

Birkenstraße, 10559 Berlin, Tiergarten (Tiergarten)

780 €

Kaltniete

100 € Nebenkostenvorauszahlung

1 Zi., Wohnfläche ca. 34 m², Typ - Etagenwohnung, Etage 2 von 4,

Bezugsfrei ab sofort 2020

Zimmer 1, Badezimmer 1, Haustiere – Nein, Rauchen - Nein

VIDEO 1: <https://youtu.be/HcHRLbJGcmw>

Objektbeschreibung

Bei dieser ansprechenden Immobilie handelt es sich um eine modernisierte Wohnung in der zweiten Etage, die durch eine gehobene Innenausstattung besticht und ab sofort bezogen werden kann. Zu dem Objekt zählt ein hübsches Zimmer. Durch eine erst kürzlich zurückliegende Modernisierung (2019) wurde der Wohnwert zusätzlich gesteigert.

Bright studio of 34 m² located on the 2nd floor of a 4 floor building, without vis-à-vis. The studio was completely renovated in 2019. It is located in the vibrant and young district of Moabit (part of Tiergarten). This studio is within direct proximity to the Fritz Schloss park (inc. the public swimming pool) and the shops; its central location ensures easy access to all the main historical sites and attractions of Berlin thanks to the public transport networks (Bus, Tube, Ring) of the capital.

West-facing, the studio is presented as new throughout with wooden floors and fully furnished (convertible sofa-bed, tables, chairs, wardrobes, TV). The size of the studio is approx. 34m² with a ceiling height of 3.5 meters; the studio comprises of a separate entrance, leaving room of approx. 22m² with sofa-bed, couch-table and chairs, an American kitchen, a shower room. A fully equipped American kitchen features dishwasher, oven, fridge and a washing machine; the shower room features a shower, a sink and a toilet. A private cellar is also available.

Blankets, towels and linens can be provided extra, upon request.

The owner speaks French, German, English and Italian.

The contract must be signed in German.

The studio is to be rented for a minimum duration of 12 months minimum and a maximum of 24 months, the lease includes a rental guarantee of 3 months rent which is to be paid either in cash (three months rental) or on a bank account (three months rental). Provision of charges amounts to approximately 100EUR depending on your individual consumption. No agency fees. Full inventory of the apartment at the entrance and exit of the lease.

Please mind non-smoking policy. Animals are not suitable for this studio.

Ausstattung

Parkette wooden floor, equipped kitchen with oven, cooker, dishwasher, washing machine, fridge, shower, couch-bed, table with chairs, storage, blankets and towels

Lage

Located in the young and dynamic district of Moabit-Tiergarten, within a 20 minute walking distance to Hauptbahnhof (central station) and a 15 minute walking distance to the river Spree and Belview; the studio is also within a 5 minute walk to the Fritz park,

its swimming pool and other sport facilities; For quicker commute, the underground Birkenstrasse and Turmstrasse are within walking distance, while the bus line is to be found around the corner; A shopping mall is located within a 3 minute walking distance... central location, easy for going out and perfect for cycling and sport activities. Last but not least, the apartment is in a "Seitenflügel" (Courtyard), read: not exposed to the main street, hence very quiet, with no vis-a-vis!

Sonstiges

Der Anbieter benötigt folgende Bewerbungsunterlagen für diese Immobilie:

1. Income prove/ working contract or other source of revenue
2. ID at signature of the contract at latest
3. SCHUFA and Mietschuldfreiheit (if you are already installed in Germany)