

The apartment is very well-suited for couples and singles who prefer more space (e.g., for home office).

- Modern, built in 2021
- Size: 59.09 m<sup>2</sup>
- Top (5<sup>th</sup>) floor (therefore you can barbeque on the balcony)
- Living room with open fitted kitchen – stove, oven, fridge, freezer, dishwasher
- Bedroom
- Bathroom (fully tiled, with shower and towel heater)
- Balcony
- Hallway
- Storage room in apartment with washing machine connection
- Dry basement storage room (“keller”)
- Energy efficient, heated floors adjustable in every room
- modern intercom system
- Pets generally allowed (arrangement with landlord)

Building community and facilities:

- Private interior park - with playground, benches, etc.
- Discrete garbage facilities
- Elevators from top floor to basement
- Safe indoor and outdoor bicycle storage
- Underground parking with additional costs

Location:

- Central in Leipzig – Eutritzsch neighbourhood
- Peaceful, family-oriented
- **Bus 90 stop: 2-mins walk, 30mins direct ride to UFZ (16mins bike ride to UFZ)**
- Groceries (Netto, Norma, Aldi, Rewe) 3-10 mins walk
- Leipzig Nord S-Bahn station: 10-mins walk (6-minutes ride to Leipzig train station)
- Tram 9 stop: 5-mins walk (15-minutes ride to Leipzig train station)
- Tram 16 stop: 10-mins walk
- Restaurants 5-10-mins walk
- Leipzig/Halle Airport: direct connection 35-mins on S-Bahn from Leipzig Nord station
- Arthur-Bretschneider Park: 15-walk (9mins via Bus 90)
- Direct connection to nearby Bundesstraße 6

Rent:

Cold rent (“Nettokaltmiete”): 825.00 Euros

Warm rent (“Gesamtmiete”): 990.00 Euros

Rental options:

- (1) Lease take over from 01.05.2024 (furnished/unfurnished negotiable); or
- (2) Sublet from 01.05.2024 to 30.09.2024 (furnished/unfurnished negotiable); or
- (3) Short-term occupancy (e.g., 1-week, furnished with internet connection, etc.) 265 Euros/week (negotiable)

Viewing appointments – please send preferred date and time request.

Contact: Sabina Khan, [sabina.jehan.khan@gmail.com](mailto:sabina.jehan.khan@gmail.com)



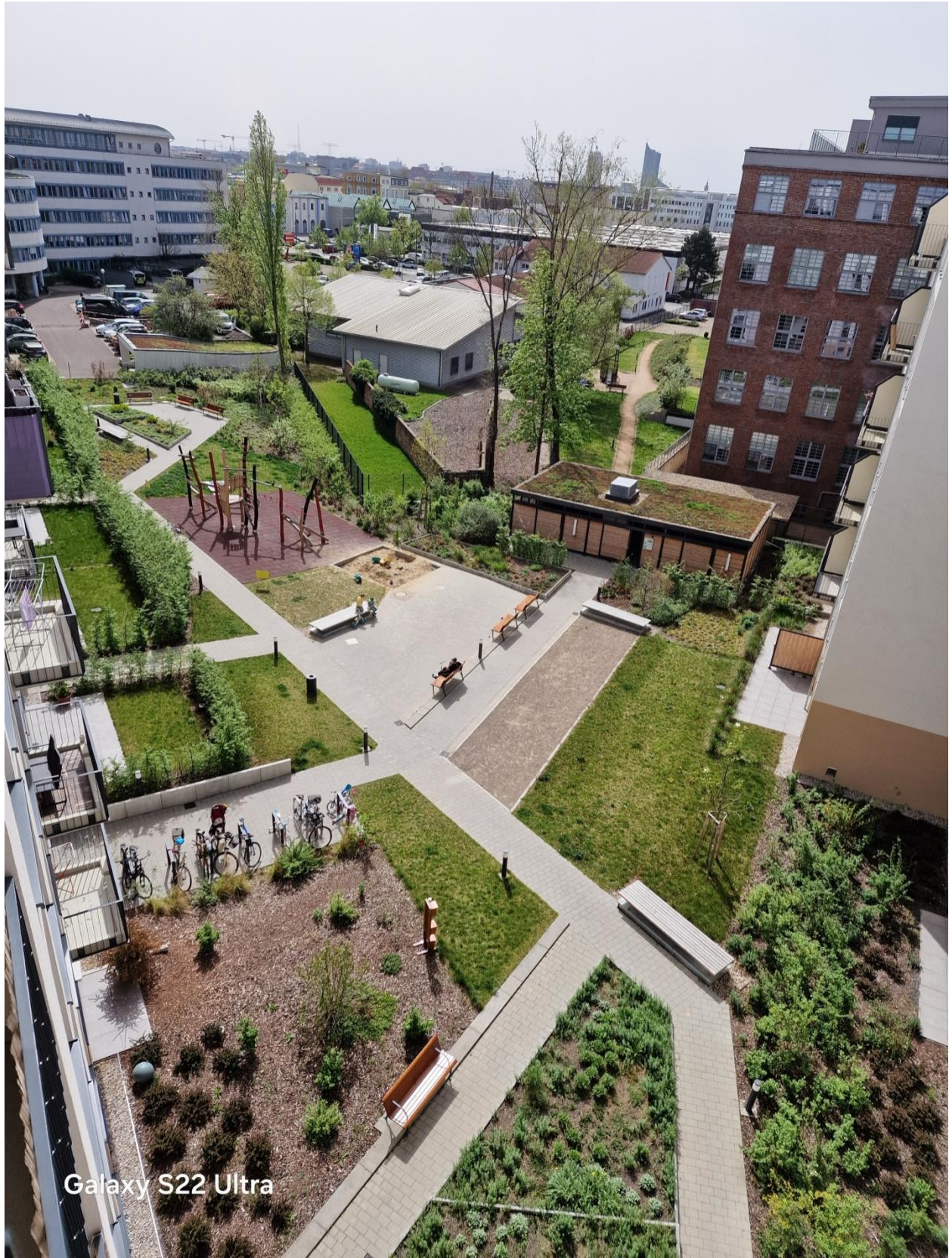
Galaxy S22 Ultra



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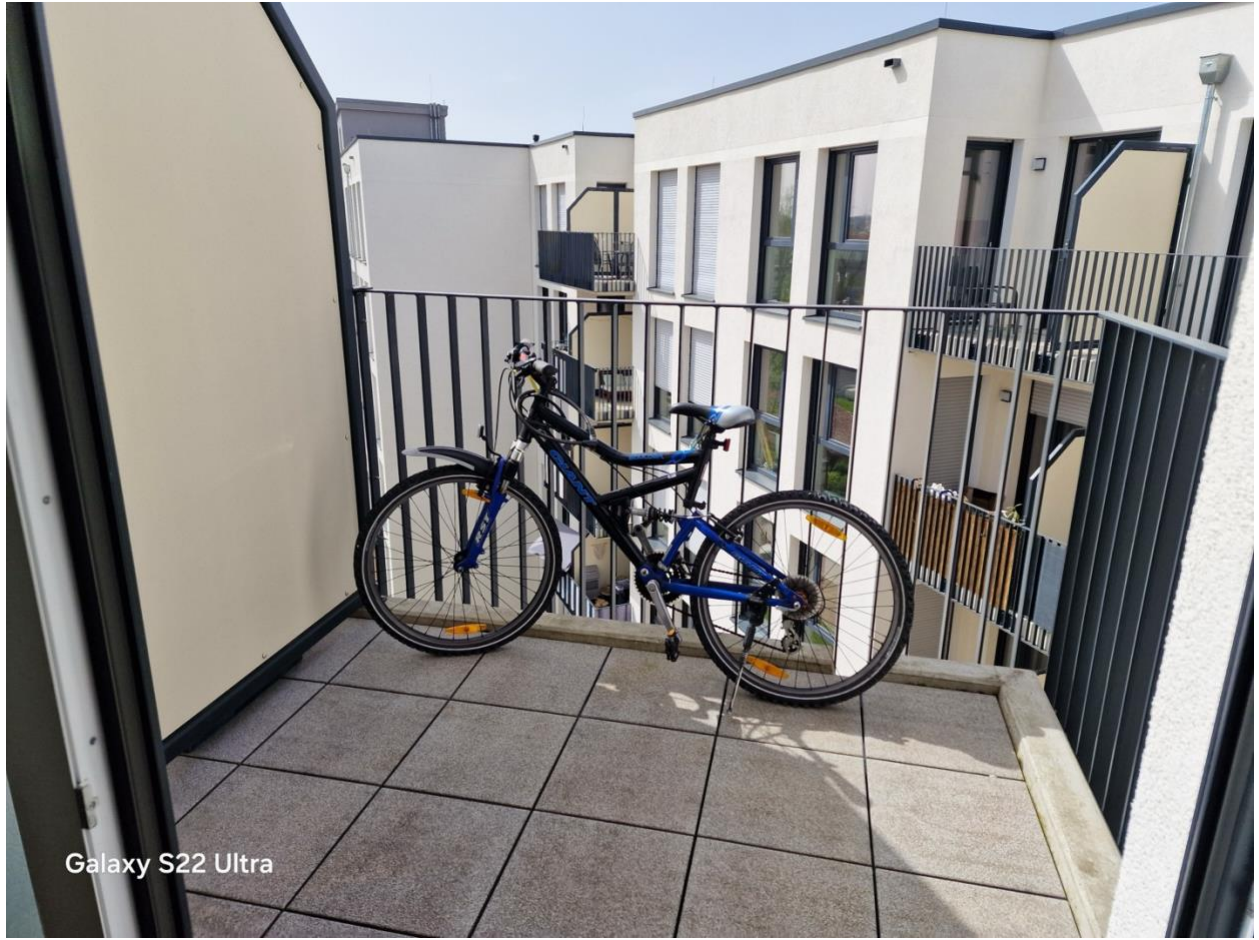


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