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FOR RENT

Furnished 2-Room Apartment in Potsdam-Babelsberg, near Berlin

Fritz-Zubeil-Strasse 13–15 · 14482 Potsdam · Germany



Living and working room with custom-made 1920s desk, Thonet bentwood chair, and sofa bed

A furnished two-room apartment on the third floor of a 1914 *Altbau* (pre-war building), recently renovated, with two balconies — one facing the quiet residential street, the other facing the green courtyard. The living/working room is a separate space facing the street; on the courtyard side, the dining and sleeping area opens generously into the kitchen. The lease is open-ended; both shorter stays (sabbaticals, visiting scholar positions, project periods) and long-term tenancies are welcome.

Key facts

Property type	2-room apartment, fully furnished
Living area	56 m ² (approx. 603 sq ft)
Rooms	2
Floor	3rd floor (no elevator)
Year built	1914 (pre-war building, recently renovated)
Balconies	2 (street side and courtyard side)
Heating	Central heating (gas)
Energy demand	136 kWh/(m ² ·a), demand-based certificate
Parking	1 dedicated parking space
Available from	1 June 2026
Minimum lease term	6 months
Contract type	Open-ended (no fixed end date)

The apartment

A pre-war apartment with two large rooms, each entered separately from the hallway — the living/working room on the street side (door on the left), and the dining/sleeping area on the courtyard side (straight ahead). Both rooms are light-filled, with original wooden floorboards and stucco ceilings, designed so that focused work and rest each have their own dedicated space.

Living and working room (street side)

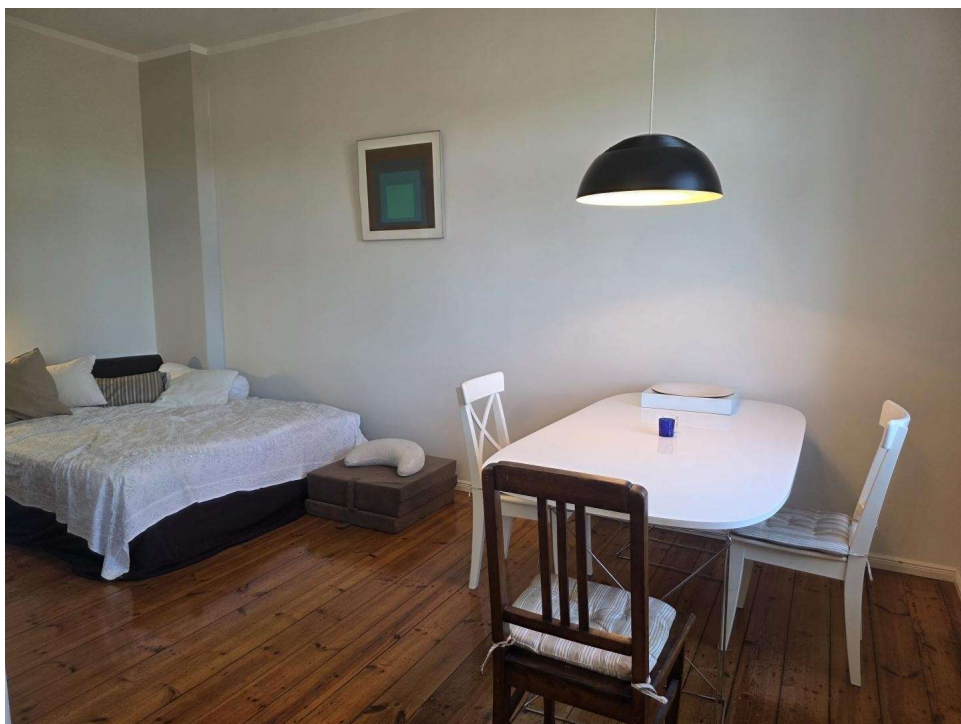
Entered through the left door from the hallway. Custom-made desk from the 1920s, a Thonet bentwood chair, a sofa bed, and a sideboard. A signed lithograph by *Ernst Wilhelm Nay* hangs on the wall. The room opens through a door onto a small balcony of approximately 1.2 m² — large enough for two people to sit and have breakfast in the morning sun.



Living/working room with view to the street-side balcony

Dining and sleeping area with open kitchen (courtyard side)

Straight ahead from the hallway. A large room with a double bed, dining table for six, an *Albers* lithograph, and an original *Miró* print. The wall between this room and the kitchen has been opened up, so that today kitchen and dining/sleeping area form a generous, connected living space. A door leads to the second balcony with a wooden bench and a view into the greenery — very quiet, with evening sun.



Dining and sleeping area with Albers lithograph — open to the kitchen

Kitchen

Open to the dining/sleeping area. Fully equipped fitted kitchen with induction cooktop, range hood, dishwasher, oven, espresso maker, and milk frother. Lit by three designer pendant lamps. Adjacent pantry (accessible from the hallway) for supplies, cleaning equipment, and household items.



Kitchen with induction cooktop and dishwasher

Bathroom, hallway, laundry room

The bathroom is on the right side of the hallway, with bathtub and shower, recently renovated. An open clothing storage system in the hallway. Separate laundry room with washing machine, ironing board, and storage.



Courtyard-side balcony — view into the greenery

Furnishings and equipment

The apartment is rented fully furnished — including the design pieces, the artwork, and everything needed for daily life.

Living and working area

Vitsø shelving system by Dieter Rams (throughout the apartment), a custom-made 1920s desk, a Thonet bentwood chair as desk chair, a sofa bed, a Danish designer pendant lamp over the dining table, a 1960s ceiling lamp over the desk, and 1960s sideboards.

Note on the design pieces

Vitsø is a German furniture company best known for the 606 Universal Shelving System designed by Dieter Rams in 1960 — a modular shelving classic of modernist design. *Thonet* refers to bentwood chairs from the original Viennese manufacturer (mid-20th-century pieces). These items, along with the signed lithographs, are part of the furnished rental.

Art

Signed and limited-edition lithographs by *Joan Miró*, *Josef Albers*, and *Ernst Wilhelm Nay* — three artists of the European modernist tradition. These works are separately insured.

Library

In the living room, a small library of humanities books, including art volumes.

Kitchen

Built-in kitchen with induction cooktop, extractor hood, oven, dishwasher, espresso maker, milk frother, and complete cookware.

Appliances and household

Washing machine, ironing board and iron, 55-inch Samsung LED TV, HP all-in-one printer, Teufel Raumfeld wireless speakers. Bed linens and new towels are provided.

Wardrobe

An open clothing storage system in the internal chamber.

Additional features

Two balconies, full bathroom, fitted kitchen, cellar storage, dedicated parking space.

Lease terms

The lease is open-ended (no fixed termination date), with a minimum tenancy of 6 months. The apartment suits both shorter stays — for academic visits, project assignments, or transitional periods — and long-term tenancies. Two pricing models apply, depending on the expected length of stay:

Stays under 2 years — short- to medium-term

All-inclusive rent of €1,430 per month, covering electricity, hot water, internet, and parking. No separate utility billing — everything is included.

Long-term tenancies

Gross warm rent of €1,350 per month, including parking. Electricity and internet are arranged through the tenant's own contracts. Service charges are reconciled annually.

Overview

All-inclusive rent (< 2 years)	€1,430 / month	incl. electricity, hot water, internet, parking
Long-term rent (> 2 years)	€1,350 / month	incl. parking; electricity & internet billed separately
Net cold rent (base)	€1,210	
Service charges (Nebenkosten)	€220	heating, water, waste, building electricity
Furniture & art package	€300	included in cold rent
Parking space	€70	included in cold rent
Security deposit	€2,900	2 months' net cold rent

Included in both models

- Furniture and art package (incl. design classics and artwork): €300
- Parking space: €70

House rules

No pets. No smoking inside the apartment. Maximum 2 occupants.

Location

Potsdam-Babelsberg is a historic district just southwest of Berlin, on the border between the two cities. The Fritz-Zubeil-Strasse is a tree-lined residential street in the original village core. Babelsberg has a strong cultural identity through its film studios (*Filmpark Babelsberg*), media industry, and university institutions.

Public transport

Babelsberg S-Bahn station: 7 minutes on foot. By S-Bahn or regional train, central Berlin (Friedrichstrasse, Hauptbahnhof) is reached in under 30 minutes. By bicycle, Potsdam city center is 10 minutes away.

Local infrastructure

Supermarket (5 minutes on foot), pharmacy, general practitioner, cafés, and small shops within walking distance. Kindergartens, primary school, and secondary schools nearby.

Academic and cultural environment

The apartment is well positioned for academic visitors and researchers: *Film University Babelsberg Konrad Wolf*, *Hasso Plattner Institute* (computer science), and the *University of Potsdam* are all within reach. *Sanssouci Palace* and the UNESCO-listed parks of Potsdam are reachable by bike or bus.

Nature

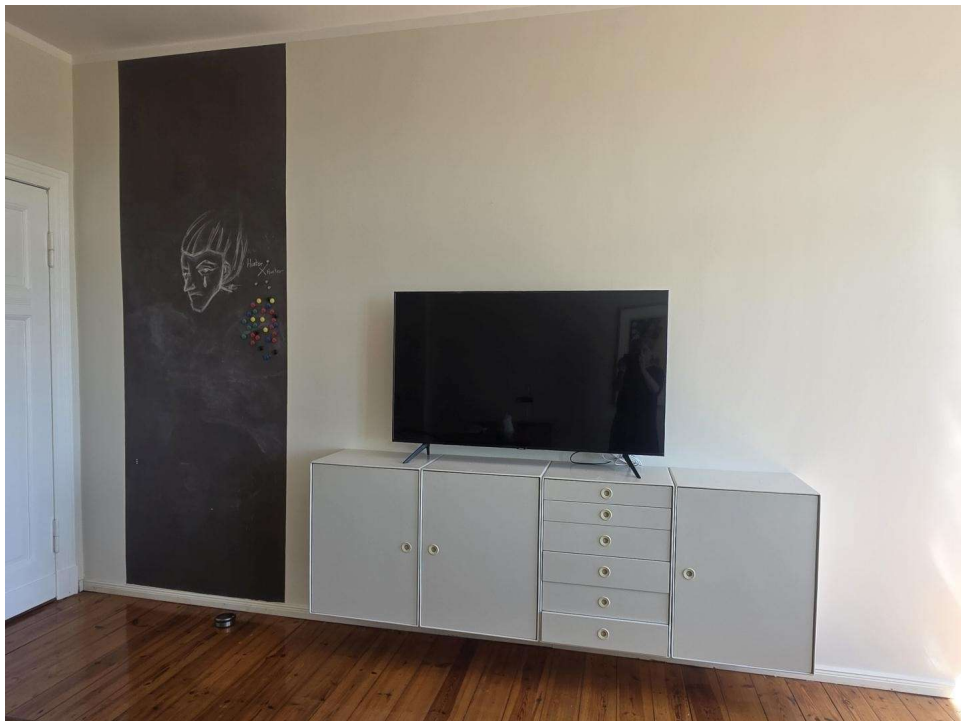
Lake *Griebnitzsee* is a few minutes away by bike; beyond it stretches the lake-rich landscape of Brandenburg.

Impressions

Further views of the apartment and its surroundings.



Desk with view of the library



Sideboard with chalkboard wall and TV in the living/working room



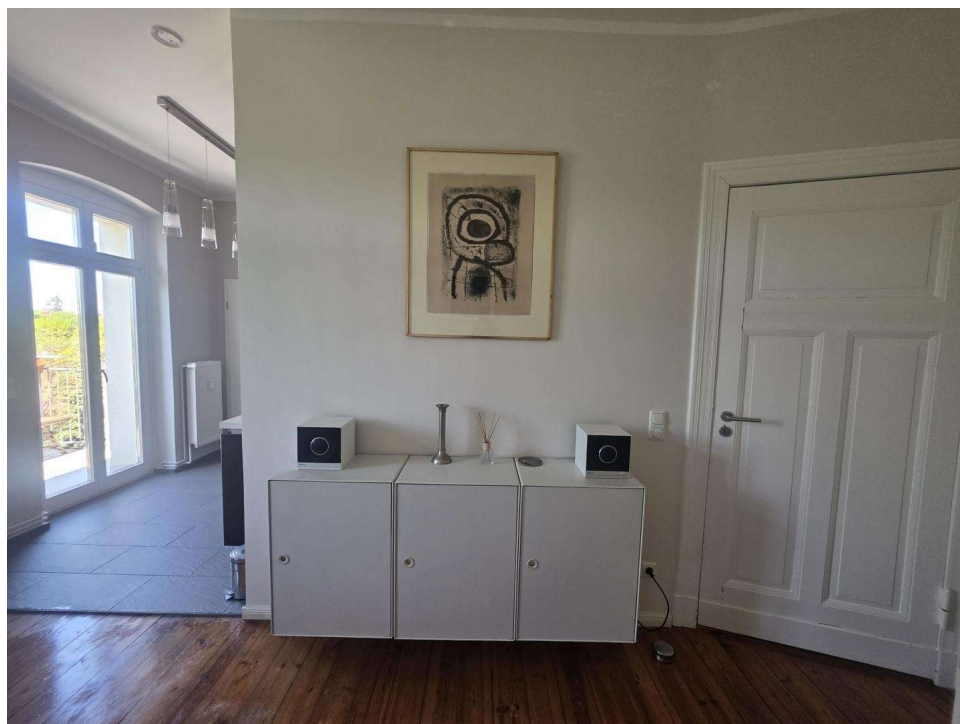
Sofa bed next to the street-side balcony



Street-side balcony — room for breakfast for two



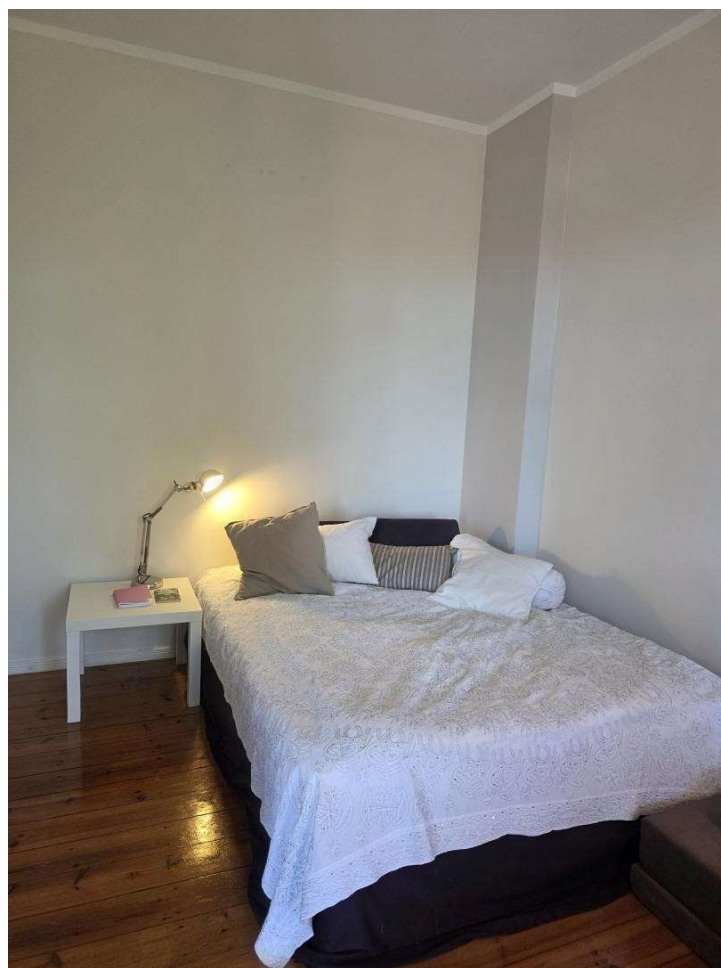
Signed lithograph by Ernst Wilhelm Nay



Dining area with Miró lithograph, transition to the kitchen



Dining table in the dining/sleeping area, with access to the courtyard balcony



Double bed in the dining and sleeping area



Albers lithograph in the dining/sleeping area



Pantry with storage for supplies and household items



Kitchen with induction cooktop and range hood



Hallway with doors to the living room (left), dining/sleeping area (straight ahead), and bathroom (right)



Bathroom — recently renovated



Bathtub with shower



Laundry room with washing machine



Courtyard-side balcony with wooden bench — view into the greenery



Sunset from the courtyard-side balcony



Inner courtyard with raised garden bed and lilac in spring



View from the balcony onto the inner courtyard with parking and garden areas

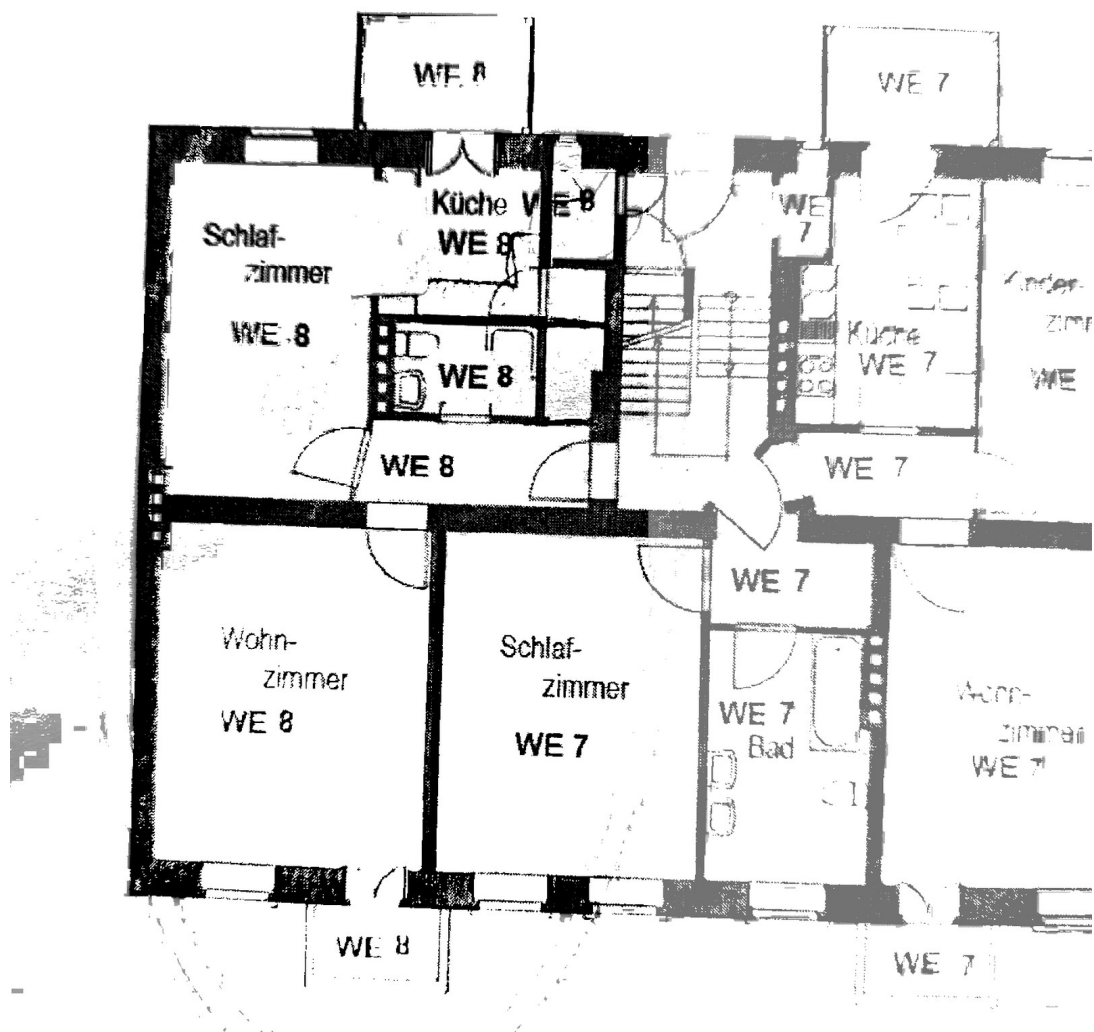


View from the street-side balcony — quiet, tree-lined residential street

Floor plan

The apartment occupies residential unit 8 (highlighted in the floor plan). Both main rooms are entered separately from the hallway: the living/working room (door on the left) faces the street, and the dining/sleeping area (straight ahead) faces the courtyard. The original wall between the kitchen and the dining/sleeping area has been opened up, creating a generous, connected living space on the courtyard side.

3. Obergeschoss



Floor plan, 3rd floor — Residential unit 8 (left side)

Contact

For viewing appointments and further information, please get in touch:

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Replies in German or English are equally welcome.

Energy certificate: demand-based, final energy demand 136 kWh/(m²·a), gas heating, building from 1914. Issued before 30 April 2014.