



## Ready to move! Modern 3-bedroom home with parking and garden



### Informações do Revendedor

|                |   |
|----------------|---|
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| Nome da        | First Citiz Berlin  |
| Empresa:       |   |
| País:          | Alemanha  |
| Experience     | 2014  |
| since:         |   |
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| Serviço:       | Buying a Property   |
| Specialties:   | Buyer's Agent, Listing Agent, Consulting                            |
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### Detalhes do anúncio

|               |                |
|---------------|----------------|
| Imóveis para: | Venda          |
| Preço:        | USD 919,157.77 |

### Localização

|                        |            |
|------------------------|------------|
| Country:               | Alemanha   |
| State/Region/Province: | Berlin     |
| CEP:                   | 13127      |
| Adicionado:            | 07/03/2025 |

#### Informação adicional:

Nestled in the tranquil district of Franzosisch Buchholz, this detached residence offers a harmonious blend of modern living and suburban serenity. Constructed in 2005, the house spans three floors, encompassing a spacious open-plan living and dining area that seamlessly integrates a contemporary kitchen. The design emphasizes both functionality and style, catering to the needs of a modern family.

The property features a total of four rooms, including three well-appointed bedrooms, providing ample space for rest and relaxation. A dedicated utility or washroom enhances the home's practicality, ensuring household chores are managed with ease. Off-street parking is available, offering convenience and security for vehicle owners.

Situated in the 13127 Berlin area, residents benefit from a variety of local amenities. The nearby Schonhauser Allee Arcaden is a notable shopping destination, offering a range of retail stores, dining



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options, and services. For those who rely on public transportation, the S+U Schonhauser Allee station serves as a major hub, connecting various U-Bahn, S-Bahn, tram, and bus lines, facilitating easy access to different parts of Berlin. Additionally, the area is served by the MetroTram M1 and U-Bahn line U2, providing further connectivity options.

Outdoor enthusiasts will appreciate the proximity to local parks and green spaces, offering opportunities for leisure and recreation. The neighbourhood's blend of urban amenities and natural retreats makes it an ideal setting for families and individuals seeking a balanced lifestyle.

Experience the charm and convenience of this well-located home, where modern design meets the tranquillity of suburban living.

For more information about this apartment or to arrange a viewing, please get in touch with First Citiz team on 0049 3041717274 or via Email at: [contact@firstciztiz.com](mailto:contact@firstciztiz.com).

## Additional Information

All information about this property is based on information provided by the seller(s) and/or their representatives. This offer is confidential and is solely intended for its recipient. Any disclosure must be authorized by First Citiz GmbH. We do not accept any liability for the accuracy or completeness. Error and prior sale can be expected. Some photos and property visualizations are illustrative examples and non-binding. This offer is subject to a brokerage fee payment. Upon the signature of a purchase contract for this property, the brokerage fee in the amount of 2,975% (incl. 19% VAT) of the notarial property sale price, is due by the buyer to First Citiz GmbH.

## City area

The south of Pankow knows a strong development since 2017 as it is located at the border of Prenzlauer Berg. This area is located just 5 stops from Alexanderplatz. The center of the district is around the Rathaus Town Hall and the Burgerpark, a 12ha park dating from the 19th century. Florakiez is a nice and lively neighborhood with a multitude of shops, bars and cafes. Majakowskiring street in the Pankow area is the famous street known to have been the residence of many leaders of the former East-Germany and hosting period villas

The displayed property location is approximate

## Features and amenities

Ready to move!

Detached home with three floors built in 2005

Spacious open-plan living and dining area with modern kitchen

Three comfortable bedrooms plus an additional room for flexible use

Separate utility/washroom for added convenience

Off-street parking available for stress-free arrivals

Excellent transport links with S-Bahn, U-Bahn, and Tram nearby



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Shopping options including Schonhauser Allee Arcaden within easy reach

Green parks and recreational areas just a short walk away

Ideal combination of suburban tranquillity and urban accessibility

Construído: 2005

## Comum

Quartos de dormir: 3

Banheiro: 2

Pés quadrados acabados: 155.54 m<sup>2</sup>

## Room details

Total rooms: 4

Indoor Features: Fitted kitchen

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.698.013

