- Video intercom with colour video monitor

Sonstiges

Black Label's international team can offer advice on all stages of property purchase, from the financial benefits of buying property in Germany to the step by step process of acquiring your new home or investment. Our team speaks fluent English, German, French and Mandarin, and works together with a team of English-speaking lawyers, notaries and mortgage brokers in Berlin.

We can provide you with a varied choice of properties to suit your needs. Just send us your search specifications, including:

- Property style
- Budget
- Location
- Investment or own use

For advice on financing your German property purchase, please get in touch with a member of our team. Our independent mortgage broker is able to offer up to 70% to international clients, and our



recommended lawyers are at hand to explain the legal process of buying real estate in Germany. Interested in letting your new Berlin property? Black Label offers management packages for both furnished and unfurnished lets, as well as a complete design and furnishing service tailored to your style. Get in touch with us or stop by the office for more information.

All information is provided by the seller. BLP Investments GmbH therefore accepts no liability for the accuracy of the information. In particular, the information on the living space, the usable space and the division of the living/usable space has not been checked by us by means of our own measurement or our own calculation of the living space. The information on the year of construction has not been verified by inspection of the building file.

Energieausweis

Energieausweis

wird bei Besichtigung vorgelegt



Location

The former film city of Berlin-Weißensee impresses with its organically grown, lively neighbourhood culture. Surrounded by the composers' quarter, the Weißen See lake and Antonplatz square, life is central yet quiet, away from Berlin's vibrant city centre.

In numerous nearby parks, such as the one around the Weißen See lake and the Jewish cemetery, you can recharge your batteries in the peace and quiet of nature.

In terms of infrastructure, the area around Berliner Allee offers everything that is part of a modern, urban life: a variety of shopping facilities, schools, daycare centres and play facilities, as well as good connections to public transport. The tram line M4, for example, takes you to Alexanderplatz in just 17 minutes, with a stop at the Greifswalder Straße S-Bahn station of the Ringbahn, which serves the entire city area. You can reach Berlin-Mitte in about 15 minutes by car, and Berlin Brandenburg Airport in a good 30 minutes.

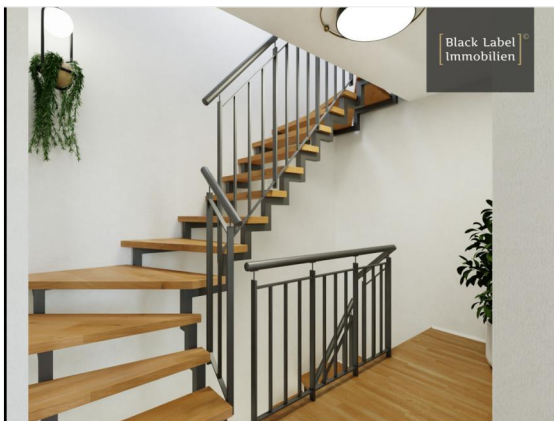




Example view to the Terrace



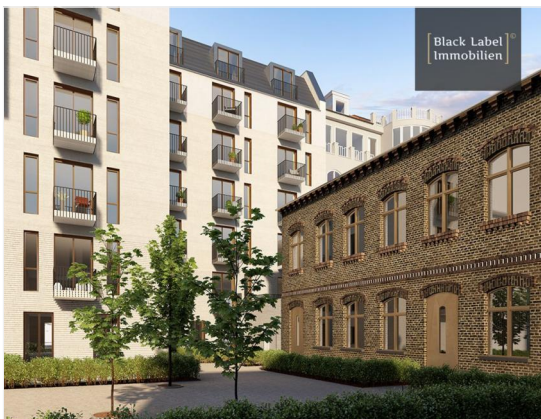
Example Living area



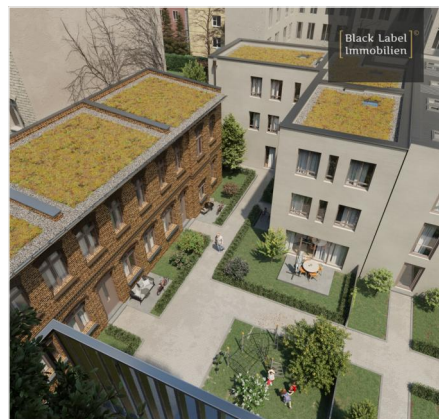
Example Staircase



Example childrens room



BA 94A New building and remise

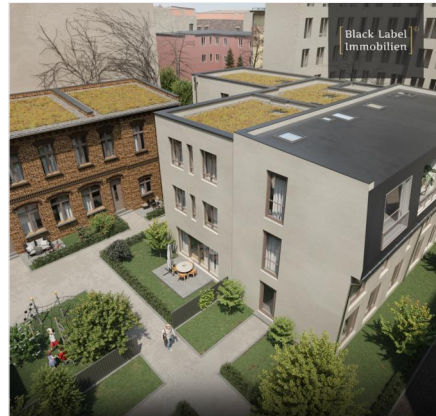


Remise and Townhouse





View



Townhouse and Remise

