

**Barbara Braun Immobilien**

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You will receive the address on request  
Flat

Rent including heating and service charges: 1350,00 EUR

Rooms: 2

Size: 82,00 m²

## Penthouse flat with roof terrace for demanding guests.

### ■ Data at one glance

Listing Type:	Short-term Lettings
Property Type:	Flat
Vacant from:	Dec 1st 2024
Property condition:	In mint condition
Furnished:	✓
balcony / terrace:	✓
Pets:	✗
Floor No:	4
Number of floors:	4
Type of heating:	Central heating
Built-in kitchen:	✓
Lift:	✓
Bathrooms:	1
Parking type:	underground parking space
Parking space rent:	50,00 EUR
Deposit:	2 rents with service charge
Year of construction	2015
according to energy	
certificate:	
Type of energy pass:	demand-oriented
Energy efficiency class:	B
Final energy demand:	56,6 kWh/(m²*a)

### ■ Description

The high-quality equipped and completely furnished 2-room penthouse apartment with kitchen-living room as well as a large surrounding terrace is located in a new building completed in October 2015 in the east city of Karlsruhe and guarantees exclusive living with privacy over the roofs of Karlsruhe.

The apartment, which can be reached by elevator, includes an underground parking space and a cellar room.

In addition, there is a common bicycle storage room and another bicycle storage possibility in the basement of the building.

### ■ Facilities

Noble materials, a beautiful floor covering and the modern furnishing provide for a high living comfort.

### ■ Location

The apartments are located in the eastern part of Karlsruhe at the eastern Schlossplatz in a quiet and green sunny location. The KIT as well as the University of Music can be reached comfortably and within a short time by public transport or by bicycle. The central location combined with the spacious Schlossplatz creates a high quality of living.

The apartment is located in a central residential area with the best infrastructure.

The central location of the property offers very good connections to regional, supra-regional and inner-city transport networks, as well as to the freeways A8 and A5 in the direction of Basel/Frankfurt/Stuttgart.

### ■ Miscellaneous

In the all-inclusive rent are all additional costs including electricity and fees for cable TV and internet flatrate.

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