

# Exposé

## Wohnung in Berlin

### 3-room apartment in Prenzlauer Berg, furnished (incl. utilities)



Objekt-Nr. **OM-329231**

#### Wohnung

Vermietung: **1.500 € + NK**

Ansprechpartner:  
Preismeyer Verwaltungs GmbH

10435 Berlin  
Berlin  
Deutschland

Baujahr	1900	Heizkosten	149 €
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 apartment on the 1st floor is modernly furnished and offers a high level of comfort.

It features beautiful floorboards, a spacious balcony, and modern double-glazed windows. It is fully furnished, including a kitchen, living room, bedroom, and bathroom.

The main bedroom is spacious and features a large, wide closet.

The living room, with its open kitchen design, includes a balcony overlooking Schwedter Straße and Kastanienallee.

The bathroom is equipped with a corner bathtub, adding to its comfort and style.

Additionally, WLAN internet is available.

The building is well-maintained, excellently managed, and in very good condition, ensuring a pleasant living environment.

## Ausstattung

### **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.

The contract is on a yearly basis.

## 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



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