



## Student apartments Gotthardstraße 96, 13403 Berlin

Flexible solutions for different standards



### Fitout/Features

In our modern building we offer 8 different apartment types on 5 storeys. The contemporarily furnished 1 and 2-room apartments with a living space of 18 to 38 m<sup>2</sup> are each equipped with new furniture, a sofa bed, a kitchenette and a bathroom with shower. Internet access is possible via an ethernet cable. The generously sized communal area on the ground floor can be used as a meeting point for studying and for making social contacts. Bicycles can be kept in the bicycle garage.

### Our service

Launderette with washing machines and dryers set up for card payment

On request you can also use:

- Cycle parking spaces
- IP-TV and internet provided through an external provider (chargeable)

The caretaker is on site during the opening hours. He will be pleased to help you with any questions you may have about your furnished apartment. All information on this is available in the apartment building.

### Location

Very good transport connections: U6, U8 underground rail, S25 urban rail, bus lines X21, M21, 221, 122, 128 to Tegel airport (from Kurt-Schumacher-Platz approx. 500 m on foot), bus lines 128, 125 (from Kapweg approx. 60 m).

Good shopping and leisure amenities: the Clou shopping centre is nearby with numerous shops and service providers. Green spaces and recreation areas are located in the immediate vicinity.

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



### WELCOME!

Consultancy and rental by

Berlinovo Grundstücksentwicklungs GmbH · Hallesches Ufer 74–76 · 10963 Berlin

Phone: + 49 30 263 97 828-555 · Fax: + 49 30 263 97 828-199 · E-Mail: [vermietung@bgg-berlin.com](mailto:vermietung@bgg-berlin.com) · [www.bgg-berlin.com](http://www.bgg-berlin.com)

Dear prospective tenant,

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

Our student apartments at **Gotthardstraße 96, 13403 Berlin**, will get rented exclusively to full-time students enrolled at a university in Berlin or who will start their studies soon.

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

- **1-room-apartment (approx. 16 m<sup>2</sup>): from € 440.00 monthly (max. 1 Person)**  
Including all additional costs (electricity, heating, hot water)
- **2-room-apartment (approx. 32 m<sup>2</sup>): from € 820.00 monthly (max. 2 Persons)**  
Including all additional costs (electricity, heating, hot water)
- **For viewings please make an appointment with the caretaker: 0172-3092431.**
- **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 bank transfer (proof of transfer required) until handover at latest.
- 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 with **by card** at the cashier system on site or **via App**.  
Important: In accordance with the prohibition of exploitation, there is no tourist rental.
- Our tenancy agreements have a **minimum contract term of 42 months (Bachelor) or 24 month (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.