Berlin - Pankow – Prenzlauer Berg

Rarity in a listed ensemble - high-quality 6-room apartment in the heart of Weißensee!

Property ID: 25463074

PURCHASE PRICE: 1.850.000 EUR • **LIVING SPACE:** ca. 250 m² • **ROOMS:** 6

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At a glance

Property ID	25463074
Living Space	ca. 250 m²
Floor	1
Rooms	6
Bedrooms	3
Bathrooms	3
Year of construction	1912
Type of parking	1 x Underground car park

Purchase Price	1.850.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Modernisation / Refurbishment	2023
Condition of property	Renovated
Construction method	Solid
Equipment	Guest WC, Sauna, Garden / shared use, Built-in kitchen, Balcony

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Energy Data

Type of heating	Central heating	Energy Certificate	Legally not required
Power Source	Gas		

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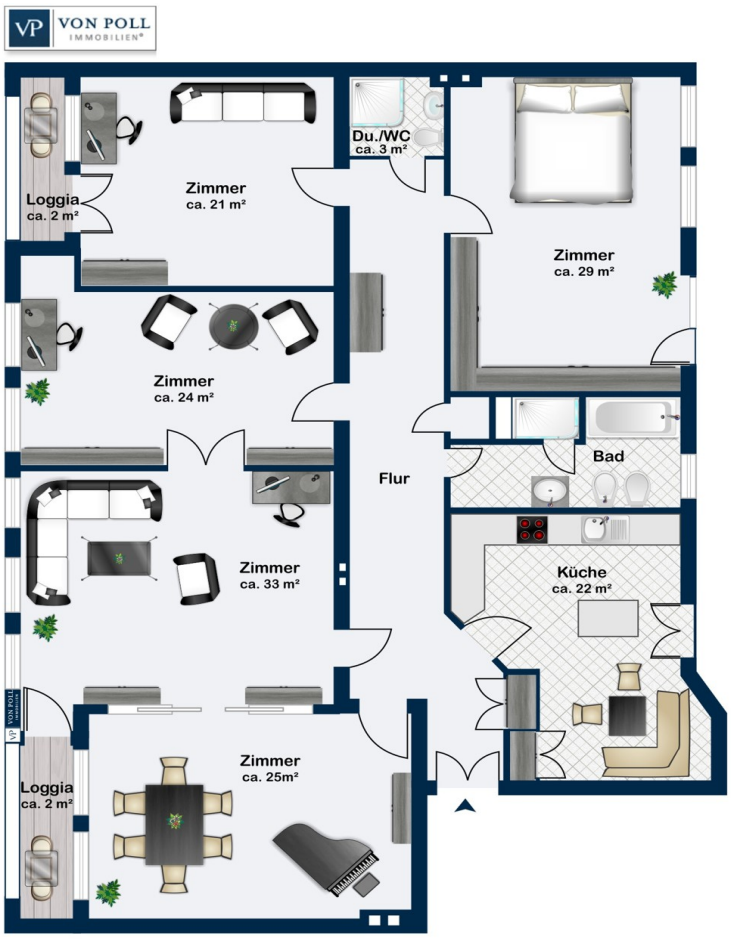
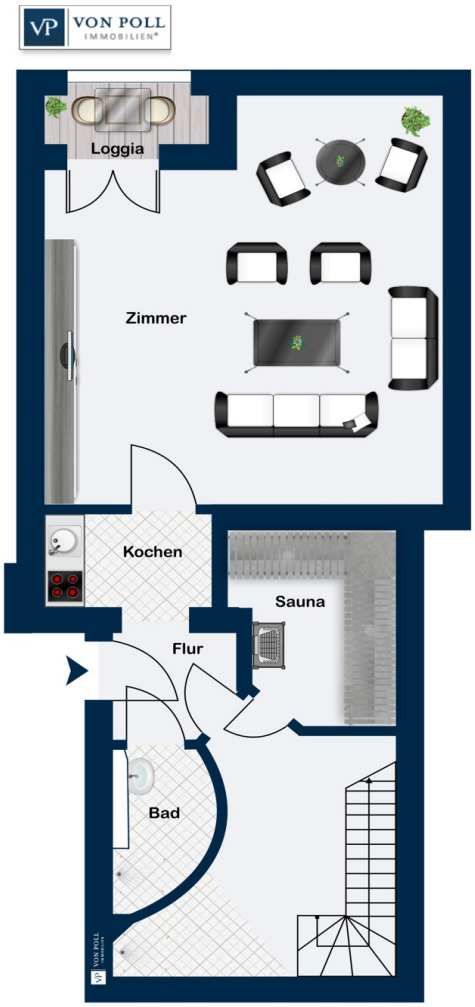
Floor plans



Obergeschoss



Erdgeschoss

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

The listed building in which the apartment offered for sale is located was designed by the famous English architect Carl James Bühring and is part of a characterful urban ensemble of unusually high building quality. The seven almost identical apartment buildings dating from 1908-1912 also define the visual and reference axis for the "Kreuzpfuhl", a small lake directly opposite the ensemble. The water surface forms a harmonious counterpart to the physicality of the row of houses, which - framed by the park with its old willows - is probably unparalleled for a metropolis. The house was completely renovated in 1996 and carefully modernized over the following years. The modernization measures ranged from the creation of the inner courtyard according to the design of the renowned landscape architects Widenhorn Gärten am See to the sealing of the outside of the basement, the renewal of the façade and loggias, the comprehensive restoration of the entrance door (including the installation of security glass), the refurbishment of the windows together with the installation of engraved window panes in Art Nouveau style, to the energy modernization by means of a new gas heating system with air heat pump in 2023, which is operated with solar power from the roof. The staircase takes you to the second floor directly in front of your front door. From here, the spacious hallway area opens up, from which all rooms are individually accessible. The checkroom at the entrance on the right offers plenty of space for your clothes and those of your guests. To the left, you enter the large living room with access to the largest of three loggias. Together with the dining room with its expertly restored Art Nouveau ceiling and the study, it forms a light-flooded enfilade connected by the large double sliding doors. All rooms on this side of the Belle Etage boast a soothing view of the green park and Kreuzpfuhlsee lake. High ceilings and large box-type windows provide plenty of light. Continuing along the hallway, the smaller of two bedrooms is located on the left-hand side of the apartment, as well as a guest WC with shower at the end of the hallway. On the other side, facing east, there is another large bedroom with a French balcony, which could possibly be divided into two smaller rooms. Adapted to the historic modern style of the apartment, the bathroom on the right-hand side has a bathtub, steam shower, washbasin and custom-made high-quality furniture. Thanks to the large window, the overall impression here is also very bright and friendly. This is followed by a practical storage room for storing household appliances and the large eat-in kitchen, which was furnished by the renowned company BAX. The rooms are not visible from the outside. A spiral staircase leads from the kitchen to the first floor of the apartment. Here you will find a small wellness oasis consisting of a step-free, spacious splash shower and a modern sauna. Through a door you enter another large room with a loggia, small kitchenette and shower room - this part of the apartment has a separate entrance from the staircase and

can be used as a guest room, another children's room or even as a separate apartment. The room even offers the possibility of further partitioning. Two renovated cellar rooms and the underground parking space pre-equipped for an electric charging station (in a nearby property) are also part of the property for sale and complete the offer. This attractive domicile in a magnificent architectural ensemble of distinction offers first-class possibilities: as a guarantee for a sustainable feeling of well-being and living, as well as an ideal ambience for creative work. If the feeling of spaciousness and the wonderful view of the Kreuzpfuhl are part of your vision, we will be happy to help you realize it.

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Details of amenities

- Beech parquet
- Tiles in bathrooms, kitchen and sauna
- Air conditioning in the hallway and three other rooms
- Restored Art Nouveau ceiling in the dining room
- Bathroom with bathtub and steam shower
- Custom-made furniture in the master bathroom
- Guest WC with shower on the 1st floor
- Bathroom with shower on the first floor
- Modern eat-in kitchen from BAX with ceramic worktop and high-quality appliances
- Small kitchenette on the first floor
- double-glazed wooden windows
- Venetian blinds
- carefully restored doors with glass panes in Art Nouveau style
- Modern sauna with spacious, stepless splash shower
- two cellar rooms
- Underground parking space (pre-equipped for electric charging station)

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All about the location

The apartment is centrally located in Weißensee, just a few minutes from the center of Berlin. The district is a popular idyll in the heart of the city. Various shopping facilities are within easy walking distance, and numerous daycare centers and schools such as the Primo-Levi-Gymnasium or the Catholic Theresienschule are in the immediate vicinity. The modern "Park-Klinik" is located on the opposite side of the park. Pharmacies, doctors' surgeries and grocery stores are in the immediate vicinity. The popular Antonplatz with its weekly market and well-known cinema is practically around the corner (approx. 600 m). There are excellent public transport connections from here, including the M13, M12 and M4 streetcars and the 255 bus. The Greifswalder Straße S-Bahn station (Ringbahn) is four stops away.

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Other information

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Contact partner

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