

## Live near the Alster in one of the best locations in Hamburg - furnished rental

short-term rental apartment	Rent incl. add. costs 2.900,00 EUR per Month	Living space ca. 74,00 qm	Number of rooms 3,0	Available from 01.04.2025
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### Other dates

District	Eimsbüttel
Deposit	5.600,00 EUR
Floor	2.Floor
Available until	Open-ended
Minimum rental length	365 days
Maximum number of tenants	2
Smoking / Nonsmoker	Non-smokers only
Balcony	no
Elevator	No
Garden	No

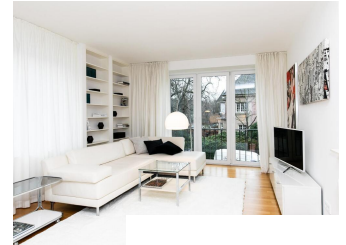
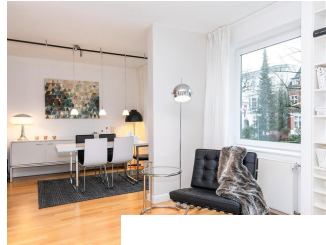
### Facilities

### References

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

### Website synopsis

<http://hamburg.homecompany.de/en/object/AG7103086>



### Description

The flat is located in one of Hamburg's most exclusive residential areas in a charming 1950s building and was completely renovated, converted and modernly equipped a few years ago. The entrance to the house has a total of 3 parties, one floor is only occupied by one party. The property offers absolute peace and pleasant intimacy. The flat is on the second floor and has large windows on three sides, so you can live in a friendly, light-flooded atmosphere. The flat offers a unique quality of living thanks to the many exclusive architectural highlights of the apartment and the exquisite furnishings. The full bathroom is equipped with a shower and bathtub, and the bathtub offers a unique view of the garden. The kitchen also has a large window overlooking a quiet side street. The elegant fitted kitchen is perfectly tailored to the design of the entire flat and leaves nothing to be desired. A semi-separated room opens from the living room, which can be used variably according to individual wishes: as a guest room, as a dining room or as a home office. The entire flat is furnished to a high standard, the house has a spacious entrance and a light-flooded staircase with a spiral staircase, a small architectural jewel. The house has a laundry room with a washing machine assigned to the apartment, a bicycle cellar and a large garden for shared use, as well as its own lockable cellar with a window and an additional refrigerator. The Alster is in the immediate vicinity, the Klosterstern subway stop is only 2 minutes away, and the Eppendorfer Baum promenade and shopping mile is a 5-minute walk away. It's a 10-minute drive to Dammtor train station and a 15-minute drive to the airport.

Online viewing of the flat (360 ° panorama photos):  
<https://tour.feelestate.com/view/fullscreen/id/VZ8GF>

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

Type of energy pass: Consumption based energy pass

Final consumption value: 175,2 kWh/(m²\*a)

Main source of heating energy heating: natural gas

Year of construction: 1949

Energy efficiency class: F.

built-in kitchen  
 parquett flooring  
 tiles  
 washingmachine  
 dishwasher  
 bed-linnen  
 towels  
 cable-TV  
 Internet  
 Energieausweis  
 bathroom with bathtub and shower

Print out 17.05.2024