

# Exposé

## Penthouse in Berlin

### Penthouse apartment mit großer Dachterasse (möbliert)



Objekt-Nr. OM-321821

### Penthouse

Vermietung: **3.300 € + NK**

Ansprechpartner:  
Michael

Diestelmeyer Str. 5a  
10249 Berlin  
Berlin  
Deutschland

Baujahr	2009	Summe Nebenkosten	250 €
Etagen	4	Mietsicherheit	9.900 €
Zimmer	3,00	Übernahme	Nach Vereinbarung
Wohnfläche	160,00 m <sup>2</sup>	Zustand	Neuwertig
Nutzfläche	66,00 m <sup>2</sup>	Schlafzimmer	2
Energieträger	Fernwärme	Badezimmer	2
Nebenkosten	100 €	Etage	4. OG
Heizkosten	150 €	Heizung	Zentralheizung

# Exposé - Beschreibung

## Objektbeschreibung

Stylish 3-room (2-bedroom) penthouse apartment with a superb rooftop terrace and view in Berlin Mitte/Friedrichshain. Located next to two parks, this apartment enjoys the quietness and view onto green parks, yet is very close to the heart of the city.

The apartment features a large combined kitchen, dining and living room with 4 large windows making it a very bright space. The sleeping room includes a large double bed and a big dresser. You will enjoy working either in the living room or in the working room with a height-adjustable table.

Important: Furniture that you don't need could be moved out.

Upon request, the working room could be transformed into a 2nd sleeping room and the desk could be moved into the first sleeping room to make it a home-office working room during the day.

The absolute gems of this apartment are both the spacious balcony and the 120m<sup>2</sup> (1300 sqft) rooftop terrace.

Floor-heating and the fact that sunlight doesn't get blocked by any other building will make the apartment cozy year-round.

## Ausstattung

FFacilities:

- Fully furnished
- Wooden floor
- Floor heating
- Premium bathroom incl. floor heating
- Fully equipped open plan kitchen (stove, oven, refrigerator, dishes, cooking utensils)
- Dishwasher
- Washing machine
- High Speed Internet Cable (WiFi)
- Towels and sheets

### **Fußboden:**

Parkett

### **Weitere Ausstattung:**

Balkon, Terrasse, Dachterrasse, Aufzug, Vollbad, Gäste-WC

## Lage

Several supermarkets are within 5mins walking distance, medical doctors in the same street.

Public transport is closeby: 3mins walking to tram M5, M6 and M8 connecting within 8mins to Alexanderplatz. U5 (10mins walking) will connect you to Main train station (Hauptbahnhof) in less than 15mins.

Berghain and other known clubs of Friedrichshain are in short biking distance.

### **Infrastruktur:**

Apotheke, Lebensmittel-Discount, Allgemeinmediziner, Kindergarten, Grundschule, Öffentliche Verkehrsmittel

# Exposé - Energieausweis

Energieausweistyp	Bedarfsausweis
Erstellungsdatum	ab 1. Mai 2014
Endenergiebedarf	47,00 kWh/(m <sup>2</sup> a)
Energieeffizienzklasse	A



## Exposé - Galerie



Dining Room

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Balcony



Living Room

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Kitchen

# Exposé - Galerie



# Exposé - Galerie



# Exposé - Galerie



# Exposé - Galerie



# Exposé - Galerie



# Exposé - Galerie



# Exposé - Grundrisse

