

# Mulan

Berlin Kreuzberg, 2. OG to rent

Object ID: CaB 234



Living area approx.: 45 m<sup>2</sup> - Zimmer: 1



## Mulan

|                         |                             |
|-------------------------|-----------------------------|
| Object ID               | CaB 234                     |
| Property Type           | Apartment                   |
| Address                 | (Kreuzberg)<br>10997 Berlin |
| Floor                   | 2                           |
| Living area approx:     | 45 m <sup>2</sup>           |
| Geschossflächenzahl     | 4500                        |
| Zimmer                  | 1                           |
| Wohn-Schlafzimmer       | 1                           |
| Heating type            | Central heating             |
| Primary energy supplier | Gas                         |
| Year of construction    | 1900                        |
| Available from          | 11.09.2024                  |
| Available until         | 31.12.2099                  |
| Features                | Built-in kitchen            |
| Deposit                 | 2,500.00 EUR<br>2.500,00    |
| Flat rate rental        | 1,250.00 EUR                |



## Objektbeschreibung

The 45 square meter apartment Mulan is located on the 2nd floor in a typical Berlin Wilhelminian building.

On bright floorboards black and white furniture with red and orange accents, are skillfully arranged. The living/sleeping area comes with a double bed, a comfortable sofa and a small dining area. From this area you then enter the fully equipped and modern kitchen with large window. Black marbled and high quality tiles distinguish this kitchen.

The bathroom has a shower and a washing machine.

## Energy certificate

|                         |                                |
|-------------------------|--------------------------------|
| Energy certificate type | Bedarfsausweis                 |
| Year of construction    | 1900                           |
| Primary energy source   | Gas                            |
| Energy demand           | 164.20 kWh/(m <sup>2</sup> ·a) |





## Location

Kreuzberg is a very large district and is mainly famous for its alternative, multicultural vibe. Yet there are also very quiet, upper-class streets, e.g. in Bergmannkiez. Kreuzberg remains predominantly young, colourful and open-minded: that kind of new cosmopolitanism, that makes Berlin famous all around the world. There are countless cafés, restaurants, bars, clubs and shopping facilities. Various parks and the beautiful Landwehrkanal offer recreation from urban life.

S-Bahn, subway nr. 1 + 8, bus

ca. 15 mins to Alexanderplatz

ca. 20 mins to Hauptbahnhof

ca. 50 mins to Airport BER





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