# Available immediately! Spacious 3-room apartment with a balcony for rent.

## Preise & Kosten

| | |
|---|---|
| Kaltmiete | 1.225 € |
| Warmmiete | 1.510 € |
| Nebenkosten | 285 € |
| Heizkosten in der Warmmiete enthalten | Ja |
| Kaution | 2.450 € |
| Gesamtbelastung (brutto) | 1.510 € |



## Objektbeschreibung

This spacious 3-room apartment is located on the 2nd floor of a well-maintained apartment building in an attractive location in Leipzig-Zentrum-Nord.
With approximately 95 m² of living space, the apartment combines the special charm of a classic historic building with contemporary living comfort. The spacious rooms and stylish stucco elements lend it an atmosphere that is both elegant and cozy.
A south-facing balcony complements the living space and offers a lovely spot to relax.
Its proximity to downtown Leipzig, the main train station, and Rosental makes the apartment a particularly attractive home for anyone who wants to combine urban living with easy access to nature.

## Angaben zur Immobilie

| | |
|---|---|
| Wohnfläche | 94,23 m² |
| Zimmer | 3 |
| Schlafzimmer | 2 |
| Badezimmer | 1 |
| Balkone | 1 |
| Zustand des Objektes | Gepflegt |
| Verkaufsstatus | offen |
| Verfügbar ab | sofort |

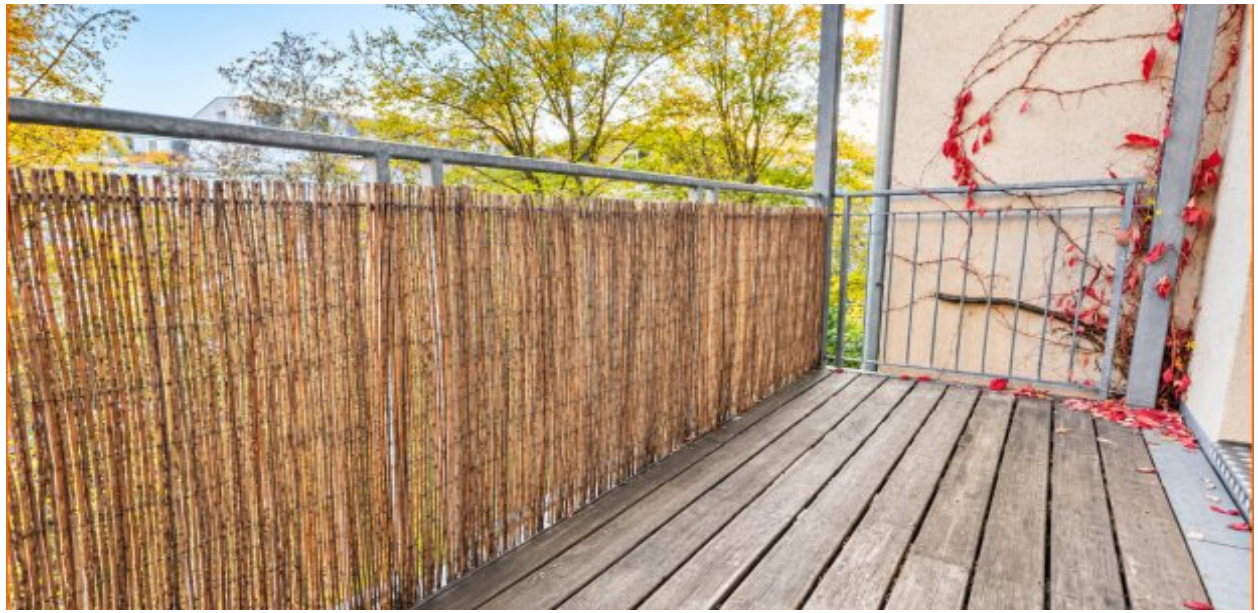


## Lage

The apartment is located in an attractive residential area in Leipzig’s Zentrum-Nord district, between the historic city center and the expansive Rosental.
This unique location combines the benefits of urban living with abundant opportunities for leisure and relaxation. Rosental, one of Leipzig’s most beautiful and popular parks, is just a few minutes’ walk away and is perfect for walks, sports, and relaxing in nature. The Leipzig Zoo is also in the immediate vicinity.
The city center, with its numerous shopping options, restaurants, cafés, and cultural institutions, is within easy walking distance. Stores for daily necessities, daycare centers, schools, and medical facilities are also located in the immediate vicinity.
Public transportation connections are excellent. Leipzig’s main train station is also within easy reach and offers optimal regional and long-distance transportation links.
The residential area is characterized by its historic architecture, proximity to the Parthe River, and short distances to downtown.

## Ausstattung

| | |
|---|---|
| Heizungsart | Fernheizung |
| Befeuerung | Gas |
| Aufzug | Personenaufzug |



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## Energieausweis

| | |
|---|---|
| Gebäudeart | Wohnimmobilie |
| Energieausweis Art | Verbrauch |
| Gültig bis | 2034-04-16 |
| Energieverbrauchskennwert | 65.9kWh/m²a |
| Baujahr lt. Energieausweis | 1900 |
| Erstellungsdatum | Ausgestellt ab dem 01.05.2014 |
| Energieeffizenzklasse | B |
| Primärenergieträger | FERN |



## Ausstattung

The apartment stands out for its spacious layout and numerous features that highlight the unique character of this historic building.
Specifically, it offers:
- approx. 95 m² of living space with 3 generously sized rooms
- stylish stucco elements on the ceilings
- separate kitchen with direct access to the balcony
- south-facing balcony
- a bathroom with natural light and a bathtub
- a practical storage closet inside the apartment
- a passenger elevator that stops directly on the residential floor
- a separate basement storage room

The combination of classic old-building charm, spacious living areas, and practical design details ensures a pleasant living experience.



## Sonstiges

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Kinder- o. Arbeitszimmer



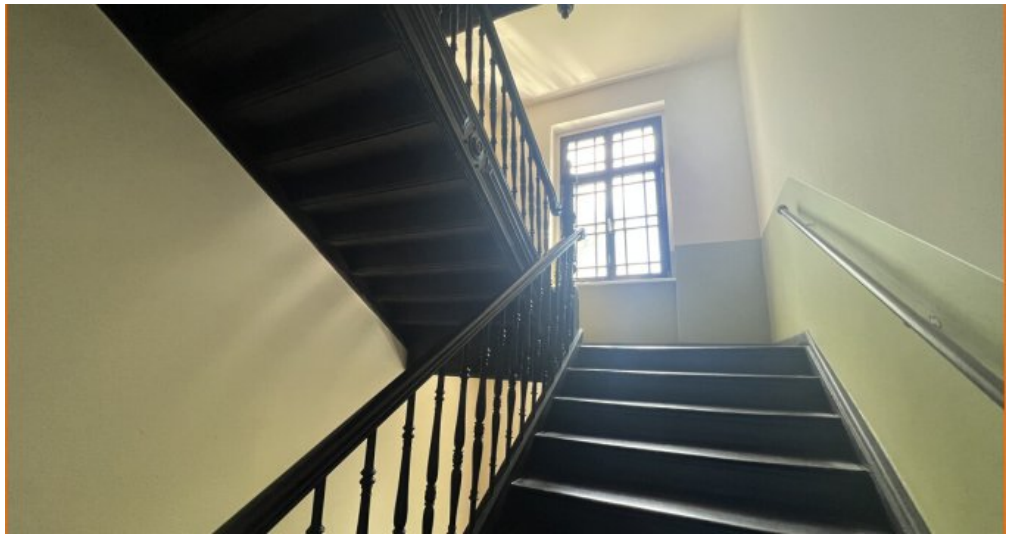
Küche



Schlafzimmer



Wohnzimmer



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Hausansicht