

# Exposé

## Erdgeschosswohnung in Berlin

### WG-Zimmer in der Lutherstraße, 13585 Berlin



Objekt-Nr. OM-447742

### Erdgeschosswohnung

Vermietung: **600 € + NK**

Ansprechpartner:  
Daniel

Lutherstraße 3  
13585 Berlin  
Berlin  
Deutschland

|                   |                      |              |                |
|-------------------|----------------------|--------------|----------------|
| Baujahr           | 1910                 | Zustand      | gepflegt       |
| Zimmer            | 4,00                 | Schlafzimmer | 4              |
| Wohnfläche        | 11,00 m <sup>2</sup> | Badezimmer   | 1              |
| Energieträger     | Gas                  | Etage        | Erdgeschoss    |
| Summe Nebenkosten | 100 €                | Heizung      | Zentralheizung |
| Übernahme         | sofort               |              |                |

# Exposé - Beschreibung

## Objektbeschreibung

I currently have 3 rooms available in my shared flat at Lutherstraße, 13585 Berlin.

The apartment has a separate kitchen, a large bathroom with bathtub and washing machine, and several bright rooms. Some furniture is already available, and if needed, I can also provide additional furniture or other useful household items.

At the moment, the flat is shared by 2 quiet working men in their 20s to 30s. The atmosphere is calm and relaxed, so this is not a party flat, but rather a good fit for someone looking for a peaceful and uncomplicated place to live.

Registration (Anmeldung) is possible. Electricity and internet are included. The stated rent is all-inclusive, meaning all costs are already covered. No deposit is required.

The location in Berlin-Spandau is practical for daily life, with shops and public transport connections nearby.

I am looking for friendly, reliable, and respectful tenants who would fit well into a quiet shared home.

## Ausstattung

### Weitere Ausstattung:

Garten, Einbauküche

## Lage

### Infrastruktur:

Apotheke, Lebensmittel-Discount, Öffentliche Verkehrsmittel

# Exposé - Energieausweis

|                        |                               |
|------------------------|-------------------------------|
| Energieausweistyp      | Verbrauchsausweis             |
| Erstellungsdatum       | ab 1. Mai 2014                |
| Endenergieverbrauch    | 229,30 kWh/(m <sup>2</sup> a) |
| Energieeffizienzklasse | G                             |

## Exposé - Galerie



First Room

# Exposé - Galerie

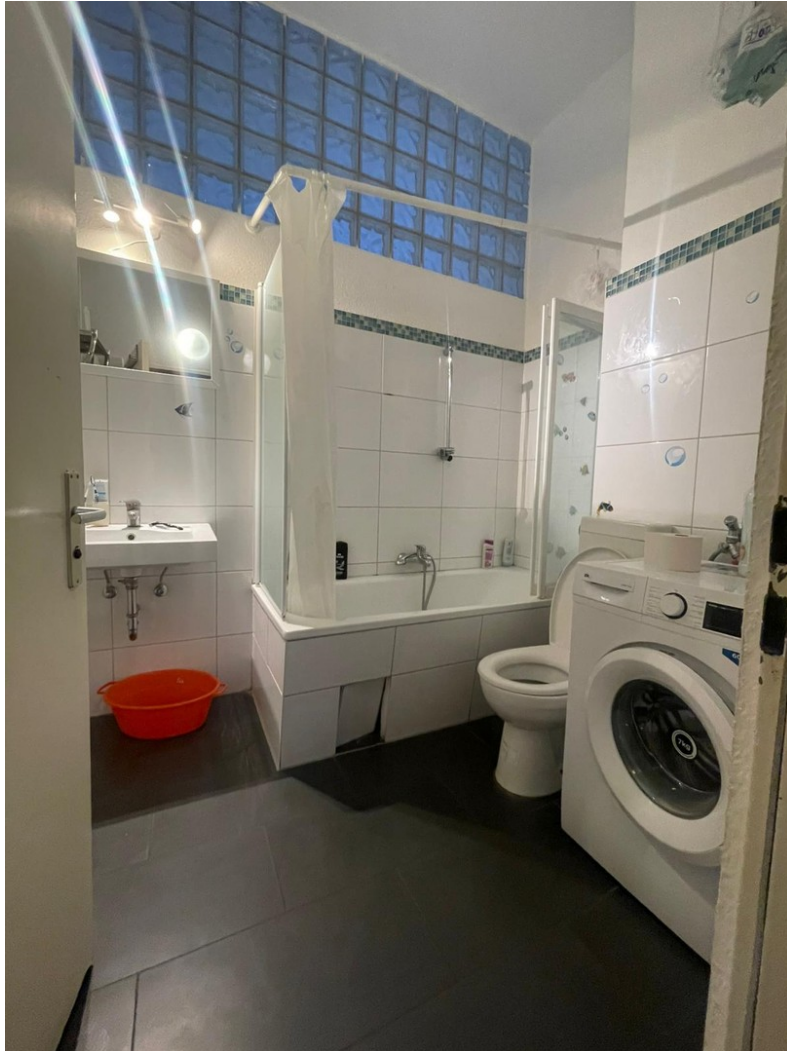


Second Room



Kitchen

# Exposé - Galerie



Bathroom