

# Exposé

## Wohnung in Berlin

**New building in Friedrichshain! Lovingly bright with spacious balcony & elevator (for 1 Person only)**



Objekt-Nr. OM-312974

### Wohnung

Vermietung: **1.000 € + NK**

Heidenfeldstr. 15  
10249 Berlin  
Berlin  
Deutschland

Baujahr	2022	Übernahme	ab Datum
Etagen	5	Übernahmedatum	01.11.2024
Zimmer	2,00	Zustand	Neuwertig
Wohnfläche	60,00 m <sup>2</sup>	Schlafzimmer	1
Energieträger	Gas	Badezimmer	1
Summe Nebenkosten	200 €	Heizung	Zentralheizung
Mietsicherheit	3.000 €		

# Exposé - Beschreibung

## Objektbeschreibung

Bright, Modern 2-Room Apartment in Sought-After Friedrichshain – Single Occupant only

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This newly built, spacious 2-room flat offers a modern and comfortable living experience, perfectly suited for a single tenant.

Please note: The apartment is available for one person only.

### KEY FEATURES:

- Prime Location: Nestled in the vibrant and well-maintained Friedrichshain neighborhood, renowned for its lively atmosphere and convenient access to shops, cafes, and public transport.
- Spacious Balcony: Enjoy a generously sized balcony, perfect for relaxing and entertaining.
- Modern Design: The apartment features a well-thought-out floor plan, maximizing space and functionality.
- Elevator Access: The building is equipped with an elevator for easy access to all floors.
- Fitted Kitchen Option: You have the option to purchase the existing, beautiful fitted kitchen (not shown in pictures). If not, the apartment comes equipped with a stove, ceramic hob, and sink, as seen in the images.
- Additional Storage: A cellar is included, providing extra space for your belongings.
- Anmeldung (Registration) Available: Hassle-free registration included with the rental.

### IMPORTANT:

- We are renting exclusively to a single tenant. Please do not inquire if you plan to move in with more than one person.

## Ausstattung

- Unfurnished and Ready for Personalization: The apartment comes unfurnished, offering you a blank canvas to design your home exactly as you like.
- "Warm Rent": Heating and hot water costs are included in the rent, so no extra charges for these utilities.
- Exclusions: Electricity and internet services are not included in the rent and need to be arranged separately by the tenant.

### Fußboden:

Fliesen, Sonstiges (s. Text)

### Weitere Ausstattung:

Balkon, Keller, Fahrstuhl, Vollbad, Duschbad, Einbauküche

## Sonstiges

### WHAT WE EXPECT FROM YOU:

- Single Occupancy: The flat is for one person only; no additional occupants.
- No Subletting: Subletting the apartment is not permitted.
- Financial Requirements: A clean SCHUFA certificate is required, along with a security deposit of 3,000 €.
- Proof of Income: Please provide salary statements for the last three months.

- Complete Application: Submit a full application, including a brief introduction about yourself with a picture.

- Identification: A copy of the front and back of your ID is required.

**MOVE-IN DATES AVAILABLE:**

- 01.11.2024

- 01.12.2024

- 01.01.2025

We're excited to meet you! Site Views can be done online (FaceTime) and offline (in person).  
Feel free to get in touch now! 😊

## **Lage**

The apartment is centrally located in the vibrant Friedrichshain district, yet offers a peaceful and quiet living environment. The nearest S-Bahn station, S-Landsberger Allee, provides convenient access to the Berlin Ringbahn, making it easy to navigate the city. Additionally, various bus and tram lines, along with supermarkets, restaurants, and cafés, are just steps away from your doorstep.

The neighborhood is surrounded by greenery and situated on a traffic-calmed street, creating a serene and relaxed atmosphere despite the central location.

### **Infrastruktur:**

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

# Exposé - Energieausweis

Energieausweistyp	Bedarfsausweis
Erstellungsdatum	ab 1. Mai 2014
Endenergiebedarf	76,80 kWh/(m²a)
Energieeffizienzklasse	C



## Exposé - Galerie



Huge open kitchen-living room

# Exposé - Galerie



Daylit bathroom



Daylit bathroom

# Exposé - Galerie



Cozy bedroom



Cozy bedroom

# Exposé - Galerie



Cozy bedroom