

Exposé

Wohnung in Berlin

Sunny bright Art Studio for Students or Young Professionals at Mauerpark



Objekt-Nr. OM-425570

Wohnung

Vermietung: **697 € + NK**

Ansprechpartner:
Jan Vogelsmeier

13355 Berlin
Berlin
Deutschland

Baujahr	2017	Mietsicherheit	2.157 €
Etagen	5	Übernahme	sofort
Zimmer	1,00	Zustand	Neuwertig
Wohnfläche	20,50 m ²	Schlafzimmer	1
Nutzfläche	1,50 m ²	Badezimmer	1
Energieträger	Fernwärme	Etage	2. OG
Heizkosten	198 €	Heizung	Zentralheizung
Summe Nebenkosten	198 €		

Exposé - Beschreibung

Objektbeschreibung

##

Important: To coordinate an appointment for a viewing, just send me a WhatsApp me to +49 175 7644808. I often don't read messages via web portals frequently, so WhatsApp is best.. Viewings are possible and can be coordinated from Monday to Thursday after 7:00 pm & Saturdays and Sunday's after 1 pm.

##

All in price including:

- cold rent
- furniture: kitchen, bed, wardrobe, table, chair
- cooking utensils and dishes
- decoration: curtains, cushions, pictures
- real estate tax
- heating cost flat fee
- Internet flat fee
- storage room available in cellar for 22 Euro per months
- no additional costs to be paid to landlord, unless you would like to get green energy (monthly installment currently around 26 Euro)
- in Germany all households are charged quarterly GEZ fees for TV and radio which is charged to each household in Germany- it's around 55,08 Euro each 3 month
- upon move out, a cleaning fee of 180 Euro will be deducted from the security deposit.

#

- Art Studio with 7 contemporary art pictures in your apartment. I bought all pictures from street artists in Los Angeles, Valencia and Madrid. Your apartment is brand new, fully furnished, fully equipped & ready for you to arrive with your luggage bag and feel at home. Details below. The price includes all monthly apartment costs: warm rent including heating, electricity, furniture, cooking utensils, towels, bed sheets & internet. Everything is ready to use.

- The public area is also designed with several street art pieces. It offers a public living area for you to chill with your friends in Vitra design sofas & chairs next to Foscarini lamps. In the public area you can reserve a yellow party kitchen if you want to make a dinner with your friends. Besides you can use co-working space & a laundry room with washing machines, dryers and a kicker. In summer you can chill outside on the terrace or in the public garden with wooden chill area.

Ausstattung

- Big windows let plenty of light inside your apartment making it bright & sunny as the windows faces south.
- The wooden oak décor of the floor give your apartment a homely feeling; Since it's no real wood you can clean the floor easily.
- Fully equipped open kitchen with fridge, ceran cooking space, micro-wave and plenty of storage for cooking utensils & your food.
- A table with bar chair is ideal for a quick breakfast, lunch or dinner.

- The big wardrobe with 3 doors offers plenty of space for your clothes.
- Before leaving your home in the morning you can have a quick glance at the big mirror which is placed next to the door.
- The modern bright bathroom is designed with Art on yellow walls, has heated towel rails, storage for bathroom utensils, a big mirror & a spacious modern shower.
- 110x200cm bed including brand new white bed sheets, white 220*240 bedding and two big white 80*80 pillows.
- During the day you can hide beddings behind the bed & use the bed as a sofa with 5 big comfy and stylish design cushions.
- Wide desk with loads of space & XXL felt pin board for photos and notes.

Fußboden:

Fliesen, Vinyl / PVC

Weitere Ausstattung:

Garten, Keller, Aufzug, Duschbad, Einbauküche, Barrierefrei

Sonstiges

- Note that the price per sqm is above the average price per sqm in the surroundings as this apartment is brand new, fully furnished, fully equipped & ready for you to arrive with your luggage bag and feel at home.
- Mauerpark around the corner:
- Districts 'Mitte' & 'Prenzlauer Berg':
- Studio House Website:
- Studio House Street Art:

Lage

- 5 min walk to 'Berlin Gesundbrunnen' with U-Bahn U8 & S-Bahn S1, S2, S41, S42 & ICE train station. At Gesundbrunnen Shopping Mall you will find several shops where you can get everything you need daily: denn's Biomarkt grocery Store, DM market, Pharmacy, Sparkasse, several ATMs, even a Thalia Book Store & a Hostel
- 15 min walk to 'Schoenhauser Allee' with U-Bahn U2, & S-Bahn S8, S41, S42. At Schoenhauser Allee Arcaden Shopping Mall you will find many shops as well as a UCI cinema
- Cafes, restaurants, bars, and shops are what make 'Mitte' & 'Prenzlauer Berg' probably the most popular districts of Berlin
- The Mauerpark, which is located right next to the building, is a popular meeting place amongst young adults and students in Berlin who love the special atmosphere and mix of cultures: international food, public karaoke & theatre, bands & musicians, basketball, loads of green space for recreation.

Infrastruktur:

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

Exposé - Galerie



Apartment Desk



Apartment Storage

Exposé - Galerie



Apartment Bathroom



Apartment Shower



Apartment Toilet

Exposé - Galerie



Apartment Kitchen



Public Space Bikes

Exposé - Galerie

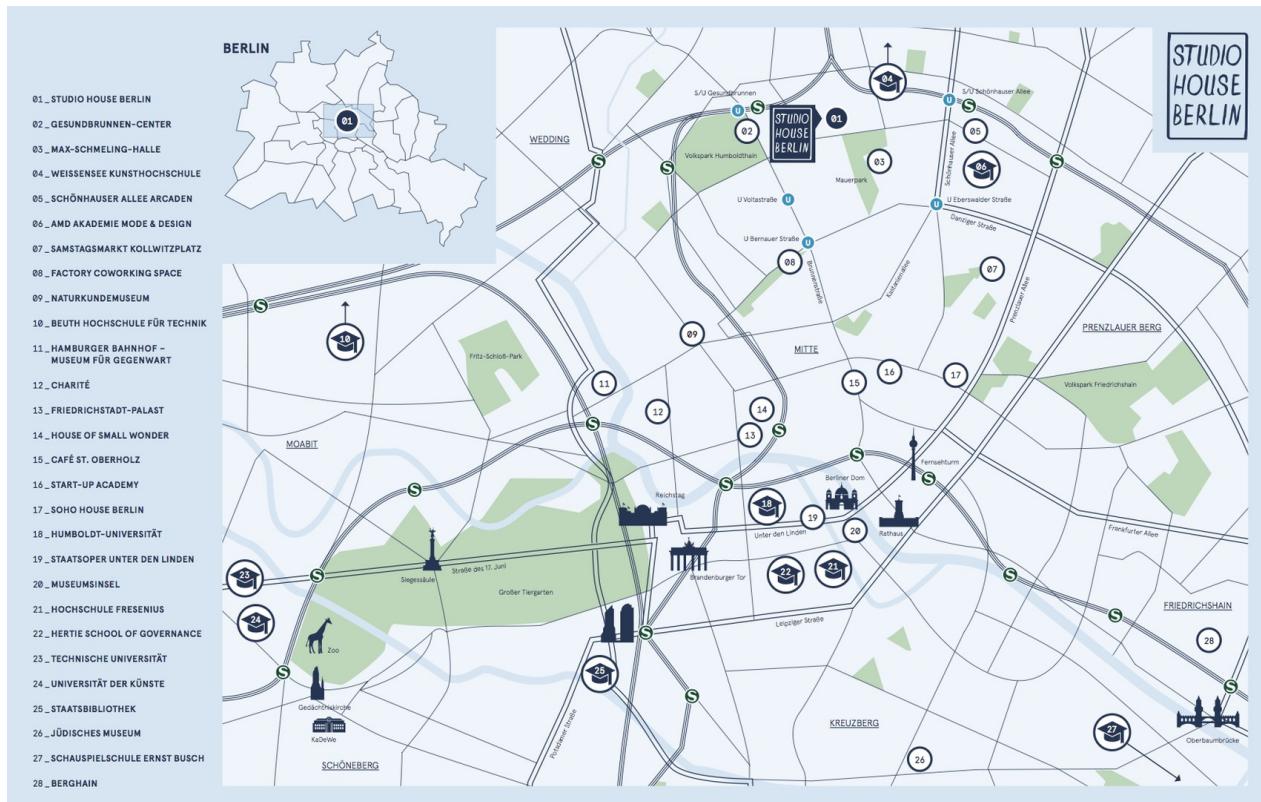


Public Space Kitchen

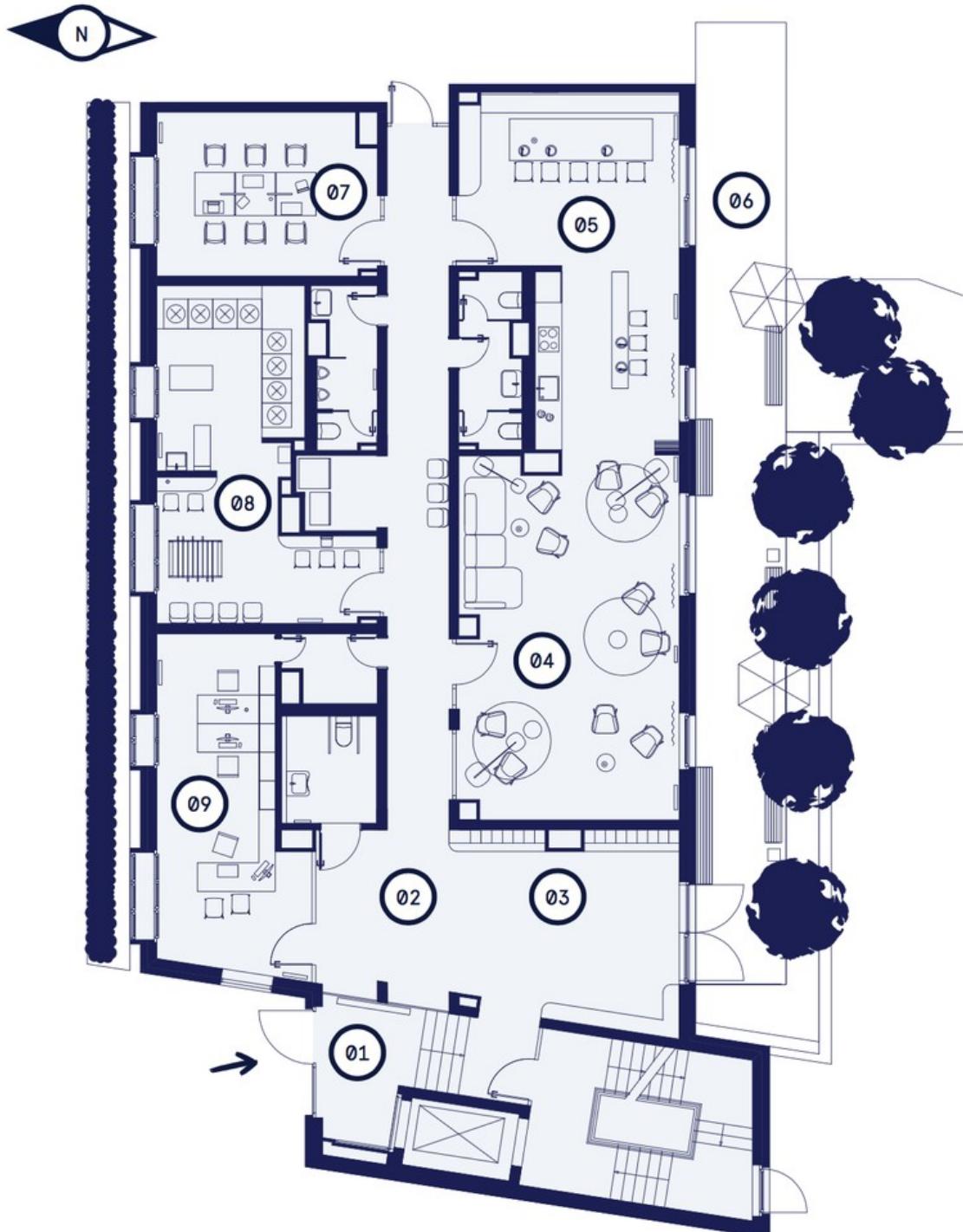


Public Space Living room

Exposé - Galerie



Exposé - Grundrisse



01_Haupteingang
02_Foyer
03_Mailbox

04_Lounge
05_Eventküche mit Essplatz
06_Gemeinschaftsterrasse

07_Coworking Space
08_Waschsalon
09_Präsenzbüro Hausverwaltung

Public Area

Exposé - Grundrisse

STUDIO 65

Gesamtfläche

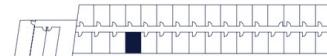
ca. 20,5 m² | 2. OG-Südseite



Apartment

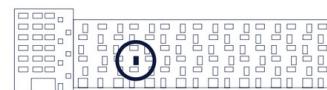
- 01_Arbeiten
- 02_Entspannen
- 03_Duschen
- 04_Kochen
- 05_Essen
- 06_Aufbewahren

Nicht maßstabsgetreu.



Draufsicht

Etage: 0 1 2 3 4 5 6



Südseite