



Student Apartments Friedenhorster Straße 10, 10319 Berlin

Innovative and sustainable living



Fitout/Features

Completed in 2019, this hybrid apartment building is built of wood and reinforced concrete. The modern and cosy 16 m² 1-bedroom apartments are furnished with a bed, a desk, a wardrobe, a kitchenette – with hobs, a sink and a fridge – and a bathroom (with a shower). A wooden bench has been incorporated along the facade below the window as a homely feature. The 2-bedroom apartments, which can be shared by two students, are similarly furnished. There is a “Learning Lounge” on the ground floor.

Our service

You can move in at any time – day or night – by arrangement with the caretaker, and will have access to the key safe on arrival. There is a laundry room with card-operated washing machines and tumble dryers.

The following can also be used on request:

- Cycle parking spaces
- IP-TV and Internet from an external provider (chargeable)

The caretaker is on site during office hours. He will be happy to help if you have any questions about your furnished apartment. Information on this can be found in the apartment building.

Location

The apartment building is situated in the Friedrichsfelde district in south-east Berlin. The nearest U-Bahn station – Tierpark – can be reached on foot in just 3 to 5 minutes. From there, you can quickly and easily head into the city centre and other surrounding districts by U-Bahn (line U5), tram or bus.

The apartment building is also just a stone’s throw away from the “Bärenschauenster” centre, which is home to a number of shops and small restaurants. The centre also has a post office, banks, a pharmacy, and a swimming pool. Also on your doorstep: the Tierpark zoo, with its park and baroque castle.

* Operational costs (heater, warm water and electricity) is already included, in addition: final cleaning (Singleapartment: 85 €; Doubleapartment: 95 €)

WELCOME!

Consultancy and rental by

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Dear prospective tenant,

thank you for your interest in the apartments of Berlinovo Grundstücksentwicklungs GmbH.

Our student apartments at **Friedenhorster Straße 10-11, 10319 Berlin, will get rented exclusively to full-time students enrolled at a university in Berlin or who will start their study soon.**

Here you will find the information about the object you have favored:

- **1-room-apartment (approx. 16 m²): from € 440.00 monthly (max. 1 Person) Including all additional costs (electricity, heating, hot water)**
- **2-room-apartment (approx. 32 m²): from € 780.00 monthly (max. 2 Persons) Including all additional costs (electricity, heating, hot water)**
- **For viewings please make an appointment with the Caretaker: 0172-3092426.**
- **We charge a one time payment final cleaning fee for a 1-room apartment in the amount of € 85.00 and for a 2-room apartment in the amount of € 95.00.**
- The first rent must be paid together with the deposit and the final cleaning fee by card payment during the appointment in our office or by bank transfer (proof of transfer required).
- In every apartment house you can find a washing centre with washing machines and dryers. If you want to use these utilities you would have to pay a fee which you can only pay card or via App at the cashier system on site.

Important: In accordance with the prohibition of exploitation, there is no tourist rental.

- Our tenancy agreements have a **contract term of 42 months max. (Bachelor) or 24 month max. (Master)** with a **special notice period of two months** to the end of a month. For renting an apartment you either have to pay a **deposit (two months' rent)**.

To conclude a tenancy agreement we need the following documents:

1. **Attached sheet of interest (filled out)**
2. **Valid matriculation certificate of a university in Berlin**
3. **Proof of tuition fee payment**
4. **Copy of your ID/passport and visa (if needed)**
5. **Proof of income/blocked bank account**

Please be aware that **our apartments are not equipped with** a tv, cutlery, tableware, vacuum cleaner, coffee machine or linen.

Please note that we send non-binding information as daily availability changes.