



## Student apartments! New building!

### Bergaustraße 60 in 12437 Berlin-Köpenick

Single apartments rooms starting at € 390/all-inclusive\*!



#### Fitout/Features

The modern and cozy 16 m<sup>2</sup> apartments are each fully equipped with bed, desk, built-in wardrobes, kitchenette incl. ceramic hob, sink and refrigerator, microwave and each with bathroom incl. shower, ready for occupancy. Some apartments also have a balcony.

Rent per single apartment: 390 EUR - 530 EUR. If you do not want an explicit apartment variant, the cheapest available will be awarded.

The building consists of two main buildingparts connected by a "green room". This creates a green space that be used for encounters, relaxation or sporting activities. In the inner courtyard of the bulding the tenants also have access to a cube with a cummunal kitchen, dining area and seating area. There are also other recreational areas like table tennis tables and training equipment.

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 Plänterwald which is part of the Treptow-Köpenick district close to the HTW Berlin

With the bus right in front of the building you can reach the S-Bahn stations Plänterwald or Schöneweide.

 166 with connection to  S8, S9, S41, S47, S85  RB24

From there the transport offers convenient and fast connection to the HTW Berlin and the city centre.

The Treptower Park or the Spree can be reached on foot in around 15 minutes with a bicycle or by bus.

There is a supermarket just 100m away.

#### 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 Bergaustraße 60, 12437 Berlin-Köpenick is expected to be completed in March 2023.**

Our apartments in the student house at **Bergaustraße 60, 12437 Berlin-Köpenick** 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. 16 m<sup>2</sup>): **from 390,00 €/month per apartment** (for 1 person) including all additional costs (electricity, heating, hot water)
- **1-room apartment type 2** (approx. 20,50 m<sup>2</sup>): **from 430,00 €/month per apartment** (for 1 person) including all additional costs (electricity, heating, hot water)
- **1-room apartment type 3** (approx. 20,50 m<sup>2</sup>): **from 470,00 €/month per apartment** (for 1 person) including all additional costs (electricity, heating, hot water) and a balcony.
- We charge a **one-time final cleaning fee** for a 1-room apartment of 85,- €,
- 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 **Bergaustraße 60, 12437 Berlin-Köpenick**, 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 **Bergaustraße 60, 12437 Berlin-Köpenick**, are not equipped with household goods (**no TV, cutlery, dishes, vacuum cleaner, coffee machine, bedding**).

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