

Exposé

Wohnung in Berlin

2 Room Apartment | First Occupancy | New-Build Standard in an Energy-Efficient Building



Objekt-Nr. OM-425734

Wohnung

Vermietung: **1.300 € + NK**

Ansprechpartner:
Moritz Bruch

13347 Berlin
Berlin
Deutschland

Baujahr	1906	Übernahme	ab Datum
Zimmer	2,00	Übernahmedatum	15.02.2026
Wohnfläche	70,00 m²	Zustand	Erstbez. n. Sanier.
Energieträger	Gas	Schlafzimmer	1
Nebenkosten	100 €	Badezimmer	1
Summe Nebenkosten	100 €	Etage	3. OG
Mietsicherheit	2.600 €	Heizung	Etagenheizung

Exposé - Beschreibung

Objektbeschreibung

This modern two-room apartment is located in a fully energy-efficient renovated historic building and offers new-build standards within a classic architectural structure. The entire building has recently undergone extensive modernization, including thermal insulation and the installation of new energy-efficient windows.

The apartment itself has been completely refurbished to a high standard, resulting in a first occupancy after full renovation. The open and well-designed layout provides flexible options for living, sleeping, and working.

A separate kitchen and a contemporary bathroom complement the apartment and meet modern living and comfort requirements. Bright rooms, high-quality materials, and a well-thought-out design create a pleasant and comfortable living environment.

This apartment is ideal for singles or professionals, who appreciate modern living combined with the charm of a refurbished historic building.

Ausstattung

The apartment has been renovated to new-build standards and is offered as a first occupancy after renovation. In terms of construction quality, fittings, and energy efficiency, the apartment is equivalent to a newly built property.

Fußboden:

Parkett, Fliesen

Weitere Ausstattung:

Keller, Vollbad, Duschbad

Lage

The apartment is located in the vibrant Berlin district of Wedding, close to Leopoldplatz, a well-known and lively hub within the borough of Mitte. The area offers excellent infrastructure and very good public transport connections.

Leopoldplatz provides a wide range of shopping facilities, cafés, restaurants, and services for everyday needs, as well as medical facilities. Weekly markets and nearby green spaces further enhance the quality of life.

Public transportation is easily accessible, with several subway and bus lines within walking distance, offering quick connections to Berlin's city center and other districts. Berlin Central Station (Hauptbahnhof) can be reached in a short time.

This location is ideal for professionals, students, and commuters who value urban living, convenience, and excellent connectivity.

Infrastruktur:

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

Exposé - Energieausweis

Energieausweistyp	Verbrauchsausweis
Erstellungsdatum	ab 1. Mai 2014
Endenergieverbrauch	100,00 kWh/(m²a)
Energieeffizienzklasse	C



Exposé - Galerie



Exposé - Galerie



Exposé - Galerie



Exposé - Galerie



Exposé - Galerie

