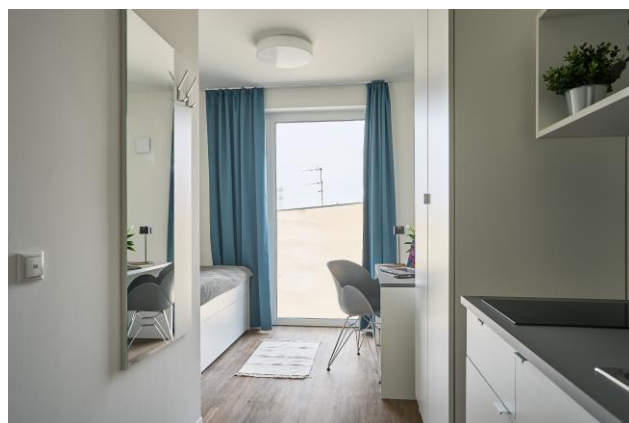


Student apartments! New building!

Siemensstraße 6 in 12459 Berlin-Treptow/Köpenick

Single and shared apartments from € 420/all-inclusive*!



Fitout/Features

The apartment house for students offers a variety of fully furnished single and shared apartments (for up to 4 people).

Each apartment has a kitchenette including ceramic hob, sink and refrigerator as well as a modern bathroom with shower. The cozy bedrooms offer privacy and are equipped with a bed, desk and built-in wardrobe, ready for occupancy.

Rent per room 420-550 EUR

The comfortable "Learning Lounge" and the outdoor area in the backyard are designed as meeting points and recreational areas. There are also numerous bicycle parking spaces and a laundry exclusively for tenants. Furthermore, a bakery with a café invites to enjoy and connect!

Our service

All in rent incl. utilities* and electricity. No settlements after end of rent.

Move-in possible at any time of the day or night by arrangement with our janitor via the key safe

If desired, you can additionally use:

- washing machines and dryers usable via app or card payment
- IP-TV and internet bookable via external provider - Hotzone (chargeable)
- Bicycle parking (free of charge)

The janitor is on site during the opening hours mentioned in the object. He will be happy to help you with any questions you may have about your furnished apartment.

Additional information can be found in the foyer of the apartment building.

Location

The apartment building is located in Oberschöneweide which is part of the Treptow-Köpenick district close to the Spree

With the bus in front of the building you can reach the HTW Berlin and S Schöneweide Bhf in a few minutes

 **365**
 **27/ 60 / 61 / 67**

From S Schöneweide Bhf the transport offers convenient and fast connections to the city center, and other districts of Berlin.

 **S8, S9, S45, S46, S47, S85**
 **RB32, RB24, FEX**
...

Shopping facilities, service providers, restaurants as well as leisure facilities are within walking distance in the near vicinity.



WELCOME!

Consultancy and rental by

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*Service charges according to 2. BetrKV and electricity costs included in the total rent. Internet and broadcasting fees not included.

Dear prospective tenant
Dear prospective tenant,

The apartment building Siemensstraße 6 in 12459 Berlin-Treptow/Köpenick is expected to be completed in June 2023.

Our apartments in the student house at **Siemensstraße 6 in 12459 Berlin-Treptow/Köpenick** are rented exclusively to full-time students who are studying or will be studying in the near future at a Berlin or Potsdam university.

Below you will find more information about your request:

- **Single apartment- type 1**
total rent* per apartment 1st - 4th floor: 510,- €/month ground floor, top floor**: 490,- €/month
- **Single apartment - type 2**
total rent* apartment 1st - 4th floor: 550,- €/month top floor**: 510,- €/month
- **Shared apartment for 2 people**
total rent* per singleroom 1st - 4th floor: 470,- €/month ground floor, top floor**: 450,- €/month
- **Shared- apartment for 3 people**
total rent* per single room 1st - 4th floor: 440,- €/month top floor**: 420,- €/month
- **Shared apartment for 4 people**
total rent* per single room 1st - 4th floor: from 440,- €/month top floor**: from 420,- €/month
- We charge a **one-time final cleaning fee** for a single apartment of 100,- €, for a room within a shared apartment of 50,00 €.
- The rental can only be concluded with payment of a **deposit (two months' rent)** and/or deposit of a voluntary guarantor. The guarantor must live and work in Germany. The guarantor must present his identity card and the last, current proof of income.
- The first rent is to be paid together with the deposit and the final cleaning fee by bank transfer (transfer receipt required) by the time of handover, but no later than the start of the rental period.
- There is a laundry center in the property with washing machines and dryers as well as detergents. The fee for using the washing machines can be paid cashless via an app.
- For the apartments at **Siemensstraße 6 in 12459 Berlin-Treptow/Köpenick**, we conclude fixed-term leases with a fixed contract period of max. 42 months for bachelor/first-year students and max. 24 months for masters. However, tenants have the right to terminate the contract with two months' notice to the end of the month.

The following documents must be submitted in order to conclude a rental contract:

1. Letter of interest
2. Current certificate of enrollment or proof of registration for studies
3. Identity card or passport (visa/residence permit)
4. Proof of income and/or guarantee.

Please note that our apartments at Siemensstraße 6 in 12459 Berlin-Treptow/Köpenick are not equipped with household goods (**no TV, cutlery, dishes, vacuum cleaner, coffee machine, bedding**).

Since availability changes daily, all information is non-binding.

*Service charges according to 2. BetrKV and electricity costs included in the total rent. Internet and broadcasting fees not included.

**Reduced living space due to the sloping ceiling