

# Ballo a tre passi

Berlin Neukölln, 4. OG to rent

Object ID: CaB 601



Living area approx.: **56 m<sup>2</sup>** - Zimmer: **2**



## Ballo a tre passi

Object ID	CaB 601
Property Type	Apartment
Address	(Neukölln) 12059 Berlin
Floor	4
Etagen im Haus	4
Living area approx:	56 m <sup>2</sup>
Zimmer	2
Schlafzimmer	1
Wohn-Schlafzimmer	2
Bathrooms	1
Separate WC	1
Balconies	1
Heating type	Single-storey heating system
Primary energy supplier	Gas
Year of construction	1956
Available from	03.09.2024
Available until	01.11.2025
Features	Balcony, Fully furnished, Separate WC
Deposit	2,600.00 EUR 2.600,00
Flat rate rental	1,315.00 EUR



## Objektbeschreibung

The spacious apartment (ca. 56 sqm) is located on the 4th floor of a modern building (without lift). From the living room - provided with a sofa, a dining table and a desk - you have access onto the balcony. The bedroom has a double bed and a large wardrobe. The kitchen is fully equipped. The bathroom - with window - comes with a tub. Very practical: the apartment has an extra storage room.

## Energy certificate

Energy certificate type	Verbrauchsausweis
Date of issue	26.09.2018
Valid until	09-2028
Year of construction	1956
Primary energy source	Gas
Final energy consumption	141.00 kWh/(m <sup>2</sup> ·a)
Hot water included	yes
Energy efficiency class	E





## Location

Neukölln is modern, multicultural and international. Over the past years Neukölln has become one of the most popular districts of Berlin. Partly because of its diverse lifestyle, partly because of the huge parks: ethnic, american, french, italian and asian cuisine, countless hip cafés and bars, the famous Maybachufer and the incredible Tempelhofer Feld (previously an airport, today the largest park in Berlin) are all very attractive particularly for the younger, international communities.

S-Bahn, subway nr. 7 + 8, bus

Ca. 30 mins to Hauptbahnhof

Ca. 15 mins to Alexanderplatz

Ca. 60 mins to Airport BER





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