

# Commission-free for the buyer: Unique penthouse in Schönholzer Heide in Berlin Pankow

13156 Berlin, Maisonette for sale

Object ID: 8405



Living area approx.: **168.48 m<sup>2</sup>** - Rooms: **4** - Purchase price: **1,179,000 EUR**



## Commission-free for the buyer: Unique penthouse in Schönholzer Heide in Berlin Pankow

Object ID	8405
Property Type	Apartment, Maisonette
Address	(Berlin Pankow) 13156 Berlin Berlin
Floor	5
Floors in the house	5
Living area approx:	168.48 m²
Balcony/Terrace space approx	54.22 m²
Rooms	4
Schlafzimmer	2
Bathrooms	2
Balconies	1
Heating system	Underfloor heating
Primary energy supplier	Gas
Year of construction	2022
Condition	First occupation
Features	Luxury
Features	Balcony, Bathtub, Cellar, Daylit bathroom, Guest WC, Lift, Parkettboden, Shower, Storage room
Buyer's commission	Commission-free for the buyer!
Maintenance fees	493.59 EUR
Purchase price	1,179,000 EUR



## Objektbeschreibung

LIGHT-FILLED WITH ATMOSPHERE. YOUR HOME TO FEEL GOOD IN.

The modern, extraordinary penthouse flat of approx. 168 m<sup>2</sup> is located on the 4-5 floor of a new building with a far-reaching view of Schönholzer Heide.

The spacious living/dining areas with open-plan kitchen, cosy bedrooms and children's rooms and bathrooms impress with elegant, high-quality materials and furnishing details.

Thanks to the well-thought-out floor plans, you can also develop completely freely and furnish the rooms according to your taste - from the living area and wall unit to the personal dream kitchen. Space for productive work in the home office on the gallery level has also been thought of.

## Features

- ? Bright atmosphere with floor-to-ceiling windows with triple insulating glazing
- ? High-quality parquet and tiled flooring
- ? Maximum design freedom thanks to media connections in all living areas
- ? Partly daylight bathrooms and guest WCs
- ? Bathrooms with brand-name sanitary ware and designer fittings
- ? Electric roller shutters on all windows
- ? Modern lift systems to each residential level
- ? Gas boiler in combination with solar system

## 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.

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

Energieausweistyp	Bedarfsausweis
Issued on	nach dem 1.5.2014
Gebäudeart	Wohngebäude
Year of construction	2022
Primary energy source	Gas
Energy demand	30.00 kWh/(m <sup>2</sup> ·a)
Energy efficiency class	A



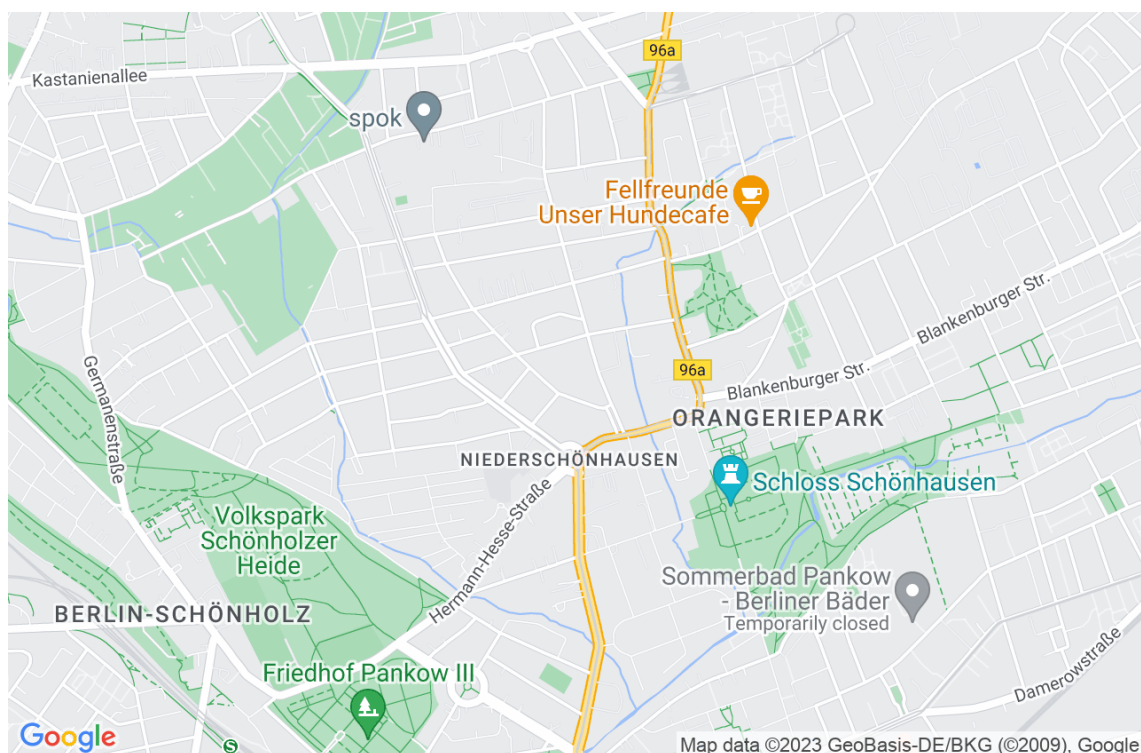
## Location

Green city life with kids or city living close to nature for two - with this penthouse you can now fulfil your dream of a high-quality address in Berlin. And in a residential location that will delight you with its particularly attractive advantages. Centrally located in the middle of the Pankow district and contemplatively charming in the Niederschönhausen district.

Here, within walking distance of the largely natural, wooded Volkspark Schönholzer Heide, our attractive new building ensemble is being constructed in aesthetically sophisticated architecture, with clear lines, generous glazing and façade accents. Your home combines urban liveliness and nature in an ideal way.

Here you will live in the middle of a district characterised by well-kept old buildings and villa architecture, nestled between generous parks and green spaces. Among them are the stately gardens around the pretty baroque Schönhausen Palace, which Frederick the Great once gave as a gift to his wife.

In addition to its historical charm and friendly small-town feel, you can also enjoy all the advantages of big-city life, which makes everyday life easy and leisure time can be effortlessly spent relaxing or being active as you wish. And all this in attractive proximity to Berlin-Mitte - so destinations such as the city centre and main railway station can be reached quickly and easily by car, bus or S-Bahn.







Galery



Living area



Facade



Dining area



## Grundriss

Floor plan 4th

### 4-Zimmer-Maisonette 4./5. OG



Wohnen/Essen/Kochen	ca. 38,70 m <sup>2</sup>
Schlafen	ca. 18,14 m <sup>2</sup>
Kind	ca. 14,37 m <sup>2</sup>
Bad 1	ca. 6,52 m <sup>2</sup>
Bad 2	ca. 8,69 m <sup>2</sup>
Diele	ca. 5,57 m <sup>2</sup>
Abstellraum und Treppe	ca. 1,61 m <sup>2</sup>
Dachterrasse 1	ca. 5,02 m <sup>2</sup> (50 %)
Dachterrasse 2	ca. 9,98 m <sup>2</sup> (50 %)
Dachterrasse 3	ca. 13,81 m <sup>2</sup> (50 %)
Balkon 1 ca. 3,63 m <sup>2</sup> (50 %)	ca. 1,81 m <sup>2</sup>
Balkon 2 ca. 3,41 m <sup>2</sup> (50 %)	ca. 1,70 m <sup>2</sup>

**Wohnfläche 4. OG** ca. 111,52 m<sup>2</sup>



## Grundriss

Floor plan 5th

