

LANDWEHRKANAL
KREUZBERG / ALT-TREPTOW · BERLIN

Altbau by the Landwehrkanal

Furnished · 112 m² · 15 February to 15 April 2027

THE RESIDENCE

Period character, *sunlit calm.*

Built in 1892, the house stands at the quiet end of Kiefholzstraße, beneath mature trees. The first-floor apartment keeps the character of its period: ceilings reaching 3.3 metres, tall arched windows, wide timber floorboards and light from both sides of the building.

Street on one side. Green courtyard on the other.



Fully furnished and ready to live in, with utilities and fortnightly cleaning included.

Arrive with a suitcase; the rest is here.

LIVING SPACE	112 m²
CEILING HEIGHT	3.3 m
BALCONIES	2
YEAR BUILT	1892

LIVING ROOM

Tall windows, *long evenings.*

A full-height bookcase and library ladder fill the far wall. Two arched windows bring in the northern light, and a deep sofa and long timber floorboards make the room feel made for slow evenings.



AREA	22 m²
ASPECT	North, onto the street

KITCHEN AND DINING

Cook, gather, linger.

A generous kitchen with a long timber worktop and breakfast bar opens through a wide doorway into the dining room. The courtyard balcony sits just beyond.



KITCHEN 13 m² DINING 15 m²

BEDROOM AND STUDY

Room to rest, room to work.



The master bedroom takes the morning light, with a door to the street balcony. Across the hall, a study with a desk by the window and a sofa bed for guests.

BEDROOM	21 m²
OFFICE	16 m²





The study, with desk and sofa bed · 16 m²

BATHROOM

Bath by the window.

Daylight from its own window, a long vanity and a wide mirror.

- About 7 m², with a window
- Full-size bathtub
- Separate glass shower
- Heated towel rail





Morning coffee among the treetops of the courtyard.

COURTYARD BALCONY

Nearly six metres long, off the dining room and set among the trees of the inner courtyard.

- About 9 m², nearly 6 m long
- Faces south, sun all day



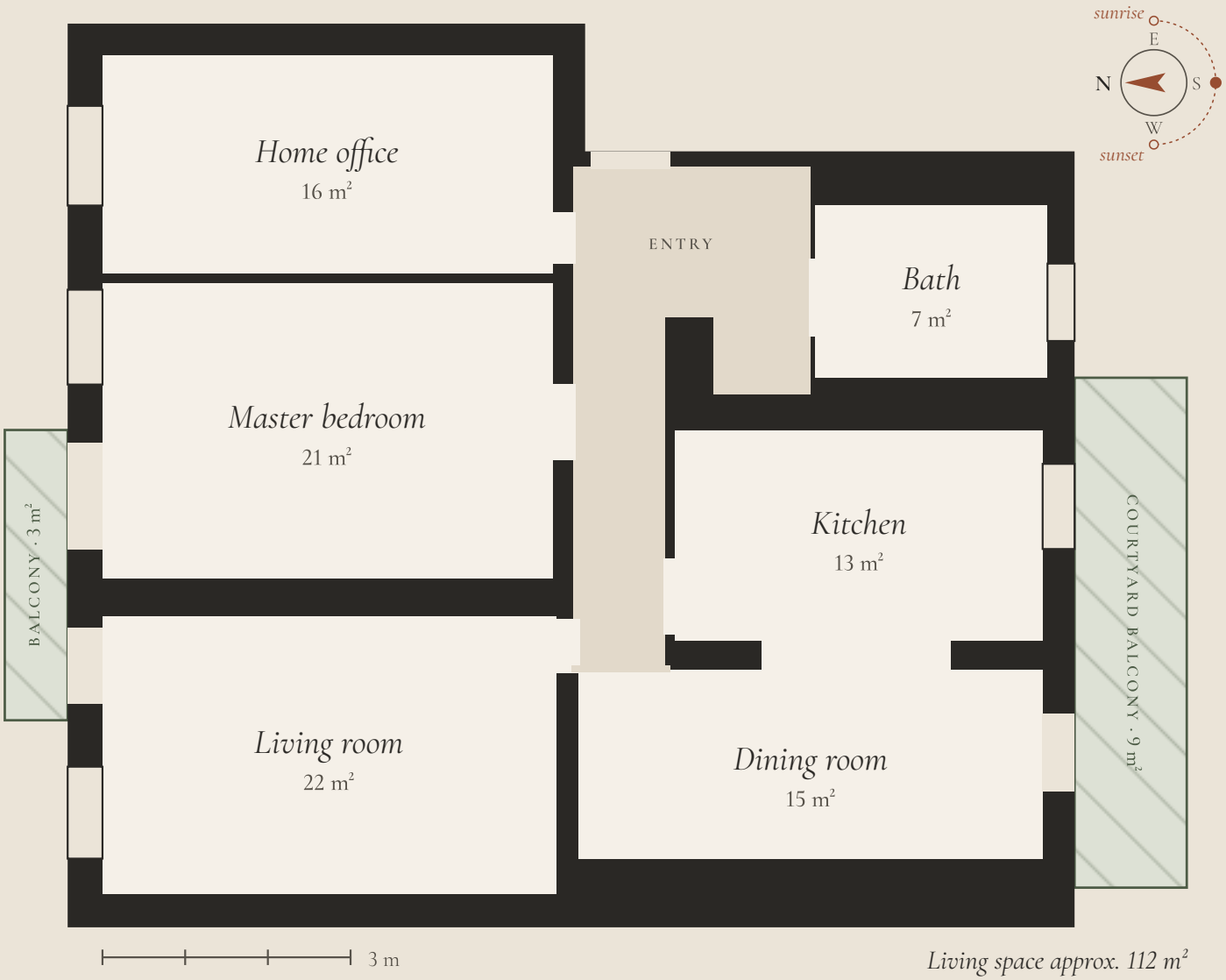
STREET BALCONY

About 3 m², with a bistro table for two above the tree-lined, cobbled street.

FLOOR PLAN

The layout

Living space about 112 m², with the two balconies counted at half their area. Room areas are approximate. The arrow marks north: the street side faces north, with morning light in the master bedroom, and the courtyard balcony faces south, in the sun all day.



Living space approx. 112 m²

HALLWAY

Quiet, considered details.

A long hallway with wooden floorboards, hung with framed prints and lit by woven pendants, links every room. A built-in wardrobe stands by the entrance.





THE NEIGHBOURHOOD

Between the canal *and the courtyard.*

On the Kreuzberg edge of Alt-Treptow. Three hundred metres on is the Landwehrkanal; cross the footbridge and you are in Görlitzer Park and the Wrangelkiez. Treptower Park and the Spree are five minutes the other way by bike.

300 M
Landwehrkanal

5 MIN BY BIKE
S-Bahn Treptower Park: Ring, S8, S9, S85

5 MIN BY BIKE
Treptower Park and the Spree

7 MIN BY BIKE
Markthalle Neun

ON FOOT
Supermarkets, bakeries and cafés

PRACTICAL INFORMATION

Availability and terms

AVAILABLE
15 February to 15 April 2027

MINIMUM STAY
One month

WHOLE APARTMENT, ALL INCLUSIVE
€2,650 for one month · €4,950 for two

PRIVATE USE OF THREE ROOMS
€2,300 for one month · €4,250 for two
One room remains locked and is not included: the home office.

DEPOSIT
One month's rent

BEST FOR
One or two people; the home office doubles as a guest room

INCLUDED

- Fully furnished
- Fully equipped kitchen with all appliances
- All utilities
- Wi-Fi
- Washing machine and dishwasher
- Bed linen and towels
- Cleaning every two weeks

ENQUIRIES

Viewings by appointment.

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