

Student apartments! New building!

Walter-Friedländer-Straße 7 in 10249 Berlin- Prenzlauer Berg

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



Fitout/Features

The modern and cozy apartments 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 are particularly suitable for setting up a small group of students.

On the ground floor there is a washing lounge with comfortable sitting areas which invite for communication and exchange of ideas.

The generous roof terrace as well as the outdoor area are designed as meeting points and recreational areas for the tenant (table tennis e.g.).

There are sufficient bicycle stands - completely roofed.

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:
- Laundromat (washing machines and Dryer)
- 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

The apartment building is located in Prenzlauer Berg which is part of the Pankow district.

Only a few minutes to walk you can reach the S-Bahn station Landsberger Allee.

 S8, S41, S42, S47, S85
 M4, M5, M6, M8, M10

From there the transport offers convenient and fast connections to the city center and other Berlin districts

The Volkspark Friedrichshain can be reached on foot in around 15 minutes.

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 Walter-Friedländer-Straße 7, 10249 Berlin Pankow is expected to be completed in November 2022.

Our apartments in the student house at **Walter-Friedländer-Straße 7, 10249 Berlin Pankow** 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. 17 m²): **from 490,00 €/month per apartment** (for 1 person) including all additional costs (electricity, heating, hot water)
- **2 room apartment** (approx. 34-43 m²): **from 440,00 €/month per room** (max. 2 persons per apartment) including all additional costs (electricity, heating, hot water)
- **3 room apartment type** (approx. 60 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 85,- €, for a 2-room apartment or studio of 95,- €, for a room within a shared apartment of 40,00 €.
- 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 Walter-Friedländer-Straße 7, 10249 Berlin Pankow, 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 Walter-Friedländer-Straße 7, 10249 Berlin Pankow are not equipped with household goods (**no TV, cutlery, dishes, vacuum cleaner, coffee machine, bedding**).

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