

Exposé

Wohnung in Berlin

**Renovated old building with high stucco ceilings!
Lovingly furnished in Berlin-Mitte**



Objekt-Nr. OM-311235

Wohnung

Vermietung:

Ansprechpartner:
Herr Roth

Stephanstr. 52
10559 Berlin
Berlin
Deutschland

Baujahr	1900	Heizung	Zentralheizung
Etagen	5	Mietdauer min.	12
Zimmer	1,50	Mietdauer max.	24
Wohnfläche	52,00 m ²	Frei ab	15.09.2024
Energieträger	Gas	Mobilar	Vollmöbliert
Mietsicherheit	2.500 €	Raucher	Nein
Pauschalmiete	1.390 € pro Monat	Geschlecht	Keine Einschränkung
Zustand	Erstbez. n. Sanier.	Max. Personen	3
Etage	2. OG	Haustiere	Erlaubt

Exposé - Beschreibung

Objektbeschreibung

This beautifully renovated and fully furnished apartment in the vibrant district of Moabit, Berlin, is now available for a limited-term lease. Located on the quiet side wing of a historic building from 1900, this 52 sqm unit offers a perfect blend of historic charm and modern comfort. Ideal for professionals or expatriates seeking a stylish and comfortable temporary residence in Berlin.

This charming apartment, located on the second floor, has been meticulously renovated and furnished with high-quality finishes and furniture. The west-facing windows ensure plenty of natural light, creating a warm and inviting atmosphere throughout the day. The apartment features a spacious bedroom, an open-concept kitchen with top-of-the-line appliances, a modern bathroom with a bathtub, and a practical utility room. The attention to detail in the design, from the original hardwood floors to the elegant stucco elements, makes this apartment a true gem.

Ausstattung

Building Features:

- Quiet, traffic-calmed location in Moabit
- Friendly and diverse community of residents
- Located amongst many other charming old buildings creating a viby and inviting atmosphere

Apartment Features:

- Original architectural details with modern updates
- High ceilings with breathtaking stucco elements
- Freshly sanded hardwood floors
- Brand-new energy-efficient windows providing abundant natural light
- Modern, fully equipped kitchen
- Luxuriously renovated bathroom with high-end fixtures
- Fully furnished with tasteful, contemporary high-quality furniture
- West-facing orientation for beautiful evening light when you are coming home from work
- High-Speed Internet and TV connections ready for use and included in the rent

Weitere Ausstattung:

Vollbad, Duschbad, Einbauküche

Sonstiges

Ready for you moving in!

- Rental Period: 12-24 months
- Monthly Rent: 1.390 € (all utilities as well as Wifi and electricity included)
- Security Deposit: 2.500 €
- Available From: 15.09.2024 (you can also move in at a later date with ease)
- Furnished: Yes, ready for immediate move-in with all essentials provided

Check out a 360° walktrough of the lovely apartment here:

<https://360.immophoto.de/vr/whg-stephanstr-52/>

Leave a message on here right now to get in touch! :)

Lage

Nestled in the sought-after Moabit neighborhood, this apartment offers the perfect balance of city living and tranquility. Moabit is known for its dynamic atmosphere, filled with trendy eateries, boutique shops, and cultural attractions. With multiple public transport options nearby, you can easily explore all that Berlin has to offer, from the bustling city center to the serene parks and riverside walks.

Infrastruktur:

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

Exposé - Energieausweis

Energieausweistyp	Verbrauchsausweis
Erstellungsdatum	ab 1. Mai 2014
Endenergieverbrauch	108,99 kWh/(m²a)
Energieeffizienzklasse	D

Exposé - Galerie



WILHELMINIAN-STYLE FACADE

Exposé - Galerie



WILHELMINIAN-STYLE FACADE



OPEN KITCHENETTE

Exposé - Galerie



OPEN KITCHENETTE



OPEN KITCHENETTE

Exposé - Galerie



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OPEN KITCHENETTE

Exposé - Galerie



HALLWAY FACING MASTER BEDROOM



BATHROOM WITH BATHTUB

Exposé - Galerie



BATHROOM WITH BATHTUB



UTILITY ROOM WITH WASHING MAC.

Exposé - Galerie



MASTER BEDROOM + COUCH + DESK



MASTER BEDROOM + COUCH + DESK

Exposé - Galerie



MASTER BEDROOM + COUCH + DESK



MASTER BEDROOM + COUCH + DESK

Exposé - Galerie



MASTER BEDROOM + COUCH + DESK



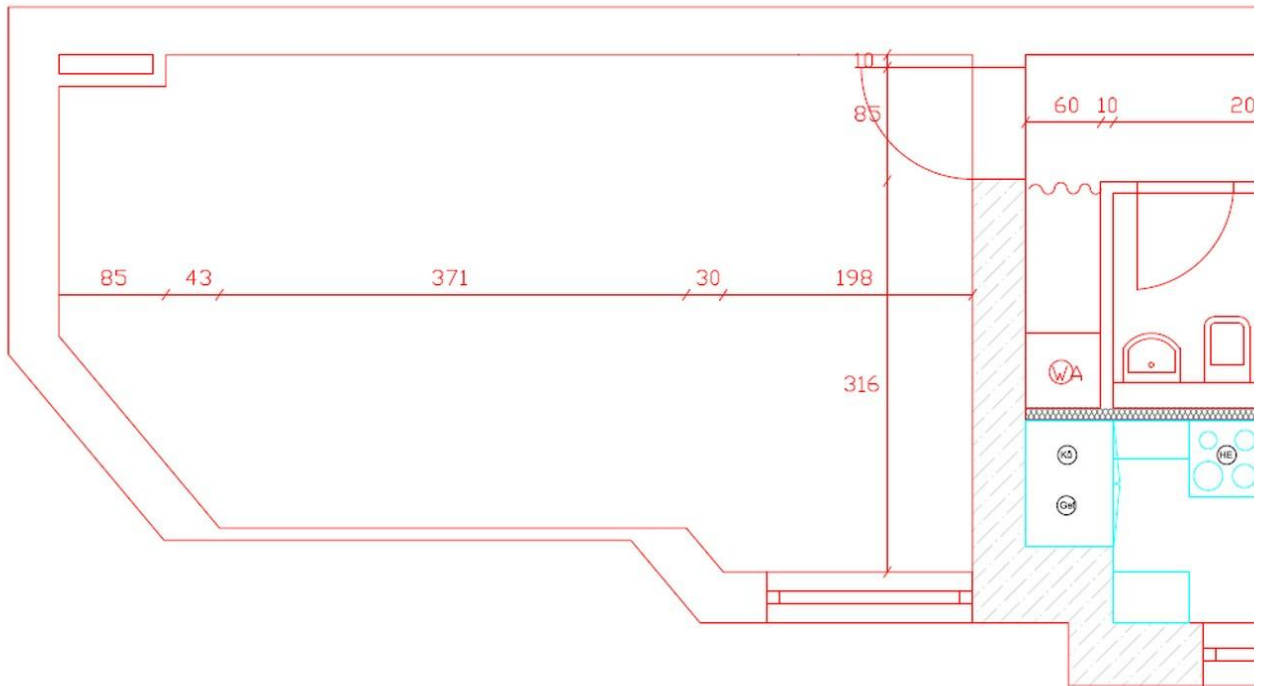
MASTER BEDROOM + COUCH + DESK

Exposé - Galerie



MASTER BEDROOM + COUCH + DESK

Exposé - Grundrisse



FLOOR PLAN