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

Prices & Costs

Cold Rent	€1,225
Warm-Rent	€1,510
Auxiliary costs	€285
Heating costs included in the warm rent	Yes
Deposit	€2,450
Total charge (gross)	€1,510



Property description

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.

Details of the property

Living space	94,23 m²
Rooms	3
Bedrooms	2
Bathrooms	1
Balconies	1
Condition of the property	Well kept
Sale status	open
Availablility	sofort

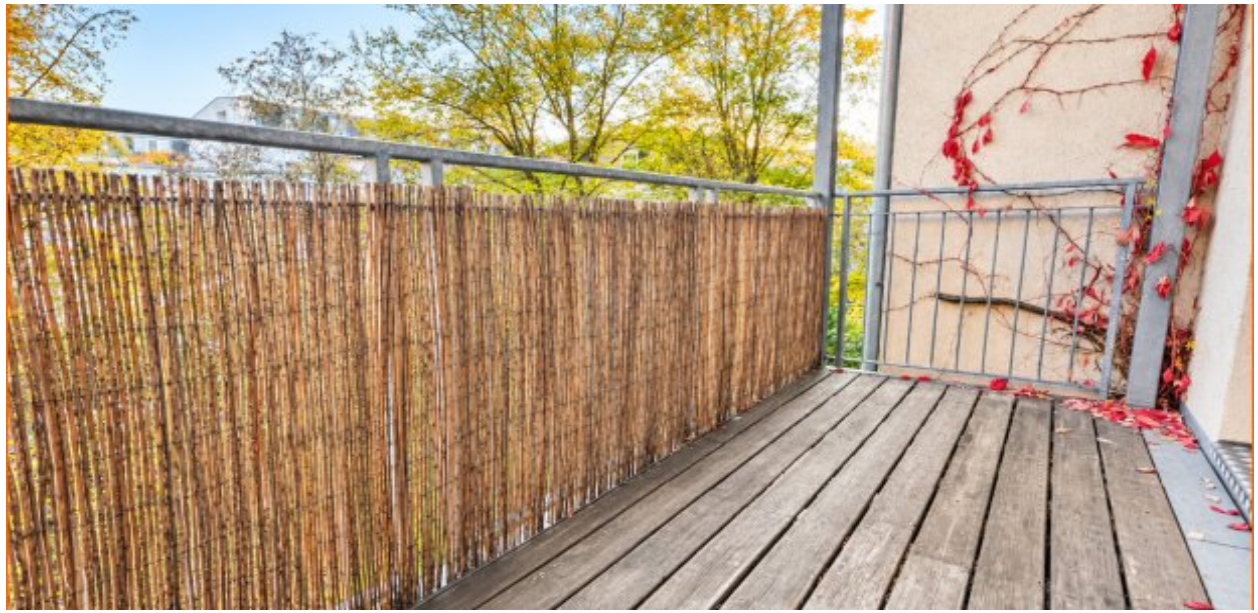


Location

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.

Features

Kind of heating	District heating
Firing	Gas
Elevator	Persons



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Energy performance certificate

Building type	Residential property
Energy performance certificate	Consumption
Valid until	2034-04-16
Energy consumption parameter	65.9kWh/m²a
Year built according to energy certificate	1900
Creation Date	Issued from 1.5.2014
Energy efficiency class	B
Primary energy sources	FERN



Features

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.



Others

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Kinder- o. Arbeitszimmer



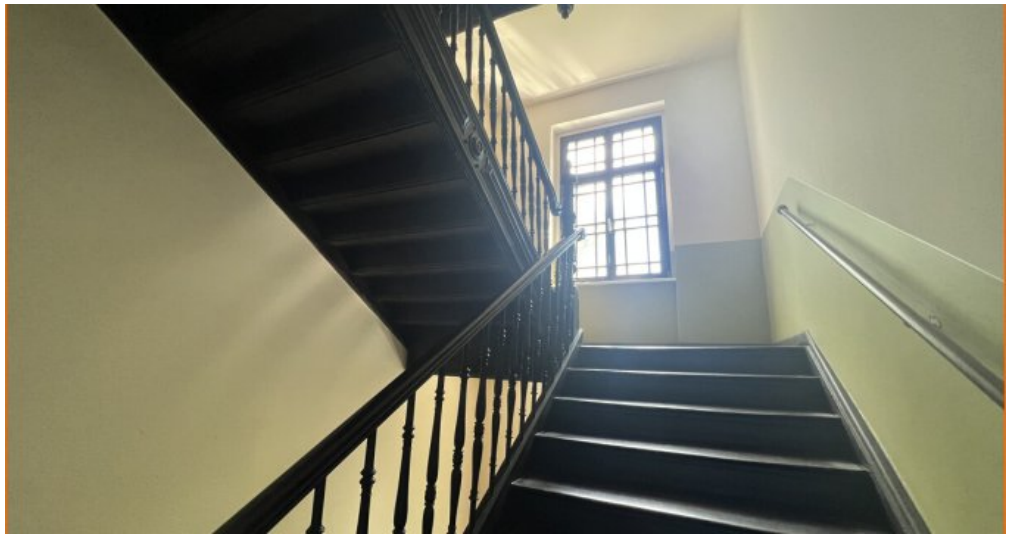
Küche



Schlafzimmer



Wohnzimmer



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