

Exposé

Maisonette in Berlin

"Home & Garden Haven" Maisonette mit Garten neben Viktoria- & Gleisdreieckpark



Objekt-Nr. **OM-318130**

Maisonette

Vermietung: **2.100 € + NK**

Ansprechpartner:
Constantin von Polier

10965 Berlin
Berlin
Deutschland

Baujahr	1871	Mietsicherheit	5.000 €
Etagen	2	Übernahme	sofort
Zimmer	3,00	Zustand	Erstbez. n. Sanier.
Wohnfläche	117,00 m ²	Schlafzimmer	2
Energieträger	Gas	Badezimmer	1
Nebenkosten	200 €	Etage	Erdgeschoss
Heizkosten	190 €	Heizung	Zentralheizung
Summe Nebenkosten	390 €		

Exposé - Beschreibung

Objektbeschreibung

The haven with the cherry blossom tree.

Because you moved from another country to Berlin and are looking for a central place in the city with a home and garden feeling.

Will I like it here?

It'd be hard not to. You walk from a busy, central street into a renovated 19th century building where the entrance is decorated with white stucco. As you walk along, you find one of the famous Berlin courtyards with a sand-box for children to play, lots of space for bikes and green grass. Then, walk straight into your garden and enter in the homey, but stylish kitchen.

The kitchen opens up into the living and dining room. But the best thing? If you look up, you see the old cupped ceilings that make the place very Berlin loft style.

The ground floor is a great space for hosting. In summer you can open the terrace door to the garden (additional approx. 40sqm) and expand the living room with a beautiful view on a cherry blossom tree in your garden. The first floor gives you privacy with 2 bedrooms and a bathroom with shower and bathtub. You also have a 14sqm balcony on the first floor if you are tired of sitting in the garden the whole day.

Ausstattung

This apartment is perfect for an international, professional couple with or without child(ren) who moved to Berlin and wants to explore. In Berlin, you can fulfill your dream of living life to the fullest.

Fußboden:

Laminat

Weitere Ausstattung:

Balkon, Terrasse, Garten, Keller, Vollbad, Duschbad, Gäste-WC

Sonstiges

The apartment can only be rented for a period of two years, as it will then be needed for personal use.

Lage

The award winning Gleisdreieck Park is right across the street, as well as the gorgeous Victoria Park - with its famous waterfall right in the middle. The general infrastructure is excellent: You have several supermarkets (from Lidl to LPG) as well as a dry cleaner, bakery, various shops and cafés in walking distance.

Infrastruktur:

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

Exposé - Galerie



Blick auf die Küche



Blick vom Essbereich

Exposé - Galerie



Blick vom Wohnbereich

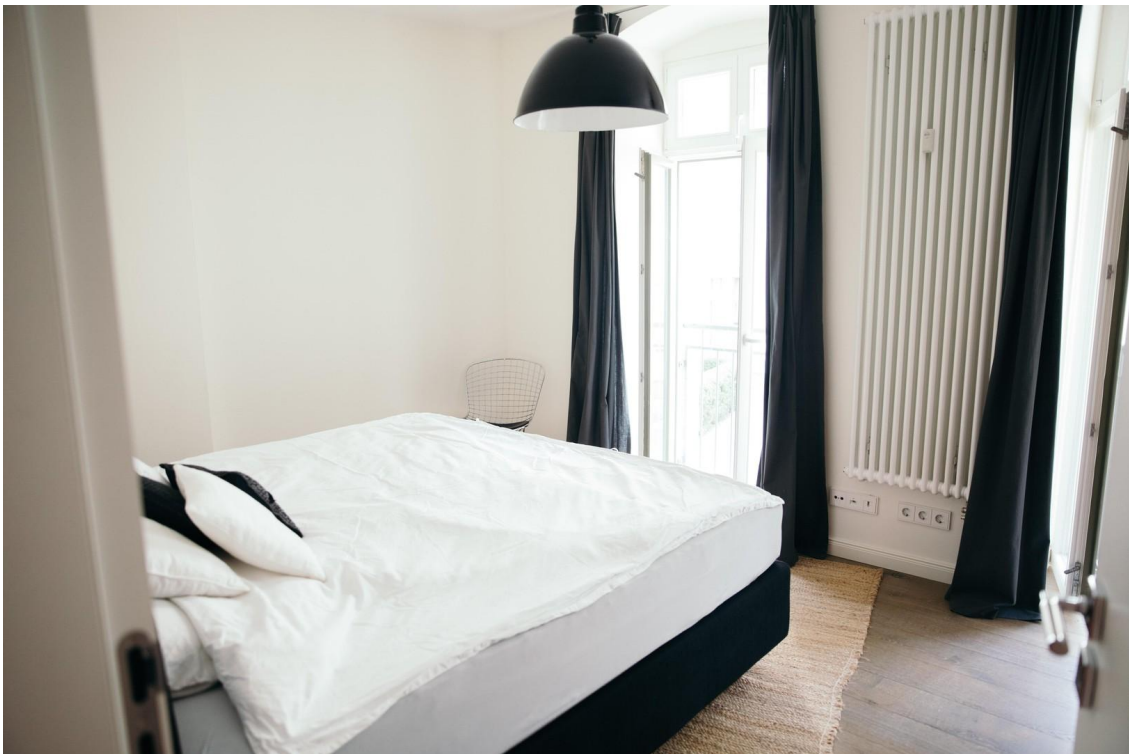


Treppe

Exposé - Galerie



Flur Obergeschoss



Schlafzimmer 1

Exposé - Galerie



Bad mit Wanne und Dusch



Garten

Exposé - Galerie



Straßenansicht

Exposé - Grundrisse

ERDGESCHOSS

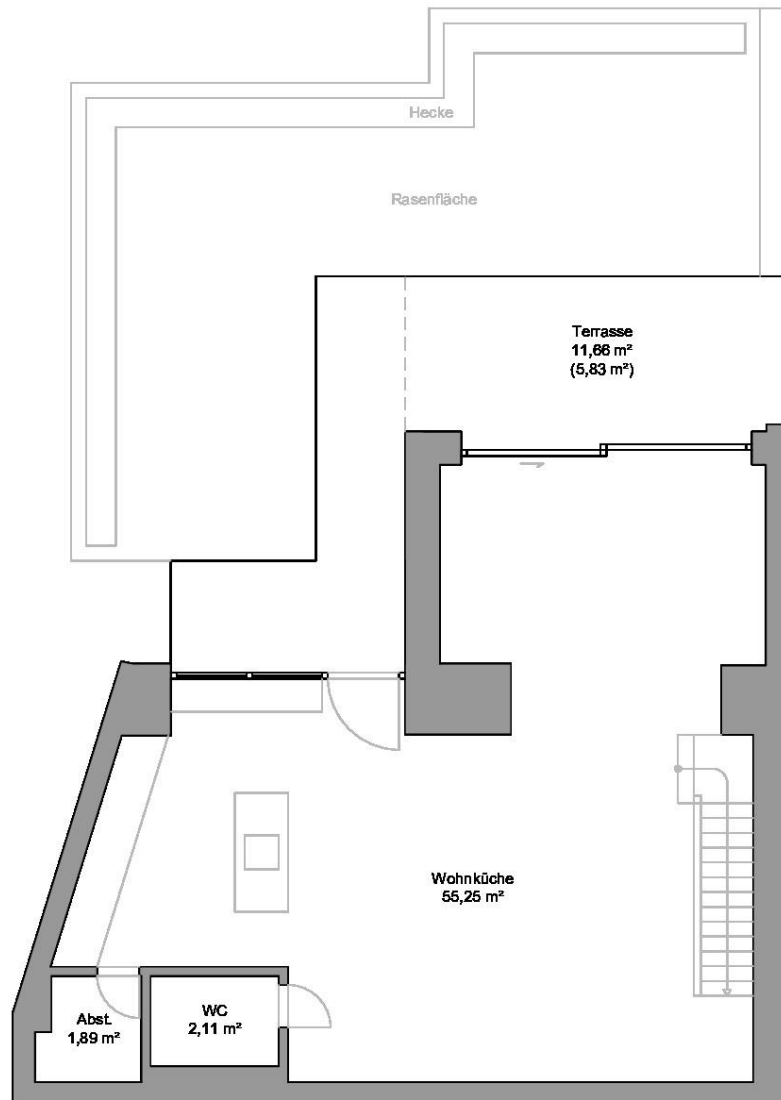
WOHNFLÄCHENBERECHNUNG

ERDGESCHOSS

Wohnküche	55,25 m ²
WC	02,11 m ²
Abstellkammer	01,89 m ²
Terrasse	05,83 m ²

Erdgeschoss Gesamt: ca. 65,08 m²

EG und OG Gesamt: ca. 117,62 m²



Schematischer Grundriss.
Maße können abweichen.
Stärke der Außenwände nicht gemessen.

Exposé - Grundrisse

OBERGESCHOSS

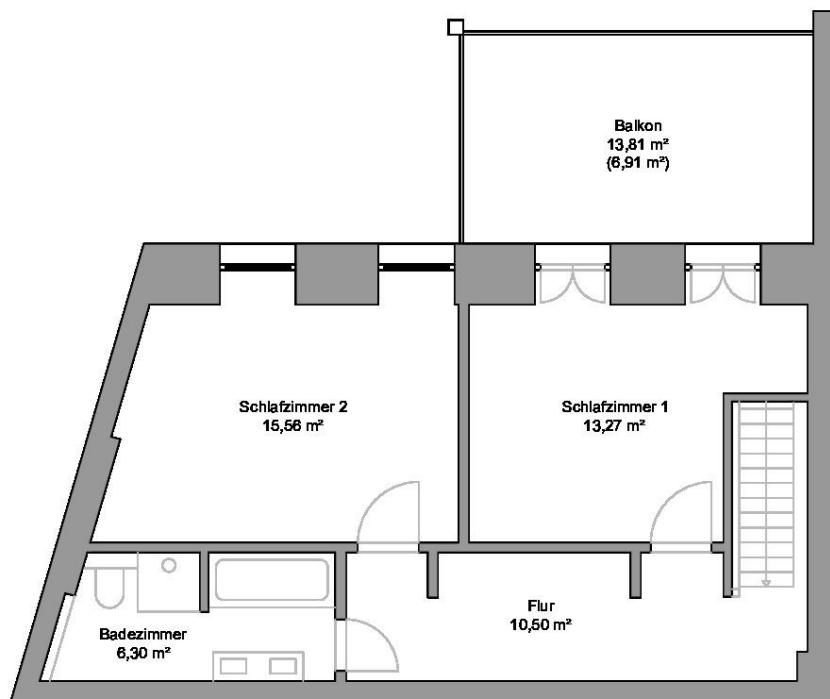
WOHNFLÄCHENBERECHNUNG

OBERGESCHOSS

Schlafzimmer 1	13,27 m ²
Schlafzimmer 2	15,56 m ²
Flur	10,50 m ²
Badezimmer	06,30 m ²
Balkon	08,91 m ²

Obergeschoss Gesamt: ca. 52,54 m²

EG und OG Gesamt: ca. 117,62 m²



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