

## Relaxed Elegance in Rotherbaum

short-term rental apartment	Rent incl. add. costs 1.400,00 EUR per Month	Living space ca. 40,80 qm	Number of rooms 2,0	Available from 01.11.2024
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### Other dates

District	Eimsbüttel
Deposit	1.400,00 EUR
Floor	
Available until	Open-ended
Minimum rental length	180 days
Maximum number of tenants	1
Smoking / Nonsmoker	Non-smokers only
Balcony	yes
Elevator	No
Garden	No

### Facilities

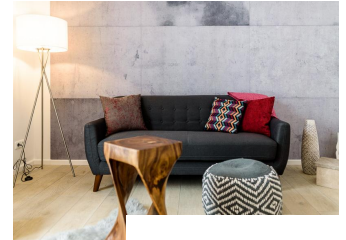
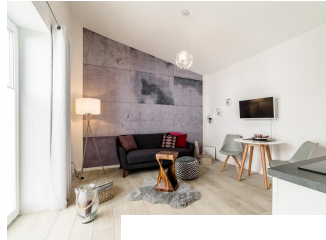
- |                        |                    |
|------------------------|--------------------|
| - balcony              | - bed-linnen       |
| - bathroom with shower | - built-in kitchen |
| - Energieausweis       | - EnEV-konform     |
| - dishwasher           | - towels           |
| - Internet             | - washingmachine   |
| - tiles                | - terrace          |

### References

Please read our Notes on currency conversion under <http://www.homecompany.de/en/currency-info>

### Website synopsis

<http://hamburg.homecompany.de/en/object/AG7094919>



### Description

The apartment with floor heating is modern and harmoniously decorated. A cozy, dark gray sofa invites you to relax. The design side table made of Suar wood with its unique shape is a real sight. The wall design, the high, oblique ceilings and carefully chosen accessories lend the styling a contemporary business ambience. Other contrasting touches, such as the silver grey lambskin and a fabric pouf make the overall look perfect. The open high-gloss kitchen is equipped with a washing machine, dishwasher and a Senseo coffee machine. The bright bathroom with underfloor heating, generous shower, scales and hair dryer offers every comfort. The bedroom is equipped with a 1.20m boxspring bed and a 2.70m wardrobe with additional inside drawers. Made-to-measure pleats, which can be adjusted in any position from the top and the bottom, offer a high degree of visibility and sun protection on all windows and provide for gently filtered, natural light in the room. Additional curtains create a pleasant ambience even in the evening hours. The apartment has a terrace and is located in the absolutely quiet inner courtyard of a little busy side street, only 1.2 km from the Dammtorbahnhof and the city center.

A relaxing ambience with class. Ideal for business tenants.

The total rent of 1400.00 EUR includes 30.00 EUR (incl. 19% VAT) for internet flatrate / wireless and broadcasting fee. The net rent of EUR 1280.37 is plus VAT applicable from time to time, currently 7% (EUR 89.63).

Rental duration: maximum 6 calendar months

Online viewing of the flat (360 ° panorama photos): <http://panocreator.com/view/gallery/id/VRDG1>

Energy pass information acc. to § 16a EnEV 2014:

Type of energy pass: Energy demand certificate

Final demand value: 114 kWh/(m²\*a)

Main source of heating energy heating: natural gas

Year of construction: 1907

Energy efficiency category: D