

ACCENTRO



CONDOS IN BERLIN PANKOW

Emil & Emilia
BINZSTRASSE

Emil & Emila in Pankow is the perfect street to live on if you love the liveability and feel-good ambience of a bourgeois Belle Époque setting. The condominiums are located inside a charming period building on a tree-lined quiet residential street. The Kissingenviertel neighbourhood has many favourite spots in the vicinity, including street market and playground. The luxury of short distances, be it to the nearby Florakiez quarter or the neighbouring Prenzlauer Berg district, highlights the special mix of metropolitan flair, neighbourhood feeling and genuine harmony.



*Welcome to
Emil & Emila*

407,000
residents in Pankow

13
districts overall

103 square kilometers
the second-largest borough of Berlin

1.475 Euro
monthly net per capita income

40.7-year
age average

362
kindergartens

3
lakes in the borough



Brightest Outlook for Berlin's Boom Borough

As far as living and liveability go, Pankow has not just one, but several unique selling propositions. With its 13 districts overall, Pankow continues to have remarkable appeal. The north-eastern borough remains the destination of choice for new arrivals and one of the city's growth hotspots. The population is therefore expected to rise from currently around 407,000 to 460,000 by 2030. The latest figures released by the state statistics office for 2019 show the borough in top positions in more than one ranking. For one thing, Pankow took the top spot for the highest net per-capita income in Berlin with 1,475 euros a month. At the same time, the borough stands out with an above-average level of education and an unemployment rate of six percent that is well below the levels reported from the other boroughs. Considering this favourable social structure, it comes as no surprise that Pankow also tops the list in terms of birth rate.

Aside from these economic perks, there are other reasons why living in the outperforming borough of Pankow is a great idea. Its district of Prenzlauer Berg is home to the largest connected rental housing area from the Belle Époque, developed according to plans designed by James Hobrecht, Berlin's commissioner of urban development at the time. As the city's population tripled in the late 19th century, he devised a concept to prevent undue densification of the city, and its effects define the city to this day. Among the primary characteristics of his concept are city blocks with several small back yards and wide pavements along the frontage, large main roads and small parks spread among the quarters. Hobrecht's ideas were later adopted for the development of Tokyo and Moscow.

Reconstructed and listed buildings also characterise the hospital campus of Buch, the borough's northern-most district. Today's Berlin-Buch hospital complex has been part of the Helios Kliniken group of companies since 2001, with a modern main building added in 2007. Another superlative building is located on Landsberger Allee in the Prenzlauer Berg district, right next to the Velodrom track cycling arena. The indoor swimming and diving hall at the Europasportpark complex is one of the most modern sports facilities of its kind in Europe. Featuring over 2,000 grandstand seats, it hosts national and international competitions.

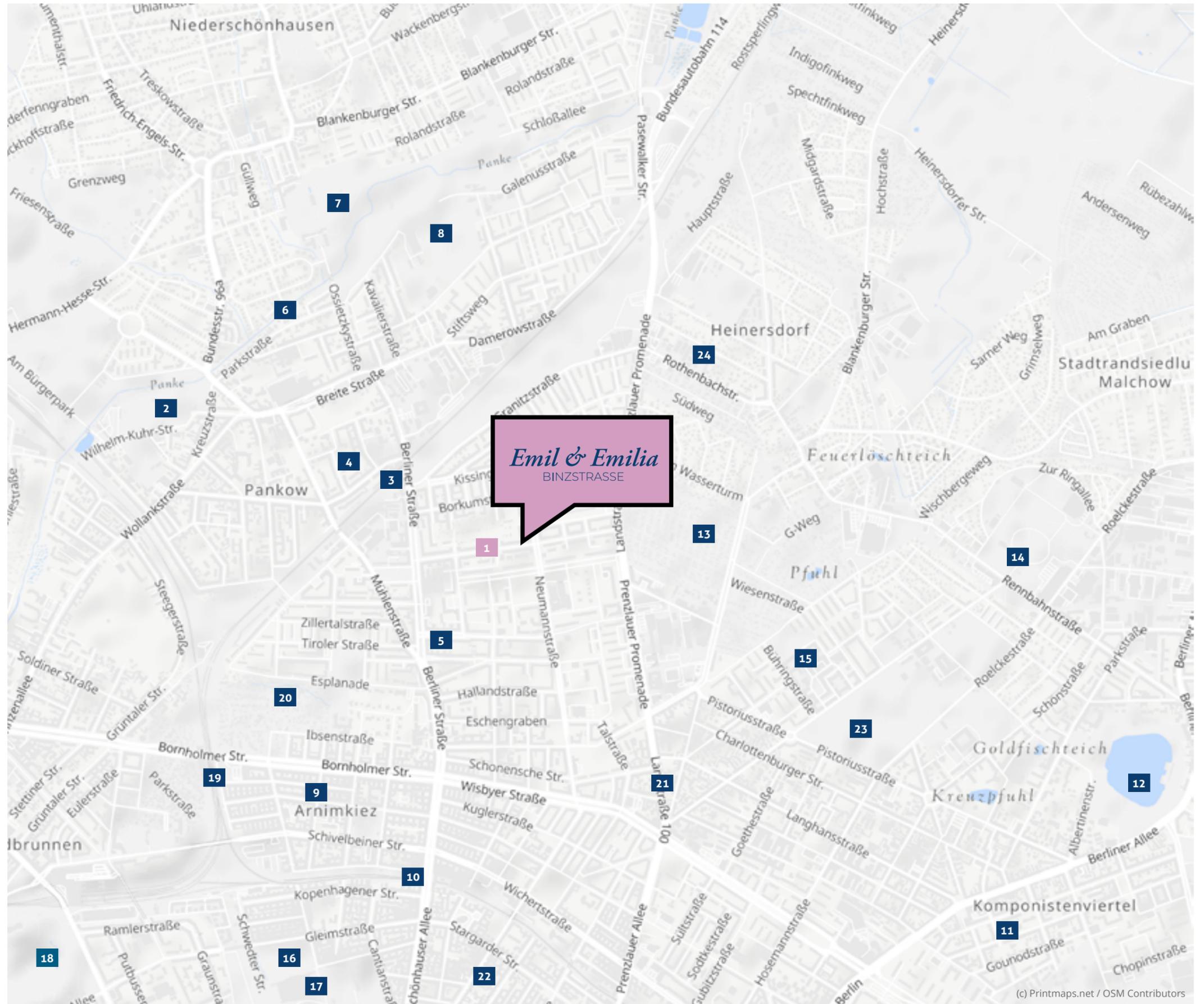
But Pankow is not just innovative and modern: It will also charm you with its many parks and green areas as well as its elegant mansions and summer cottages that have always attracted artists, politicians and celebrities even during Communist times. In the 17th century, Prussian nobility took note of the scenic landscape of Pankow, and in 1664 Schönhausen Palace was built, which later became the summer residence of the wife of Frederick the Great. Today, it counts among the most prominent sights in the borough. Countless lush and leafy places in Pankow are waiting to be discovered by long-time locals and new arrivals alike when taking walks on the banks of the River Panke, a tributary to the River Spree or when shopping on the village square of Pankow, which is Berlin's oldest street market, or when exploring the Fauler See lakeside nature protection area, a green oasis in the heart of the metropolis.



- 1 civil Park Pankow
- 2 park at the former border
- 3 cultured facility
- 4 jewish Cemetery Berlin-Weißensee

Promenading among Summer Residences, Cultural Venues and Green Areas

- 1** Binzstrasse
- 2** civil Park Pankow
- 3** railway and metro station Pankow
- 4** Florakiez (neighborhood)
- 5** metro station Vinetastraße
- 6** Panke (river)
- 7** casle and casle garden
- 8** summer pool Pankow
- 9** Arnikiez (neighborhood)
- 10** Schönhauser Allee Arcaden (shopping mall)
- 11** composer district
- 12** Weißer See (Lake)
- 13** KGA Heinersdorf
- 14** Sportanlage Rennbahnstraße (sports facility)
- 15** art academy Berlin Weißensee
- 16** Falkplatz
- 17** sports and culture centrum Max-Schmeling-Halle
- 18** Humbolthain (park)
- 19** railway station S Bornholmer Str.
- 20** allotment garden Bornholm II e.V.
- 21** Brotfabrik Berlin (art and culture center)
- 22** Helmholtzkiez (neighborhood)
- 23** graveyard Georgen-Parochial-Friedhof III
- 24** 1. Berlinerfish market



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At Home in Emil & Emila: Organic Neighbourhood with an Urban Flair

Living in Emil & Emila means to benefit from a close-knit neighbourhood with a metropolitan flair. Florastrasse north of the property has become a byword for this way of life that embraces an almost rustic ambience. Formerly a tranquil urban quarter between Gabatyplatz, Schönholzer Heide and the “Wollankstrasse” rapid-transit station that used to be favoured by the elite of Communist East Germany, the area has since attracted young families, creative media professionals and people who feel that Prenzlauer Berg next door has become a bit crowded.

The Florakiez quarter combines vibrancy with inspiration: Charming flower shops, home- and hand-made specialties, an old industrial yard that is often used as set for film, TV and photo shoots, and vestiges of Berlin’s historic pub culture. Moreover, Florastrasse offers many options for shopping, promenading and just taking it easy. The street frontages with their delicatessen, exquisite boutique stores of studio character and cosy restaurants are perfect for taking leisurely strolls and letting your thoughts roam.

But the areas beyond the immediate neighbourhood are also worth a visit, including the close-knit Kissingenviertel quarter with its equally quiet atmosphere. Several day-care centres, schools and playgrounds, one of them right in Emil & Emila complete with climbing frames, make life easier for families. Other amenities include a wide variety of shopping venues, among them a street market, gastronomy, cafés, leisure and sports facilities. For instance, the Kissingen Stadium of the FSV Fortuna Pankow sports clubs lies a mere 450 metres away from the property on Emil & Emila. Other benefits of this charming quarters include its convenient transport links. It takes only around half an hour to get from Emil & Emila to Alexanderplatz or to the central railway station. Rapid transit and underground lines departing from the “Pankow” station just 900 metres away provide access to the city’s entire public transportation network. Even without a car, the rapid transit lines S2, S8 and S85 as well as the tram lines M1 and 50 and the bus lines M27, X54, 155, 250, 255 ensure your mobility.



- 1 casle park
- 2 civil park Pankow
- 3 Panke (river)
- 4 Florastrasse

Feel-Good Quality in a Stylish Period Building

The façade, painted in a warm rosé tone with red highlights, inspires a feel-good atmosphere as soon as you arrive. The Belle Époque period building divides into a front building and a back building with a shared inner courtyard between them. The period features in the front stairwell, all of them painstakingly restored with close attention to detail, are appreciated by residents and visitors alike. Stucco images on the walls of the entrance area and curved hand rails complement the overall impression and underline the building's history. The actual flats are accessed via elegant door frames and coffered front doors. The majority of the flats come either with a loggia or with a balcony that can be used to plant herbs, flowers or other plants. Each of the ground floor flats has been allocated a small garden, the perfect place for taking it easy over a quiet drink at the end of a long day.

The condominiums on Emil & Emila will amaze you with their airy floor plans, the tall ceilings typical for period buildings and the large windows that create bright interiors. The well-considered layout options are diversified to accommodate singles, couples or families. The flats on the ground floor and the three upper floors comprise two or three bedrooms and extend over 62 to 97 square metres of dwelling floor area. Aside from being welcoming places to live, they are also a forward-looking investment of lasting value.





High Quality of Stay Inside and Out

The efficient layout of the flats permits an optimal space allocation, offering spacious and separately accessible rooms that leave ample space for your very own decorating design. What all of the flats have in common is that bedrooms, bathrooms and kitchen are situated directly off the hallway. All of the bathrooms come with natural light and thus create the perfect ambience for a good start into the day. Kitchens offer plenty of space for cooking and joint breakfasts or even for children doing their homework. Thanks to recent upgrades, with some of the works ongoing, the dwellings in Emil & Emila are in excellent repair and feature double-glazed windows, new radiators as well as new electric and utility lines, among other things. The inner courtyard with its garden complex that includes green spaces as well as blackberry and blackcurrant bushes also offers a great quality of stay. Playgrounds and bicycle parking spaces will be added, too. A vine-grown fence will screen the waste bin area from view.

Ground floor

FLOORMAP

BACK HOUSE EMIL



FRONT HOUSE EMILIA



FLAT	POSITION	ROOM	AREA	BALCONY/TERRACE
unit 13	GF left	2	71.47 sqm	TERRACE
unit 14	GF middle	2	71.47 sqm	TERRACE
unit 15	GF right	2	67.10 sqm	TERRACE

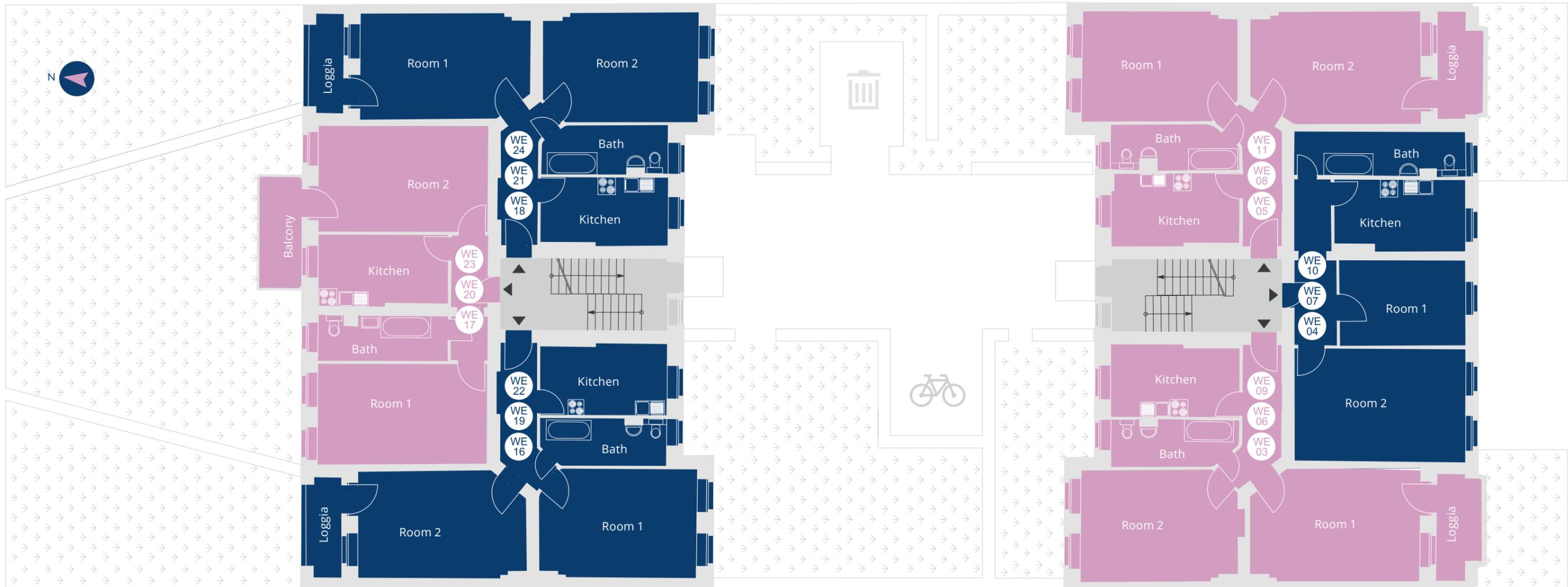
FLAT	POSITION	ROOM	AREA	BALCONY/TERRACE
unit 01	right	2	58.94 sqm	BALCONY
unit 02	left	3	98.27 sqm	BALCONY

1st - 3rd Floor

FLOOR MAP

BACK HOUSE EMIL

FRONT HOUSE EMILIA



Binzstrasse



Film



Show flat

Floor map

1ST - 3RD FLOOR

FRONT HOUSE EMILIA

APARTMENT	POSITION	ROOM	AREA	BALCONY/TERRACE
unit 03	1st Floor right	2	67.41 sqm	BALCONY
unit 04	1st Floor middle	2	61.88 sqm	no
unit 05	1st Floor left	2	67.17 sqm	BALCONY
unit 06	2nd Floor right	2	70.69 sqm	BALCONY
unit 07	2nd Floor middle	2	62.97 sqm	no
unit 08	2nd Floor left	2	69.39 sqm	BALCONY
unit 09	3rd Floor right	4	162.69 sqm	BALCONY/TERRACE
unit 10	3rd Floor middle	2	62.98 sqm	no
unit 11	3rd Floor left	4	162.92 sqm	BALCONY/TERRACE



BACK HOUSE EMIL

APARTMENT	POSITION	ROOM	AREA	BALCONY/TERRACE
unit 16	1st Floor left	2	65.97 sqm	BALCONY
unit 17	1st Floor middle	2	66.58 sqm	no
unit 18	1st Floor right	2	65.34 sqm	BALCONY
unit 19	2nd Floor left	2	68.34 sqm	BALCONY
unit 20	2nd Floor middle	3	68.41 sqm	no
unit 21	2nd Floor right	2	67.52 sqm	BALCONY
unit 22	3rd Floor left	5	168.23 sqm	BALCONY
unit 23	3rd Floor middle	2	68.51 sqm	no
unit 24	3rd Floor right	4	146.21 sqm	BALCONY/TERRACE



Ground plan example

MAISONETTE | UNIT 11

The attic blanks can be individually extended by the buyers according to their own wishes. Permission has already been granted to extend the attic floor areas as a maisonettes with the underlying unit.



Ground plan example

2 ROOM APARTMENT | WE 05





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Emil & Emilia
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