

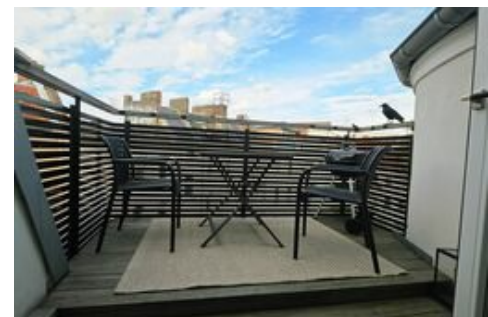
Exceptional penthouse in Berlin-Friedenau – 185 m² over two levels with private sauna, terraces & separate living area

Property ID: 6526

, Berlin Schöneberg



4,900 € / month



PROPERTY KEY FACTS

Available from: Now on

Utilities: included

Registration at the residents' registration office: possible

Furnished apartment

3 Bedrooms

Not specified

Minimum rental period: 3 Months

Neighborhood: Berlin Schöneberg

Property ID: 6526

4.5 Rooms in total

3 Bathrooms

185 sqm

LOCATION



WHAT YOU ACTUALLY PAY

Monthly rent **4,900 €**

All utility costs are included in the rent

Refundable deposit **9,800 €**

Will be refunded to you after moving out - equals 2 monthly rents

Tenant commission **none**

Due before move-in 14,700 €

Both payments are due before move-in.

AMENITIES

* General:

- Elevator
- Bathtub
- Balcony / Terrace
- Shower
- Hardwood Floor
- Bicycle Cellar
- Hairdryer
- Outdoor furniture
- Home Office Setup
- Cellar
- Air conditioning
- Sleeping sofa available

Kitchen:

- Built in kitchen
- Freezer
- Dishes & Cutlery
- Coffee machine
- Automatic coffee machine
- Hob
- Fridge with Freezer
- Fridge
- Microwave
- Microwave oven
- Microwave with grill function
- Mixer

Communication / Internet:

- Min. 100 MBit/s
- Internetflatrate included

Specials:

- Rooftop Terrace
- Fireplace
- Safe
- Sauna
- Weber grill

- Front Building
- guest bathroom



Entertainment:

- Smart TV
- Sonos speaker system
- Television

- Oven
- Dishwasher
- + 2 more



Cleaning & textiles:

- Duvets & covers
- Iron & ironing board
- Final cleaning not included in rent
- Towels
- Washer-dryer



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OVERVIEW

A home like this is rarely found in Berlin.

Right in the middle of charming Friedenau, yet pleasantly quiet, awaits an exceptional penthouse maisonette that combines the spaciousness of a house with the comfort and privacy of an exclusive top-floor apartment.

Across roughly 185 m² of living space spread over two levels, an extraordinary sense of space is created: ceiling heights of up to 3.60 m, generous window areas, high-quality parquet flooring, natural materials and a thoughtful lighting and design concept define the apartment. The elevator leads directly to the front door of the apartment, allowing comfortable, discreet access to the lower level of the apartment.

The heart of the home is the spacious, light-flooded living and dining area with an XXL gas fireplace and an open, high-quality equipped kitchen. Here, clear architecture, warm materials and an almost loft-like sense of space come together. The photos in the listing impressively show the combination of dark parquet, custom-made built-ins, large window areas and the open kitchen – urban, elegant and at the same time extremely homely.

A special feature of this apartment is its layout over two distinguishable living levels. In addition to the spacious main living area, the upper level has its own living/sleeping area, pantry kitchen, shower bathroom and outdoor area. Two terraces and an additional balcony add further space for private outdoor areas right in the middle of the city.

This makes the penthouse suitable not only for couples and families with a need for generous space, but also for people who combine living and working, wish for a private guest area, or place value on a separately usable retreat area.

Wellness also has its place here: a private designer sauna directly in the apartment makes the penthouse a personal retreat. Air conditioning on the upper level, wall heating, ecological insulation materials, lime plaster and high-quality materials round off the exceptional living comfort.

Good to know

- Good to know at a glance
- - Exclusive penthouse maisonette in Berlin-Friedenau
- - approx. 184.79 m² living space
- - Generous living across two levels
- - 4.5 rooms, of which 3 bedrooms
- - 3 bathrooms plus separate guest WC
- - Upper floor with separate living/sleeping area, pantry kitchen and shower bathroom
- also ideal for guests, home office, or a separate private living area
- - Private, discreet access – elevator goes directly to the apartment
- - Two terraces and one balcony
- - Spacious, light-flooded living and dining area
- - Ceiling heights of up to 3.60 m
- - Impressive XXL gas fireplace
- - High-quality open fitted kitchen including appliances
- - Private designer sauna directly in the apartment
- - Air conditioning on the upper living level
- - High-quality parquet flooring
- - Wall heating for a pleasant indoor climate
- - Use of natural and ecological materials such as jute insulation and lime plaster
- - High-quality furnishings with designer furniture and custom-made pieces
- - Intelligently integrated storage space
- - Improved sound insulation thanks to completely new concrete ceiling
- - Cellar available
- - Well-kept, lovingly renovated period building from 1902
- - Penthouse conversion from 2017
- - Quiet, green residential street with attractive period buildings
- - Shops, restaurants, cafés, schools, daycare centers and doctors in the surrounding area
- - Very good connection to S-Bahn and U-Bahn
- - Weekly market at nearby Breslauer Platz
- - Parks, culture, sports and leisure activities quickly accessible
- - A rare combination of spaciousness, privacy, high-quality design and quiet living right in the middle of Berlin

House rules

- This home has a minimum stay of 3 months.
- Maximum 6 residents allowed.
- It is not permitted to smoke inside any FARAWAYHOME property.
- The building is characterized by a quiet and well-maintained residential atmosphere. Respectful and considerate interaction within the building



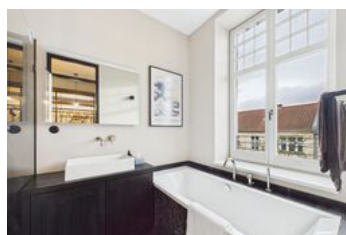
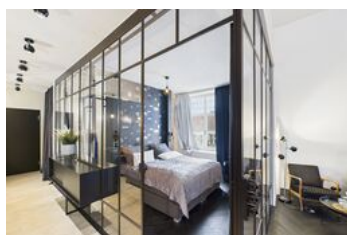
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community is expected.

- Pets by arrangement.
- Pets on request



For further information and pictures to this apartment please search the property ID on www.farawayhome.com or go directly to <https://www.farawayhome.com/en/homes/6526>.



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