

# Exposé

## Wohnung in Berlin

### Fully furnished 3-room flat



Objekt-Nr. **OM-316341**

### Wohnung

Vermietung: **1.999 € + NK**

10435 Berlin  
Berlin  
Deutschland

Baujahr	1900	Mietsicherheit	5.997 €
Etagen	5	Übernahme	ab Datum
Zimmer	3,00	Übernahmedatum	01.11.2024
Wohnfläche	98,00 m <sup>2</sup>	Zustand	saniert
Energieträger	Gas	Schlafzimmer	1
Nebenkosten	200 €	Badezimmer	1
Heizkosten	200 €	Etage	2. OG
Summe Nebenkosten	400 €	Heizung	Zentralheizung

# Exposé - Beschreibung

## Objektbeschreibung

<https://Preismeyer-rental.com>

The building from the turn of the century is located in a quiet side street in the heart of Prenzlauer Berg between Mauerpark and Kastanienallee.

The residential complex was completely renovated in 2015 and 2016 and equipped with an elevator.

The façade, the staircase and the passage to the courtyard were redesigned.

## Ausstattung

The offered 3-room apartment is located in the 2nd floor of the front building and was renovated in 2018.

It is a converted attic storey.

The huge living room is furnished with a modern eat-in kitchen and a large dining table. From the living area you enter the large Balcony which offers you a view over the heart of Prenzlauer Berges.

The apartment is completely furnished and equipped.

Some clever detail solutions such as a large storage space above the entrance round off the positive impression.

### **Fußboden:**

Parkett, Fliesen

### **Weitere Ausstattung:**

Balkon, Keller, Fahrstuhl, Vollbad, Duschbad, Einbauküche

## Sonstiges

The rental takes place directly from the owner.

Tenants looking for temporary accommodation will be given preference.

<https://Preismeyer-rental.com>

## Lage

The house with view to the Kastanienallee is situated between Mauerpark, Schönhauser Allee and Rosenthaler Platz.

The tram to Berlin-Mitte and the underground station Schönhauser Aller starts 100 meters from the house.

Cafes, supermarkets, restaurants, cinemas and everything that makes up a trendy neighbourhood can be found in the immediate vicinity.

### **Infrastruktur:**

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

# Exposé - Energieausweis

Energieausweistyp	Bedarfsausweis
Erstellungsdatum	ab 1. Mai 2014
Endenergiebedarf	125,00 kWh/(m <sup>2</sup> a)
Energieeffizienzklasse	D

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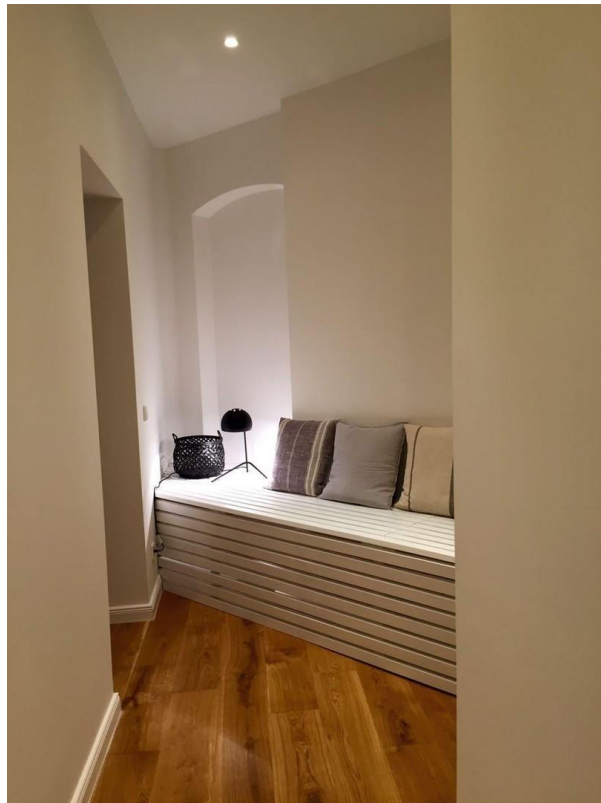
# Exposé - Galerie



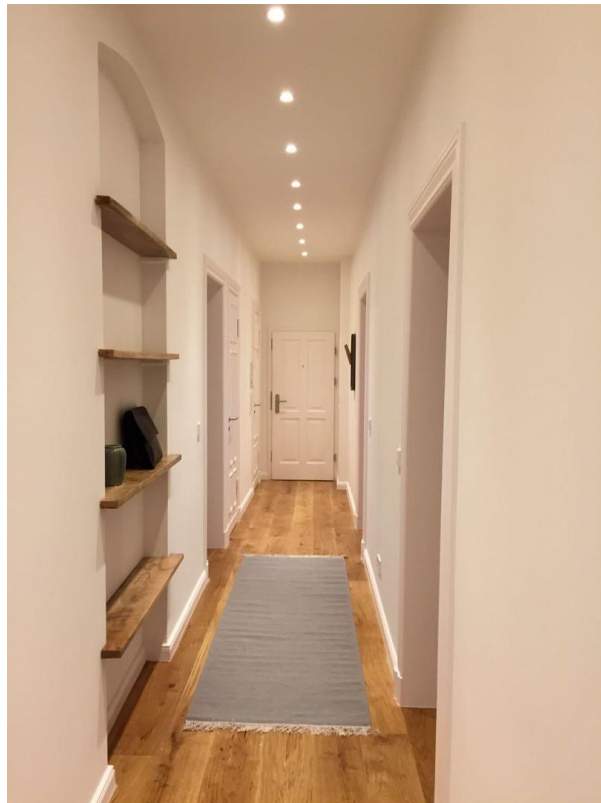
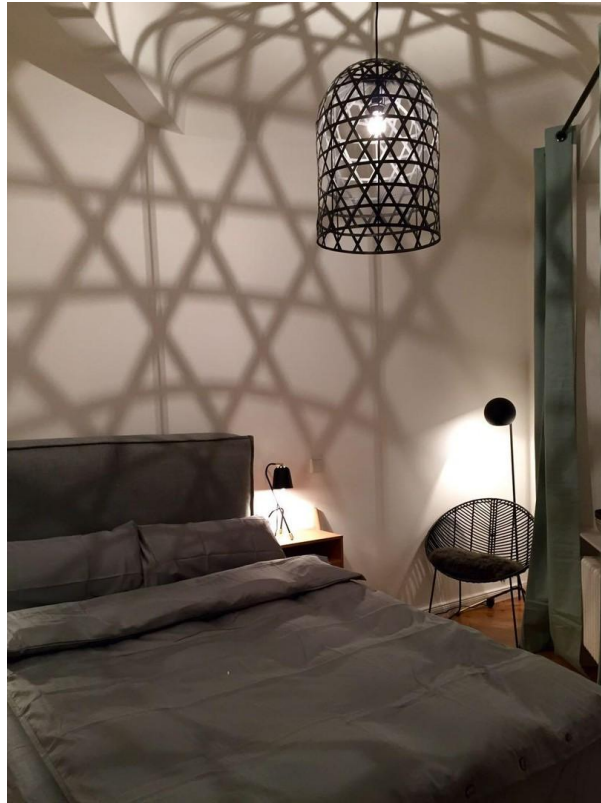
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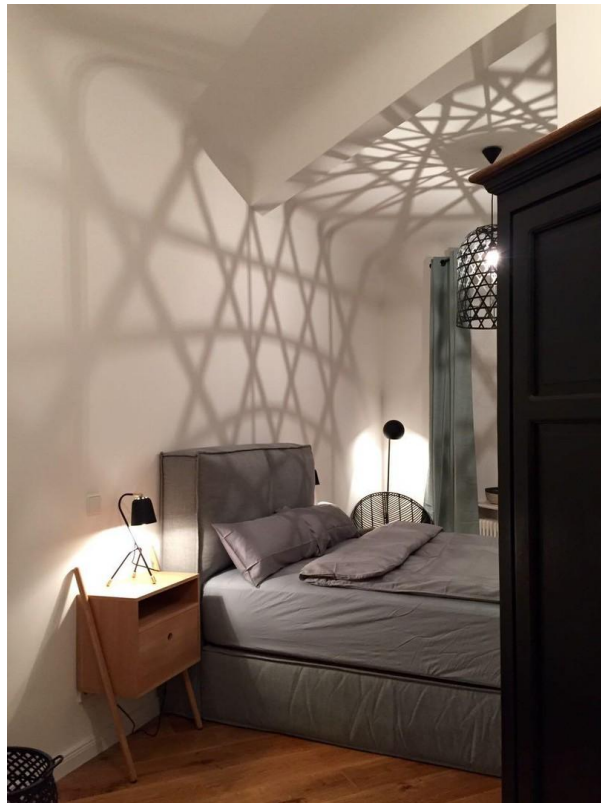
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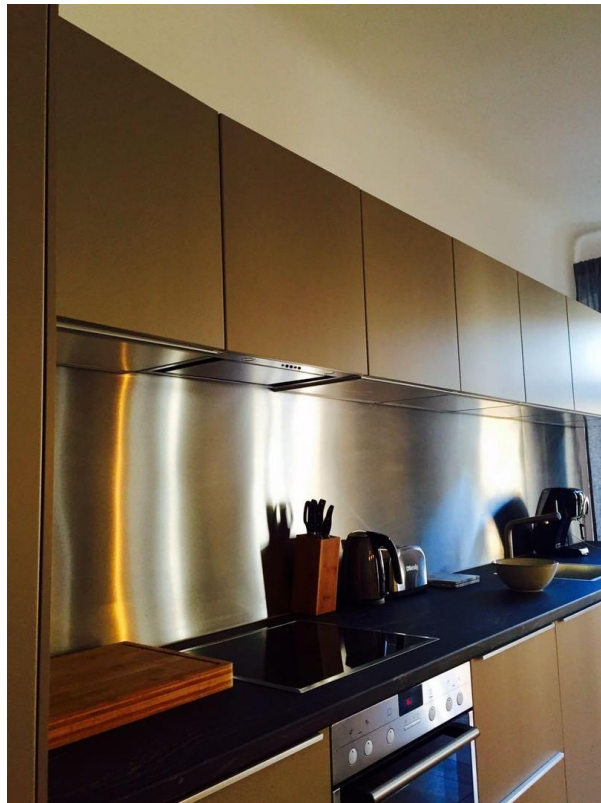
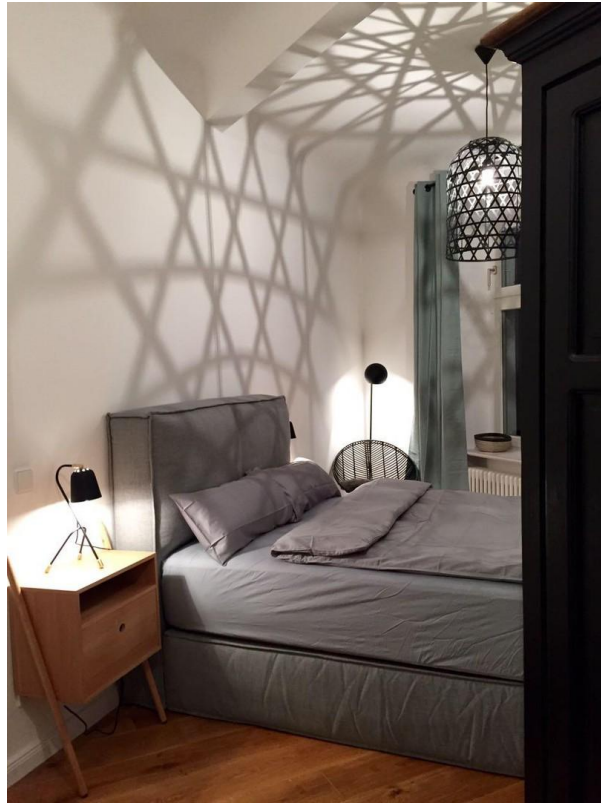
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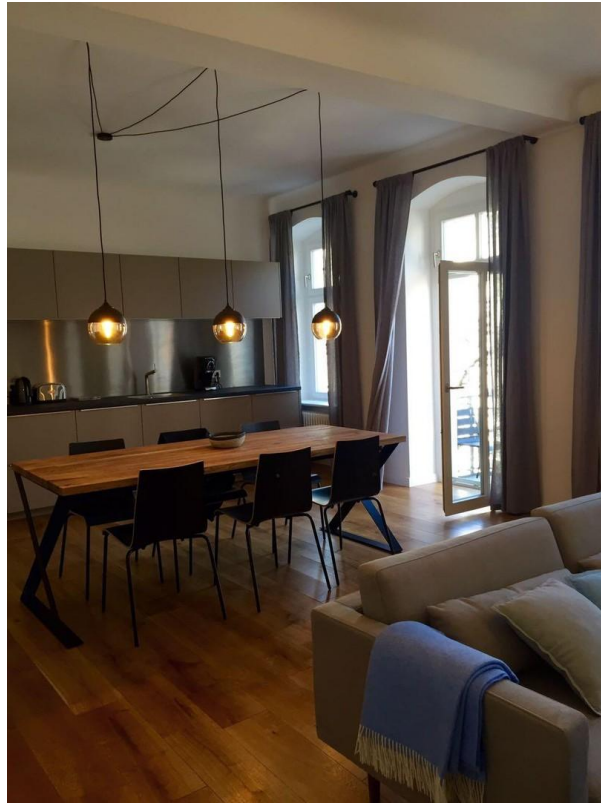


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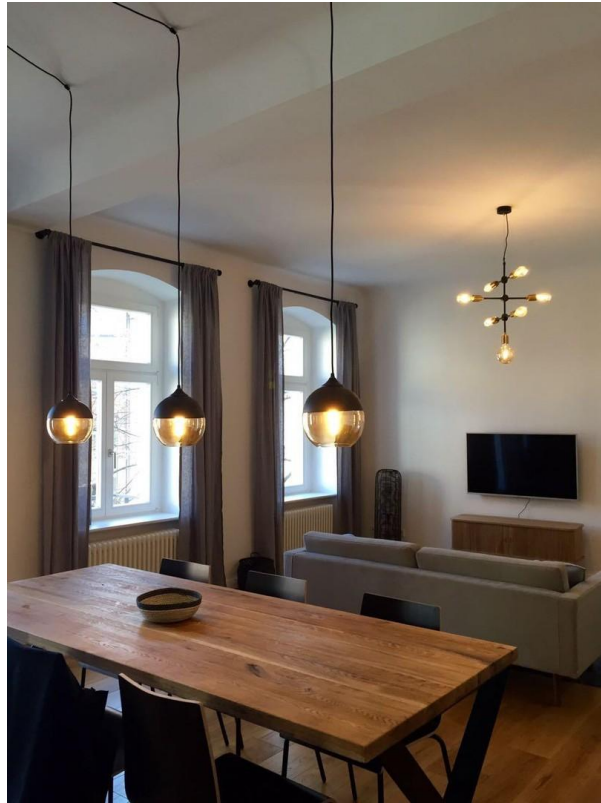




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