

# Exposé

## Wohnung in Berlin

### Luxuriöse 2-Zimmer-Wohnung neben Checkpoint Charlie mit Balkon und ruhigem Innenhof



Objekt-Nr. OM-304435

#### Wohnung

Vermietung: **1.450 € + NK**

Ansprechpartner:  
Bertille Bernard-Beer  
Mobil: 0170 8239655

Zimmerstr. 96  
10117 Berlin  
Berlin  
Deutschland

Baujahr	2019	Mietsicherheit	4.350 €
Etagen	1	Übernahme	Nach Vereinbarung
Zimmer	2,00	Zustand	Neuwertig
Wohnfläche	52,00 m <sup>2</sup>	Schlafzimmer	1
Energieträger	Fernwärme	Badezimmer	1
Nebenkosten	155 €	Etage	4. OG
Heizkosten	105 €	Tiefgaragenplätze	1
Summe Nebenkosten	260 €	Heizung	Fußbodenheizung

# Exposé - Beschreibung

## Objektbeschreibung

Our favorite apartment so far. If we were not to move to Munich for professional reasons we would have stayed here!

The apartment in Charlie Living and the Community is an oasis of calm amidst the busy city center of Berlin.

Ideally divided, you get the most out of the 52m<sup>2</sup> from a balcony amidst a green, well-maintained and calm inner court over an open kitchen with high-quality Bosch (fridge, oven, dishwasher) equipment to a luxurious bath - with high-quality parquet & tile floor and floor heating.

We happily lived here as a couple and could have imagined raising our baby, potentially moving to a bigger apartment at a later stage, within Charlie Living.

The neighbors are really friendly and international and there is great support among residents (ask for the whatsapp groups).

## Ausstattung

Charlie Living offers exceptionally luxurious facilities including concierge service and a gym room. The whole area is well maintained by gardeners and supervised by our own concierge with 24/7 service. A gym room allows you to train 24/7 as well. The rooftop terrasse is accessible most of the year and offers an exceptional view of Berlin's skyline.

The apartment itself convinces with valuable materials and equipment such as floor heating, electronic blinds and a modern Bosch built-in kitchen. There is an elevator and a interphone with camera that allows you to see who is ringing and open the door from your appointment.

The balcony offers a great relaxation area with lots of sun, bird chirping and a calm oasis amidst the busy Berlin city center.

We have two big, white cupboards which perfectly fit the flat that we sell for 500 € and need to be taken over. Additionally, we also sell our lighting comprising 5 lamps fully installed for 115€. Optionally, you could buy our IDANÄS bed (180x200) for 700 € (without mattress), our kitchen tables and chairs for 600 € and our wash-dryer for 850 €.

### **Fußboden:**

Parkett, Fliesen

### **Weitere Ausstattung:**

Balkon, Garten, Keller, Dachterrasse, Fahrstuhl, Duschbad, Einbauküche, Barrierefrei

## Lage

The apartment is located in the heart of Berlin in a calm inner yard with well maintained garden. Supermarkets like REWE and dm can be reached within 5 minutes of walking distance. The Berlin Hbf train main station can be reached within 15-20 minutes by train or 5-10 minutes by Uber or taxi. The airport can be reached within 45 minutes by public transport or car. There are plenty of Miles cars around the apartment and a subterranean garage optionally offers place for your car for around 180€ additional rent per month.

### **Infrastruktur:**

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

# Exposé - Energieausweis

Energieausweistyp	Bedarfsausweis
Erstellungsdatum	ab 1. Mai 2014
Endenergiebedarf	64,30 kWh/(m <sup>2</sup> a)
Energieeffizienzklasse	B

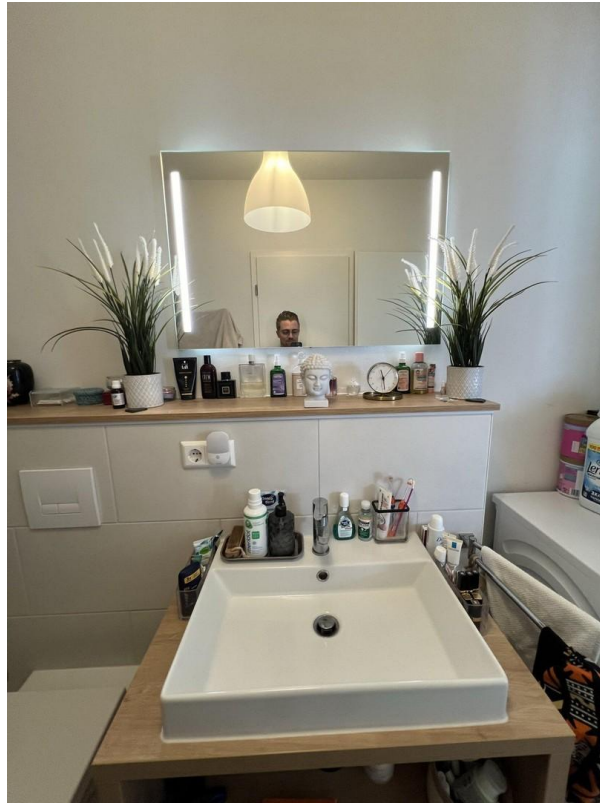


## Exposé - Galerie



Gemütliches Wohnzimmer

# Exposé - Galerie



Elegantes Waschbecken



Bodentiefe Balkon-Fenster

# Exposé - Galerie



Das geräumige Badezimmer



Das Schlafzimmer



King-Size Bett

# Exposé - Galerie



En-Suite Badezimmer



Work-Side-Desk

# Exposé - Galerie



Bosch-Geschirrspüler

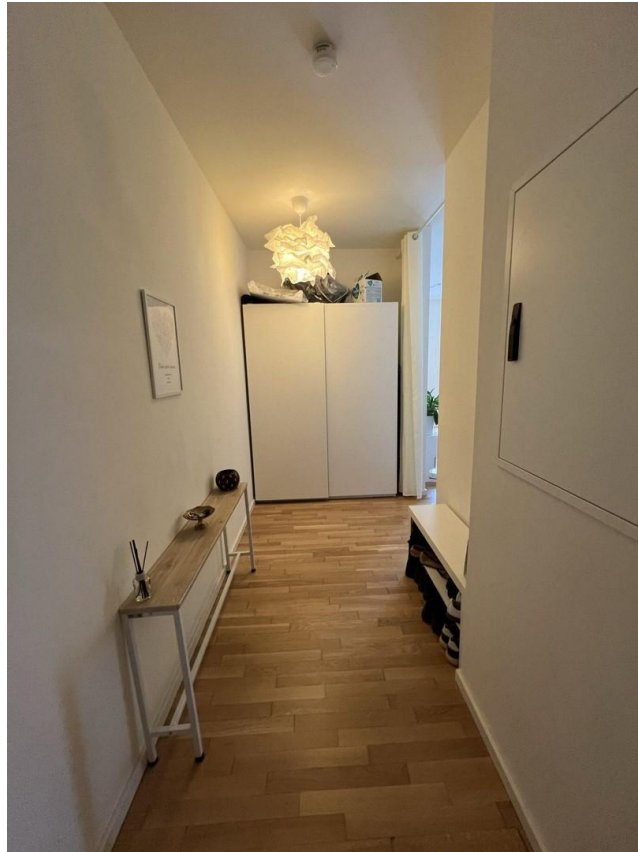


Kühlschrank mit Eisfach

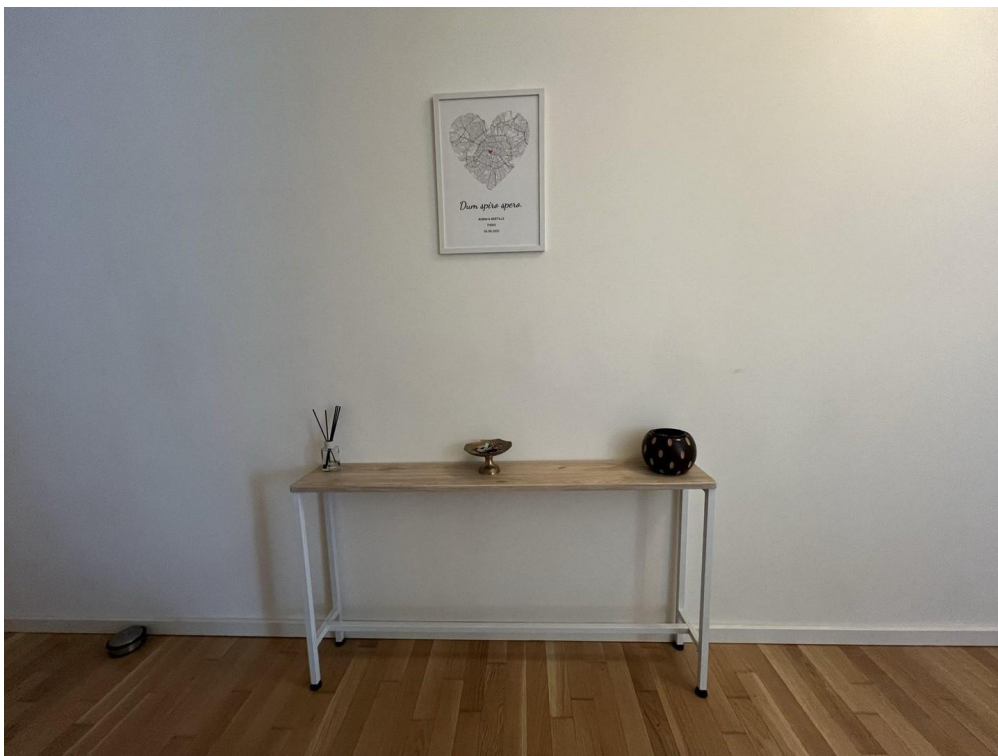


Gepflegter, grüner Garten

# Exposé - Galerie



Passgenauer Flurschrank



Optionaler Flurtisch



# Exposé - Galerie



Praktischer Eingangsbereich



Moderne Marken-Küche

# Exposé - Galerie



Moderne "Open Kitchen"

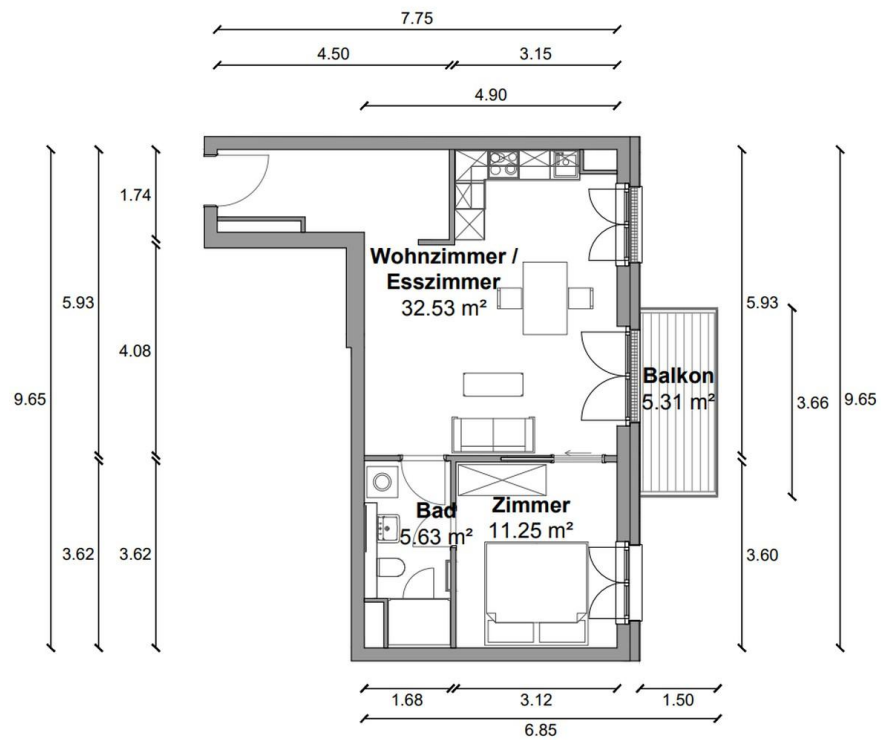


Bosch-Backofen



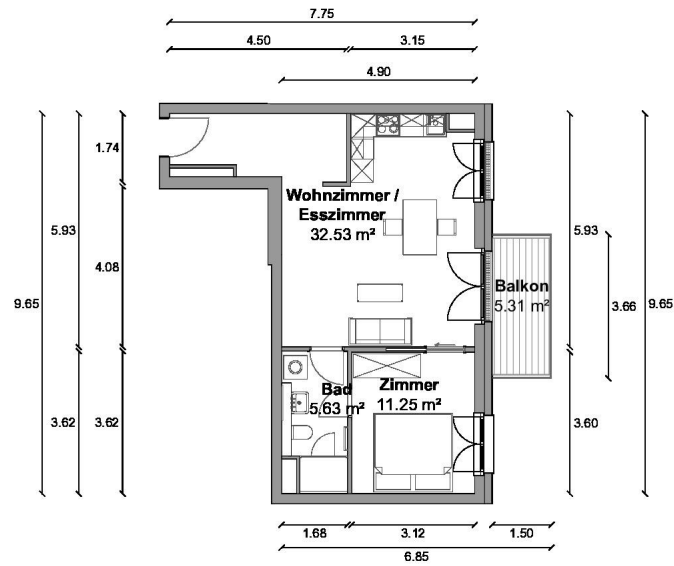
Bequemes Bettsofa

# Exposé - Grundrisse



Grundriss

# Exposé - Grundrisse



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