

# Exposé

## Wohnung in Berlin

**FURNISHED 3-room apartment in Prenzlauer Berg for  
EUR 1,850.00 (incl. utilities)**



Objekt-Nr. **OM-324756**

### Wohnung

Vermietung: **1.600 € + NK**

Ansprechpartner:  
Gordon Pietrek

10435 Berlin  
Berlin  
Deutschland

Baujahr	1900	Heizkosten	150 €
Etagen	5	Übernahme	Nach Vereinbarung
Zimmer	3,00	Zustand	gepflegt
Wohnfläche	71,00 m <sup>2</sup>	Schlafzimmer	2
Nutzfläche	71,00 m <sup>2</sup>	Badezimmer	1
Energieträger	Gas	Etage	1. OG
Nebenkosten	100 €	Heizung	Zentralheizung

# Exposé - Beschreibung

## Objektbeschreibung

The house was renovated to a high standard in 2015 and is in very good condition. The apartment on the 1st floor has been extensively renovated and furnished. It is currently rented and will be available as a furnished apartment from 01.12.2022 for a maximum period of 2 years.

## Ausstattung

The apartment has beautiful floorboards, a spacious balcony, modern double-glazed windows and is fully furnished (kitchen, living room, bedroom, bathroom). WLAN Internet is also available. There is a corner bath in the bathroom.

You can move in immediately from 01.01.2025. The kitchenette is located in the living room, so that two bedrooms are available.

### **Fußboden:**

Parkett, Teppichboden, Fliesen

### **Weitere Ausstattung:**

Balkon, Keller, Fahrstuhl, Vollbad, Einbauküche

## Sonstiges

Interested parties looking for an apartment for temporary use will be given preference.

## Lage

The building is located in the trendy district of Prenzlauer Berg, on the border with the neighboring district of Mitte. The famous Zion Church, Arkonaplatz and the popular Kastanienallee are in the immediate vicinity. Many restaurants, cafés, small trendy stores, cinemas etc. are within walking distance. The Senefelder Platz subway station is about a 10-minute walk away and the nearest streetcar stop is just one minute away.

### **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

## Exposé - Galerie



# Exposé - Galerie



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