

# Exposé

## Wohnung in Berlin

### Charming & Bright, Fully Furnished - 3 rooms Apartment for Long-Term Rental



Objekt-Nr. OM-329264

#### Wohnung

Vermietung: **1.900 € + NK**

Ansprechpartner:  
Tejas Dubewar  
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Machonstraße 44  
12105 Berlin  
Berlin  
Deutschland

Baujahr	2002	Übernahme	ab Datum
Etagen	2	Übernahmedatum	01.10.2026
Zimmer	3,00	Zustand	modernisiert
Wohnfläche	86,00 m <sup>2</sup>	Schlafzimmer	2
Energieträger	Gas	Badezimmer	1
Nebenkosten	200 €	Etage	2. OG
Heizkosten	200 €	Heizung	Zentralheizung

# Exposé - Beschreibung

## Objektbeschreibung

Hello All,

I'm offering my bright, airy, modern and beautifully renovated, fully furnished 3-room apartment in Mariendorf, just a few minutes from Tempelhofer Damm, for long term. The apartment is open from three sides, making it exceptionally bright, airy, and well-ventilated with plenty of natural light throughout the day.

Availability:

ASAP

Long Term

Anmeldung Possible

Apartment Overview

Size: 86 m2

Floor: 2nd floor with elevator

Layout: (2 Bedrooms, Spacious Living & Dining Area, Separate Kitchen, Bathroom, Balcony with outdoor seating, Renovated apartment with wooden flooring and high ceilings, Keller (basement storage) and bike room available

Interior & Furnishings

Bedrooms:

King-size beds with storage

Large wardrobes, drawer chests

TV in each bedroom

Living & Dining:

Large glass windows with excellent natural light

Huge, comfortable sofa

Big TV

Dining table

Plenty of smart storage options

Bathroom:

Bathtub + separate shower

Washer & dryer

Kitchen (Separate & Fully Equipped):

Smart induction hob

Oven

Dishwasher

Microwave

Large fridge

Kettle

Fully stocked with utensils and appliances

Balcony:

Outdoor seating, perfect for relaxing

Comfort & Tech:

Smart heating system controllable via smartphone

1000 Mbps high-speed internet already installed

Affordable electricity contract available for takeover

(or you may choose your own providers)

Location & Connectivity:

3-minute walk to U6 Westphalweg (The U-bahn is very close and gives a direct connectivity to major stations like Tempelhof, Mehringdaam, Hallesches Tor, Friedrichstrasse)

Bus 282 – 4 minutes walk

Ample free street parking available

## Ausstattung

The apartment is fully furnished with Sofa, Dining, TV etc.

The bedrooms are fully quipped with Double Beds, Work Desks and TV.

The Kitchen is modern with Stove, Oven, Microwave, Dishwasher and all the required utensils.

There is a washer-dryer in the bathroom.

### **Fußboden:**

Parkett, Laminat, Fliesen

### **Weitere Ausstattung:**

Balkon, Keller, Aufzug, Duschbad, Einbauküche

## Sonstiges

Ideal for families, couples, or a group of friends looking to share a modern, bright, and well-connected apartment in Berlin.

Please DM me for viewing/more details

## Lage

Neighborhood Highlights:

Multiple supermarkets nearby

Turkish, Indian, and international grocery stores within walking distance

Wide variety of restaurants offering diverse cuisines

Canal-side pathway nearby, ideal for morning walks, runs, and cycling

Volkspark Mariendorf very close – perfect for fitness activities, walks, picnics, and family time

### **Infrastruktur:**

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

# Exposé - Galerie



Dining



Balcony

# Exposé - Galerie



Master Bedroom



Hallway

# Exposé - Galerie



Guest/Kids Bedroom



Guest/Kids Bedroom

# Exposé - Galerie

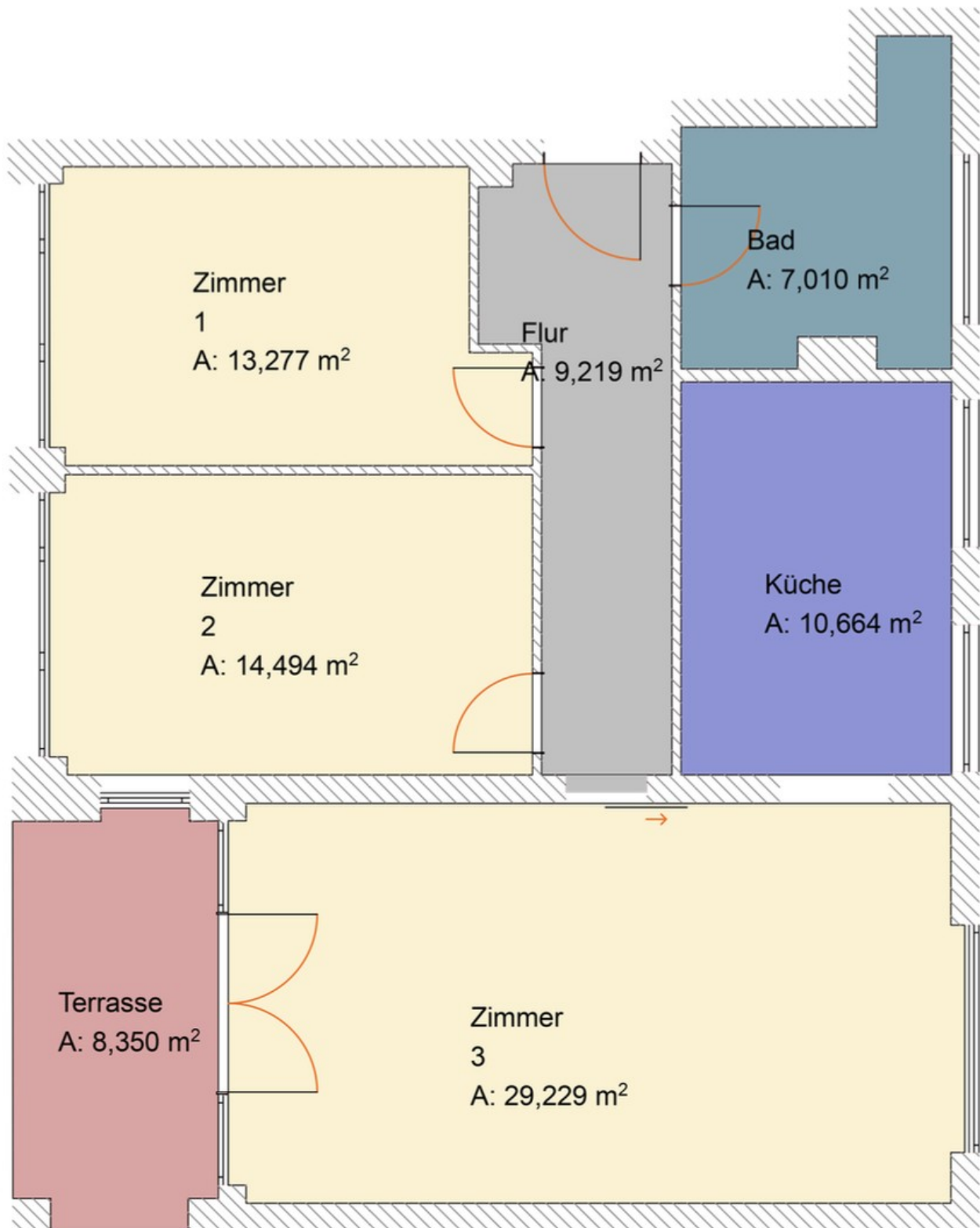


Kitchen



Bathroom

# Exposé - Grundrisse



Floor Plan