

Exposé

WG-Zimmer in Aachen

All-inclusive room in shared flat by the forest



Objekt-Nr. OM-302301

WG-Zimmer

Vermietung: **639 € + NK**

Ansprechpartner:

Maria Hecht

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Mobil: 0241 89435271

Altenbergerstr. 4

52074 Aachen

Nordrhein-Westfalen

Deutschland

| | | | |
|----------------|-----------------------|------------|-----------------|
| Baujahr | 2023 | Etage | Höher als 5. OG |
| Wohnfläche | 14,00 m ² | Heizung | Zentralheizung |
| Nutzfläche | 505,00 m ² | Mobilar | Vollmöbliert |
| Energieträger | Fernwärme | Raucher | Nein |
| Mietsicherheit | 1.000 € | Geschlecht | Keine Einschr. |
| Übernahme | sofort | | |

Exposé - Beschreibung

Objektbeschreibung

Modern furnished room in a shared apartment with an amazing view of the forest in Aachen Preuswald and access to beautiful community spaces.

What does All-inclusive mean?

- Utilities
- Electricity
- Super fast WiFi
- Furniture
- Access to community spaces
- Community events on site (fitness, food etc.)
- Mobile app to manage everything all in one place
- Discounts to local shops
- Anmeldung possible

Yes, this is all included in the price. The goal is to live as a community!

Book now on our Space Portal: <https://my.pohahouse.com/>

(The Space Portal is where you can find and reserve all our currently available rooms and flats.)

Ausstattung

Your Space:

- Queen-sized bed (140x200)
- Desk
- Plenty of storage
- View of the calming forest

Shared Space:

- Comfortable living area with couch and dining table
- Furnished balcony
- Kitchen with high-spec appliances (dishwasher, stove, oven, exhaust fan and fridge)
- Bathroom with shower, sink and storage
- Extra storage in the hallway

Flatmates:

- How many? Including you, 2-3 people in total
- What kind of person are they? They're either a young professional or an enthusiastic student eager to make friends with you.

Community Spaces:

- Bar area

- Spacious lounge and chill zone
- Terrace
- Library with a vintage piano
- Coworking spaces with phone booths
- Meeting & Workshop room
- Dining room
- Lockers
- Laundry Room

Fußboden:
Vinyl / PVC

Weitere Ausstattung:
Balkon, Terrasse, Keller, Fahrstuhl, Duschbad, Einbauküche

Sonstiges

Main Terms:

- Flexible unlimited contract with a minimum length of 6 months
- Deposit is equal to 2 months' rent
- One time reservation fee (deducted from the first month's rent).

POHA Operations GmbH

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52064 Aachen

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Amtsgericht Aachen

HRB 22643

Umsatzsteuer-Identifikationsnummer gemäß § 27 a Umsatzsteuergesetz: DE 815.815.354

Lage

Live surrounded by nature and fun outdoor activities, with a bus stop just 3 minutes away for easy city access. Enjoy forest trails, a ropes course, and more just a quick walk from home.

- Bus station: Aachen Preuswald (3 min walk)
- Train: Aachen Central Station (20 min by bus)
- ALDI Discount (15 min walk)
- Kletterwald Aachen (15 min walk)
- Biking trails through the forest (0 min walk)
- Sportplatz (for an outdoor workout) (5 min walk)

Infrastruktur:

Apotheke, Lebensmittel-Discount, Allgemeinmediziner, Kindergarten, Grundschule, Hauptschule, Realschule, Gymnasium, Gesamtschule, Öffentliche Verkehrsmittel

Exposé - Energieausweis

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|------------------------|-------------------------------|
| Energieausweistyp | Bedarfsausweis |
| Erstellungsdatum | ab 1. Mai 2014 |
| Endenergiebedarf | 260,00 kWh/(m ² a) |
| Energieeffizienzklasse | G |

Exposé - Galerie



Bedroom

Exposé - Galerie



Bedroom



Shared Kitchen

Exposé - Galerie



Bedroom

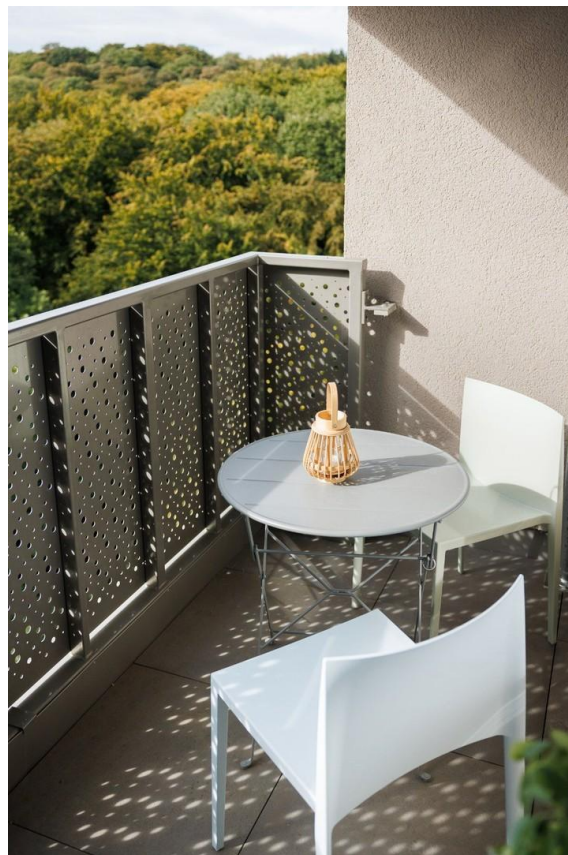


Shared Living Room

Exposé - Galerie



Shared Bathroom



Shared Balcony

Exposé - Galerie



View from the balcony



Library - Community Space

Exposé - Galerie



Bar area - Community Space



Lounge - Community Space

Exposé - Galerie



Terrace - Community Space



Bar area - Community Space

Exposé - Galerie



Dining Room - Community Space



Lounge - Community Space

Exposé - Galerie



Laundry Room - Community Space

The Perks

| | | | |
|--|---|---|--|
|  <p>Only one bill</p> |  <p>POHA app</p> |  <p>Community Spaces</p> |  <p>Anmeldung possible</p> |
|  <p>Offset your environmental footprint</p> |  <p>Discounts to shops & cafes</p> |  <p>Inspiring community & events</p> |  <p>Fully furnished flats</p> |

Perks

Exposé - Galerie



Reserve your flat here!

my.pohahouse.com

my.pohahouse.com

Exposé - Grundrisse



2-person Apartment



3 -person Apartment