

# Exposé

## Wohnung in Berlin

### Fully Furnished 3 Room Apartment in Mitte with Guest WC



Objekt-Nr. OM-436475

### Wohnung

Vermietung: **1.600 € + NK**

10117 Berlin  
Berlin  
Deutschland

Baujahr	1973	Mietsicherheit	4.800 €
Etagen	25	Übernahme	ab Datum
Zimmer	3,00	Übernahmedatum	01.11.2026
Wohnfläche	75,00 m <sup>2</sup>	Zustand	modernisiert
Nutzfläche	75,00 m <sup>2</sup>	Schlafzimmer	2
Energieträger	Fernwärme	Badezimmer	2
Nebenkosten	75 €	Etage	3. OG
Heizkosten	327 €	Heizung	Zentralheizung
Summe Nebenkosten	402 €		

# Exposé - Beschreibung

## Objektbeschreibung

The apartment combines modern living comfort, well-thought-out furnishings and a prime location in the heart of Berlin.

- Comprehensively modernized apartment in high-rise building with concierge
- Fitted kitchen and integrated dining area open to living room
- Spacious & brightly living room connecting to a big and a small bedroom
- Laminate flooring in the living rooms and bedrooms
- Guest Toilet with shower apart from the main bathroom
- East facing balcony spanning the entire width of the apartment with view of the green trees and the children's play area downstairs
- Shared washing/drying room and storage room for baby carriers on the floor
- Bicycle parking spaces in front of the house
- Easily accessible by elevator
- Video surveillance in the foyer

The rental price includes both the kitchen and the furniture but not internet & electricity. The apartment would be available for 2-3 years contract and potentially extendable on how things evolve for our family with time.

## Ausstattung

The kitchen is fully equipped with built in refrigerator, microwave, dishwasher, oven & washing machine. All rooms would have the storage and furniture. It might not be exactly as seen in the pics as some storage would move with us (as we currently live in the apartment) but most would stay.

### **Fußboden:**

Laminat

### **Weitere Ausstattung:**

Balkon, Aufzug, Duschbad, Einbauküche, Gäste-WC

## Sonstiges

The apartment would be available for 2-3 years contract and potentially extendable on how things evolve for our family with time. Viewings for interested parties would be organised with appointment. When expressing interest, please share a bit about you and family/friends who would be moving in preferably on 01.11.2026.

## Lage

Leipziger Straße boasts a prime location in the heart of Berlin. Daily needs shops like Lidl, Rossmann, Tedi and medical store are literally 1 min walk from the building.

Within a short walk, you'll find everything that makes Mitte the center of Berlin: Alexanderplatz, Potsdamer platz, the boulevards Friedrichstraße and Unter den Linden, Gendarmenmarkt, and Museum Island. The street is also renowned for its diverse mix of shops, excellent restaurants, inviting cafés, cultural attractions, and numerous medical practices. From here, you can explore Berlin's vibrant city center in just a few steps.

The location offers excellent transport connections. Thanks to the Stadtmitte underground station (U2 & U6) within easy walking distance and a bus stop (200) right outside the building, you can quickly and easily reach all districts of Berlin. Hausvogteiplatz and Spittelmarkt (U2) stns are also 5 mins walk.

**Infrastruktur:**

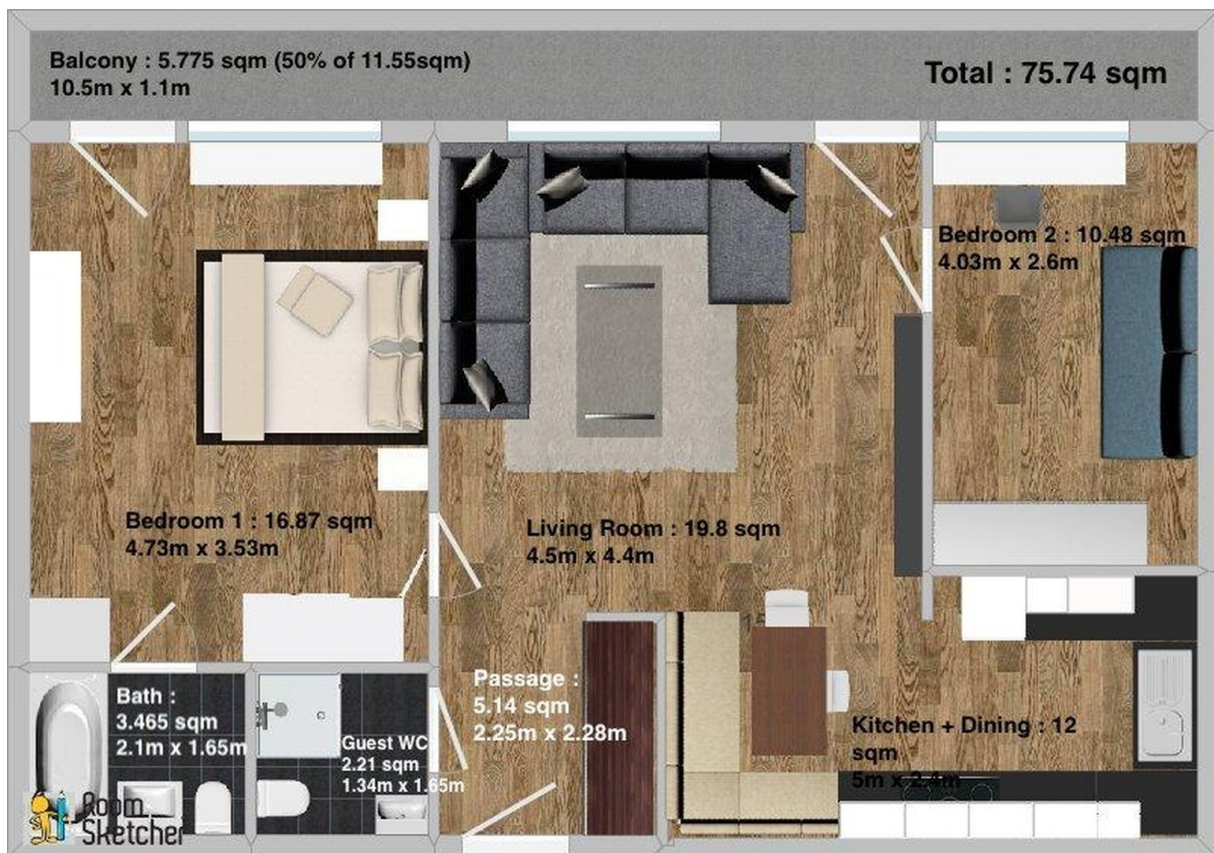
Apotheke, Lebensmittel-Discount, Allgemeinmediziner, Kindergarten, Grundschule, Hauptschule, Realschule, Gymnasium, Gesamtschule, Öffentliche Verkehrsmittel

# Exposé - Energieausweis

Energieausweistyp	Bedarfsausweis
Erstellungsdatum	ab 1. Mai 2014
Endenergiebedarf	57,00 kWh/(m <sup>2</sup> a)
Energieeffizienzklasse	B



# Exposé - Galerie



Floor Plan with Sizes

# Exposé - Galerie



Dining



Living Room 2

# Exposé - Galerie



Living Room 1



Living Room 3

# Exposé - Galerie



Living Room 4



Bedroom 1

# Exposé - Galerie



Kitchen



Small Bedroom 1

# Exposé - Galerie



Small Bedroom 2



Main Bathroom

# Exposé - Galerie



View from Balcony

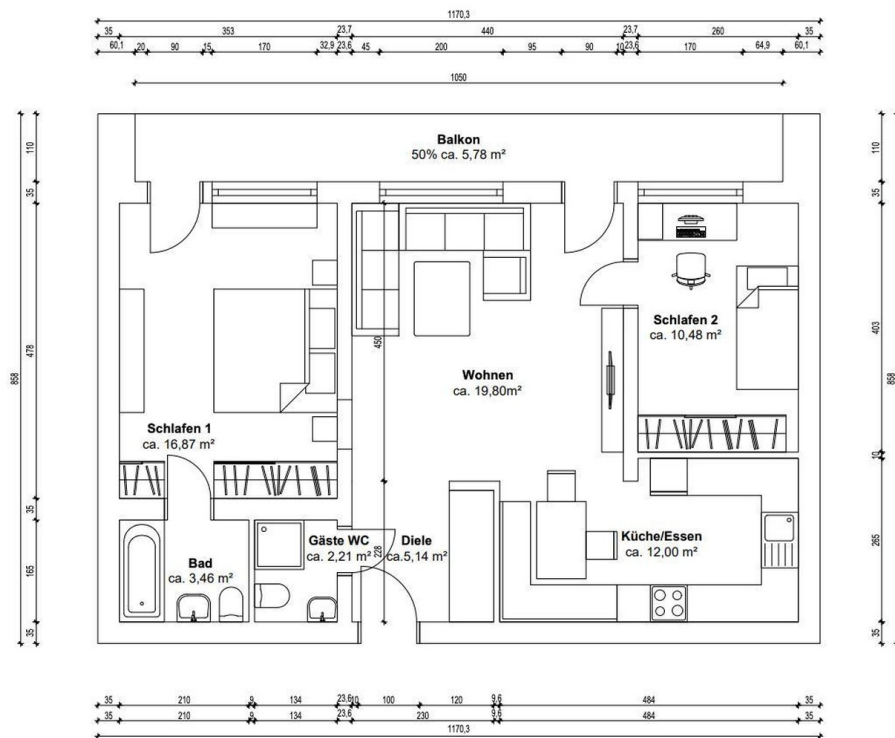


Guest WC



Entrance

# Exposé - Grundrisse



Floor Plan with Dimensions