

Student apartments! New building!

Brückenstr. 12-13 in 12439 Berlin Treptow-Köpenick - Near HTW!

Single and double apartments as well as shared rooms from € 400/all-inclusive*!



Furnishing examples, rental without decoration

Equipment

The apartment building for students was completed in the 4th quarter of 2022.

The modern and cozy apartments for 1, 2, 3 or 5 people are each fully equipped with bed, desk, built-in wardrobes, kitchenette incl. ceramic hob, sink and refrigerator and each with bathroom incl. shower, ready for occupancy.

The large apartments, which can be used as shared apartments for two, three or five people, are particularly suitable for setting up a small group of students.

In the foyer as well as on floors 2 and 4, comfortable sitting areas invite communication and exchange of ideas.

The roof terrace as well as the outdoor area in the courtyard are designed as meeting points and recreational areas for the tenants.

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.

Laundry center with washing machines and dryers via app or card payment.

If desired, you can additionally use:
- Bicycle parking (free of charge)
- IP-TV and internet bookable via external provider - Hotzone (chargeable).

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

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

The apartment building is located in the district Niederschöneweide in the district Treptow-Köpenick.

It is only about 300 m to the Schöneweide S-Bahn station. From there, you can easily and quickly reach the city or other districts with the S8, S9, S45, S46, S47 and several streetcar and bus lines.

There is a tram stop directly in front of the building (lines 21, 27, 37, 60, 67).

Travel time to HTW Berlin approx. 9 min (tram 60/67).

WELCOME

Consulting and letting by

Berlinovo Immobilien Gesellschaft mbH · Linkstr. 10 · 10785 Berlin

Tel.: + 49 30 25441-555 · E-Mail: studierendenwohnen@berlinovo.de · www.berlinovo.de

*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 Brückenstraße 12-13, 12439 Berlin Treptow-Köpenick

Our apartments in the student house at **Brückenstr. 12-13, 12439 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:

- **1-room apartment type 1** (approx. 16 m²): **from 530,00 €/month per apartment** (for 1 person) including all additional costs (electricity, heating, hot water)

- **2-room-apartment type 2 studio** (approx. 26 m²): **from 920,00 €/month per apartment** monthly (for max. 2 persons) including all additional costs (electricity, heating, hot water)

- **2 room apartment type 2x1 and type 2x1L** (approx. 32-36 m²): **from 430,00 €/month per room** (max. 2 persons per apartment) including all additional costs (electricity, heating, hot water)

- **3-5 room apartment type 3x1, type 5x1** (approx. 54-93 m²): **from 400,00 €/month per room** (max. 1 person per room) including all additional costs (electricity, heating, hot water)

- We charge a **one-time final cleaning fee** for a 1-room apartment of **100,00 €**, for a 2-room apartment or studio of **140,00 €**, for a room within a shared apartment of **70,00 €**.

- 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.

- 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 has to present his identity card and the last, current proof of income.

- 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 Brückenstr. 12-13, 12439 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 Brückenstr. 12-13, 12439 Berlin Treptow-Köpenick are not equipped with household goods (**no TV, cutlery, dishes, vacuum cleaner, coffee machine, bedding**).

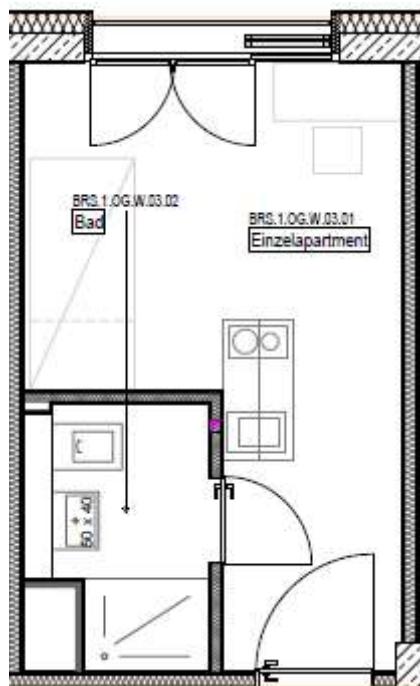
Since availability changes daily, all information is non-binding.

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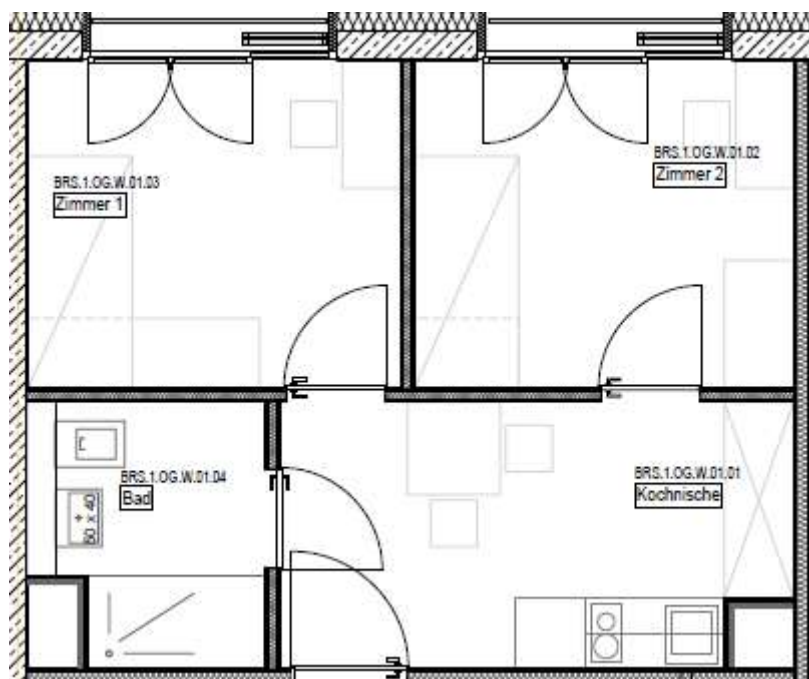
Floor plan variantes



Typ1

Single apartment for exclusive single use

Total area	ca. 16 m²
Living	ca. 13 m ²
Bath/Shower	ca. 3 m ²
Total rent*	530,00 €/ monthly
Deposit = 2x total rent*	1.060 €
Final cleaning fee	100,00 €/ once
Rental period	max. 42 months



Typ 2x1

Double apartment for use as shared apartment with single room rental and shared use of bathroom and kitchen

Total area:	ca. 32 m²
Room 1	ca. 9 m ²
Room 2	ca. 9 m ²
Bath/shower	ca. 4 m ²
Kitchen/Living	ca. 10 m ²
total rent* Zi 1	430,00 €/mtl.
total rent* Zi 2	430,00 €/mtl.
Deposit = 2x total rent per room	860,00 €
Final cleaning fee	70,00 €/once
Rental period	max. 42 months

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

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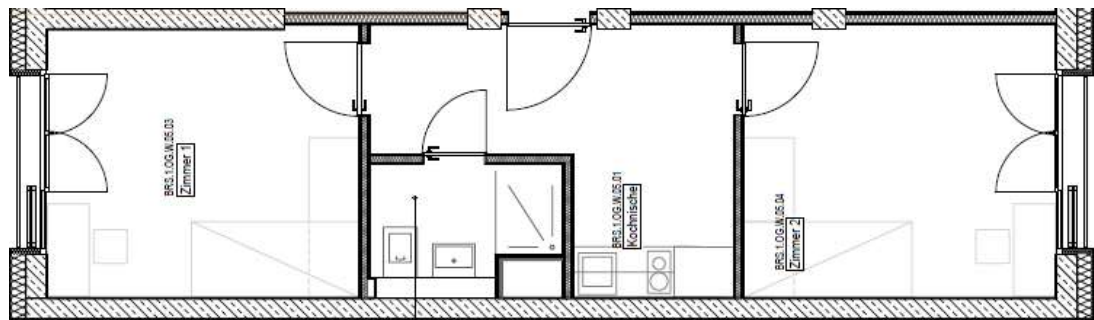
Single and double apartments as well as shared rooms from 400 €/month all-inclusive*!

Floor plan variantes

Typ 2x1L

Double apartment for use as a shared apartment with single room rental and shared use of bathroom and kitchen.

Total area	ca. 37 m²
Room 1	ca. 12 m ²
Room 2	ca. 12 m ²
Bad/Dusche	ca. 3 m ²
Kitchen/Living	ca. 10 m ²
total rent* room 1	430,00 €/mtl.
total rent* room 2	430,00 €/mtl.
Deposit = 2x Total rent	Final cleaning fee per room:
per room 860,00 €	70,00 €/once
Rental period	max. 42 months

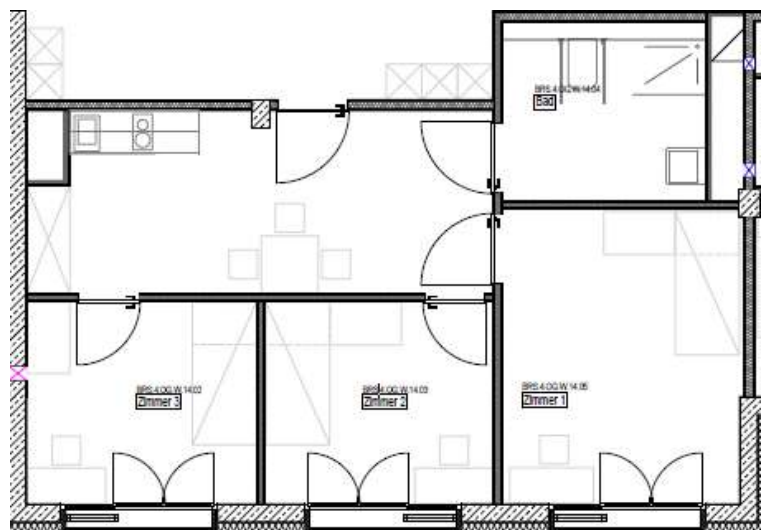


Typ 3x1

Three-person apartment for use as a shared apartment with single room rental and shared use of bathroom and kitchen

Total area:	ca. 54 m²
Room 1	ca. 13 m ²
Room 2	ca. 9 m ²
Room 3	ca. 9 m ²
Bath/shower	ca. 6 m ²
Kitchen/Living	ca. 15 m ²
Total rent* Zi 1	430,00 €/mtl.
Total rent * Zi 2	400,00 €/mtl.
Total rent * Zi.3	400,00 €/mtl.
Final cleaning fee per room	70,00 €/once

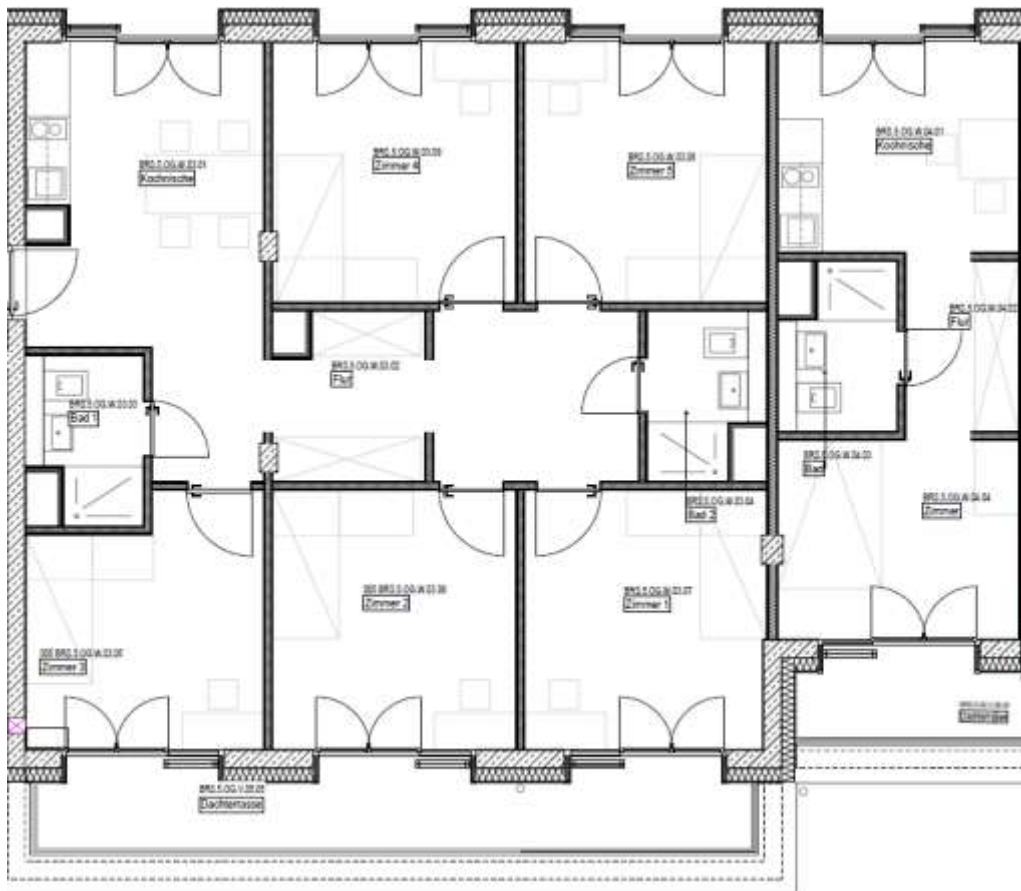
Rental period	Deposit = 2x total
max. 42 months	rent per room:
	800,00 €



Typ 2

Studio apartment for 1-2 residents

Total area	ca. 26 m²
Room	ca. 9 m ²
Bath/Shower	ca. 3 m ²
Kitchen/Living/Hallway	ca. 13 m ²
Roof terrace	ca. 3 m ²
Total rent*	920,00 €/mtl.
Deposit = 2x total rent	1.840,00 €
Final cleaning fee	140,00 €/once
Rental period	max. 42 months



Typ 2

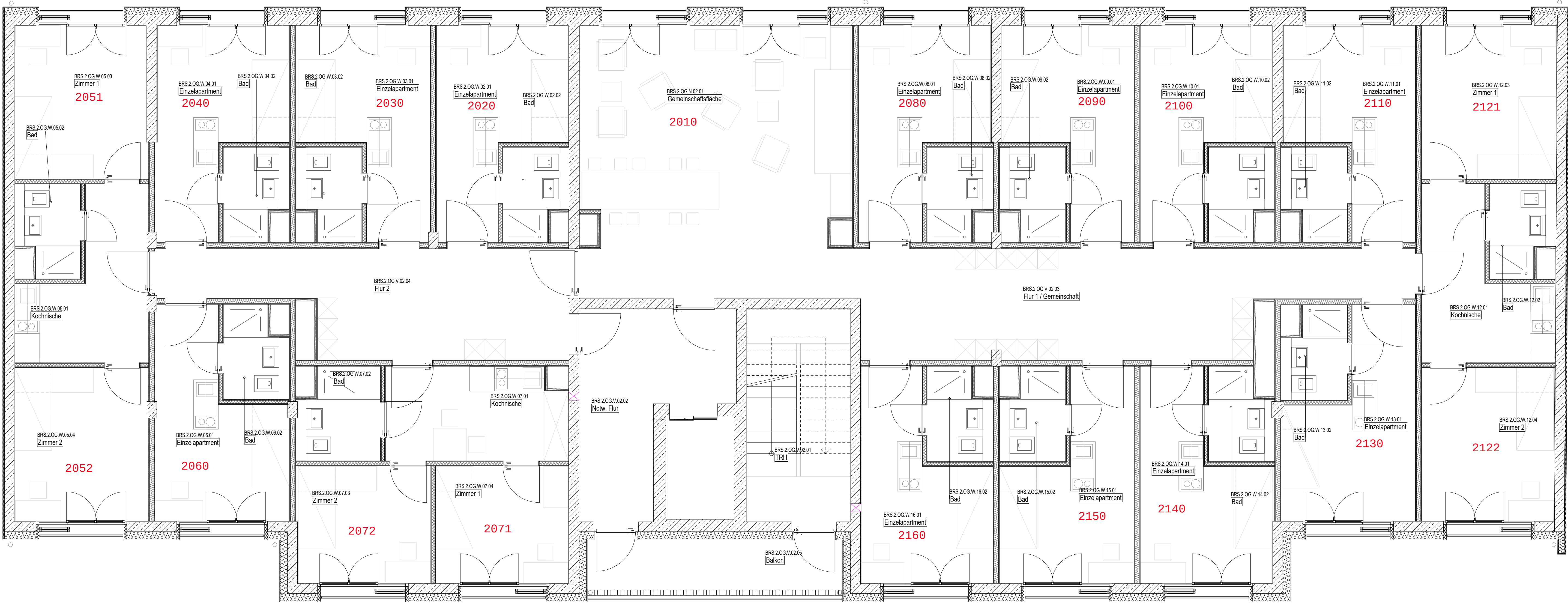
Typ 5x1

Five-person apartment for use as shared apartment with single room rental and shared use of bathroom and kitchen

Total area	ca. 88 - 93 m²	Total rent* Zi 1: 400,00 €/mtl.
Room 1	ca. 9 – 12 m ²	Total rent* Zi 2: 400,00 €/mtl.
Room 2	ca. 9 – 12 m ²	Total rent* Zi 3: 400,00 €/mtl.
Room 3	ca. 9 – 12 m ²	Total rent* Zi 4: 400,00 €/mtl.
Room 4	ca. 9 – 12 m ²	Total rent* Zi 5: 400,00 €/mtl.
Room 5	ca. 9 – 12 m ²	
2 x Bath/Shower/WC	ca. 3 – 4 m ²	
Kitchen/Living	ca. 25-26 m ²	
3 x roof terrace	ca. 3 m ²	
Deposit = 2x total rent per room	800,00 €	
Final cleaning fee per room	70,00 €/once	
Rental period: max. 42 months		



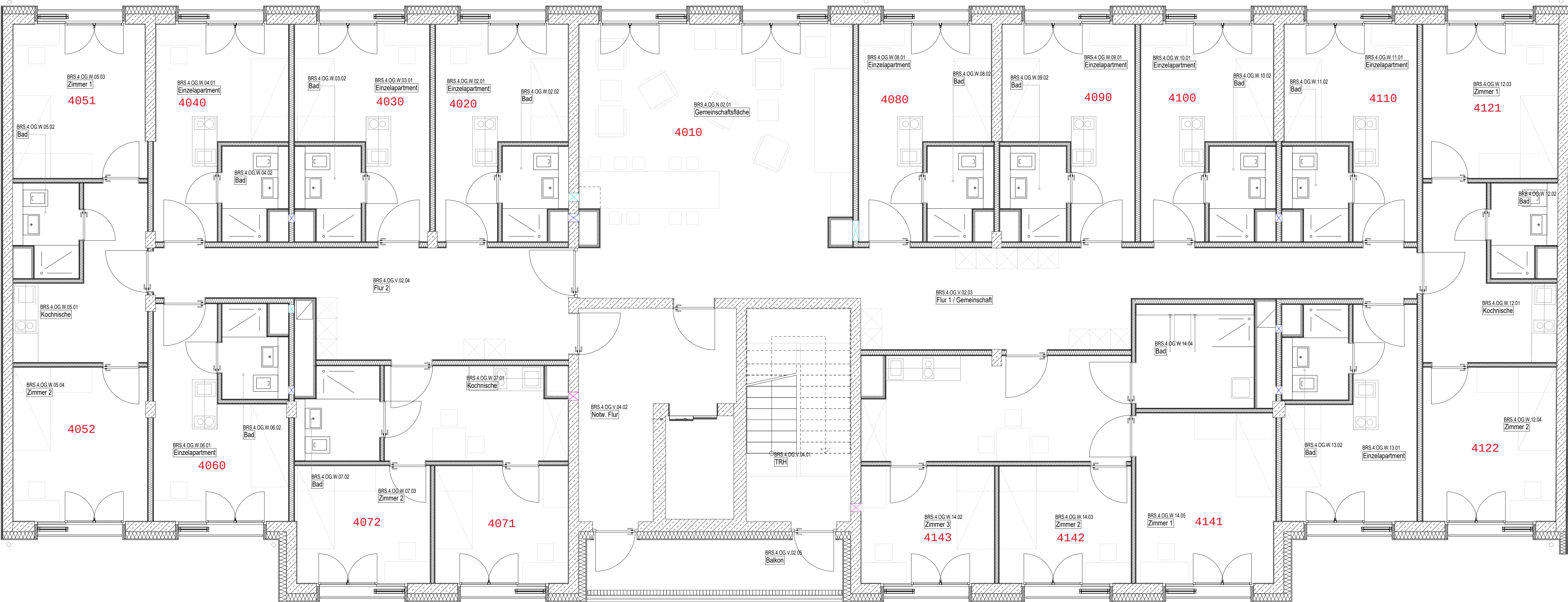
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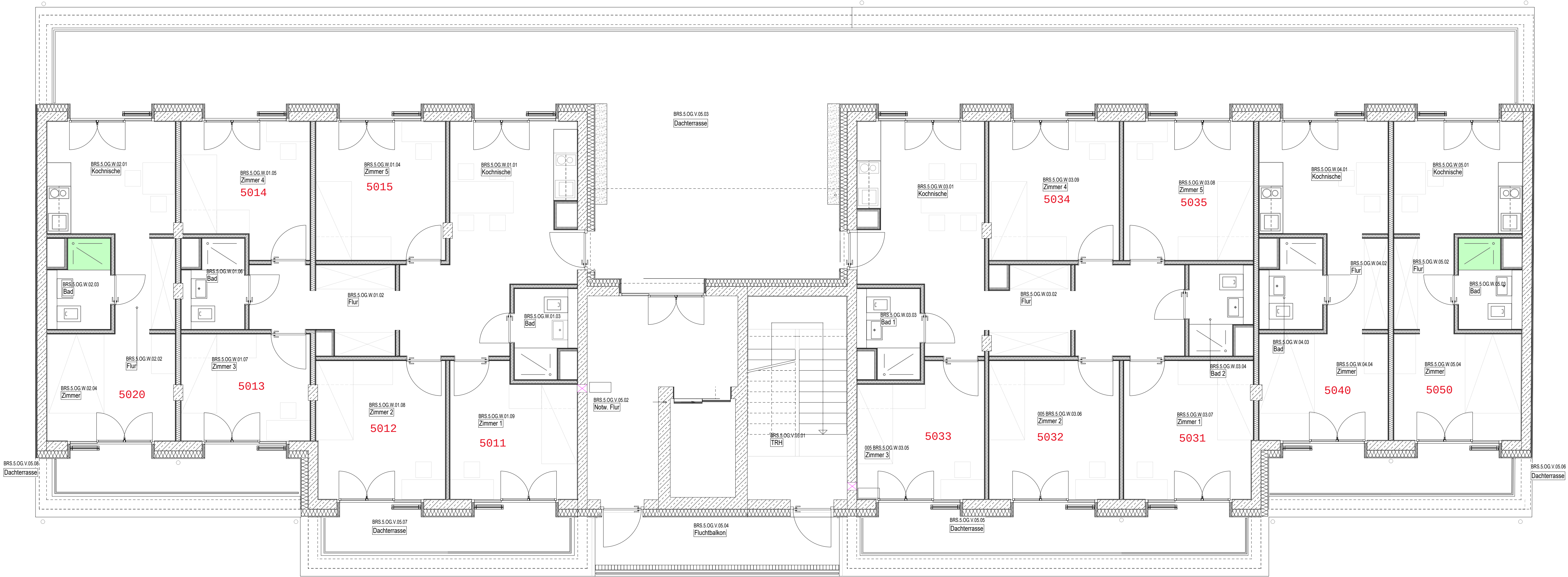
2. OBERGESCHOSS



3. OBERGESCHOSS



4. OBERGESCHOSS



5. OBERGESCHOSS