

# Exposé

## Apartment in Berlin

### Exclusive, Sunny 2.5-Room Apartment in Prime Location



Objekt-Nr. OM-313150

### Apartment

Vermietung:

10961 Berlin  
Berlin  
Deutschland

Baujahr	1886	Etage	4. OG
Etagen	4	Heizung	Etagenheizung
Zimmer	2,50	Mietdauer min.	24
Wohnfläche	80,00 m <sup>2</sup>	Mietdauer max.	24
Energieträger	Gas	Frei ab	01.10.2024
Summe Nebenkosten	330 €	Mobilar	Vollmöbliert
Mietsicherheit	4.080 €	Raucher	Nein
Pauschalmiete	1.690 € pro Monat	Geschlecht	Keine Einschränkung
Kaltmiete	1.360 €	Max. Personen	2
Zustand	modernisiert	Haustiere	Erlaubt

# Exposé - Beschreibung

## Objektbeschreibung

Available to rent furnished for \*2 years\* from 01 October 2024, this beautiful apartment is located on the 4th floor and boasts high-quality interior features. The bright, sunlit space includes 2.5 attractive rooms, a fully equipped kitchen, and access to a basement storage area. Situated in the vibrant Bergmannkiez area of Berlin Kreuzberg, the apartment is close to several bus lines and subway connections. The immediate vicinity offers a variety of restaurants, cafés, supermarkets, parks, and fitness studios, making this a lively and convenient place to live.

## Ausstattung

- Furnished
- Recently modernized insulated windows.
- Built-in kitchen
- Dedicated workspace
- 2 wardrobes
- Queen-size bed
- Sober, warm interior design
- Sunlit, quiet location
- Beautiful Berlin-style back courtyard with plants, perfect for relaxing and reading
- Convenient public transport connections
- Bicycle parking area
- Basement storage area
- Recently modernized, insulated front façade of the building.

### Weitere Ausstattung:

Keller, Duschbad, Einbauküche

## Sonstiges

\*\*\*PLEASE READ\*\*\*

Available to rent furnished for a maximum of 2 years, starting on 01 October 2024.

## Lage

The apartment is located in the vibrant Bergmannkiez area of Berlin Kreuzberg. Several bus lines are just a few minutes' walk away, and the area is well-connected by multiple subway lines. In the immediate vicinity, you'll find a wide selection of restaurants, cafés, doctors' offices, bakeries, and supermarkets. Additionally, green parks, fitness and yoga studios, bookstores, fashion shops, and bars are all within easy reach, making this a lively and convenient place to live.

### Infrastruktur:

Apotheke, Lebensmittel-Discount, Allgemeinmediziner, Öffentliche Verkehrsmittel

# Exposé - Energieausweis

Energieausweistyp	Verbrauchsausweis
Erstellungsdatum	ab 1. Mai 2014
Endenergieverbrauch	77,12 kWh/(m <sup>2</sup> a)
Energieeffizienzklasse	C



# Exposé - Galerie



# Exposé - Galerie





# Exposé - Galerie



# Exposé - Galerie





# Exposé - Galerie



# Exposé - Galerie





# Exposé - Galerie

