

Werder (Havel)

## Exclusive, ready-to-occupy loft with water view

Property ID: 23310020A



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RENT PRICE: 1.600 EUR • LIVING SPACE: ca. 80 m<sup>2</sup> • ROOMS: 2

Property ID: 23310020A - 14542 Werder (Havel)

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## At a glance

|                      |            |                       |                  |
|----------------------|------------|-----------------------|------------------|
| Property ID          | 23310020A  | Rent price            | 1.600 EUR        |
| Living Space         | ca. 80 m²  | Additional costs      | 240 EUR          |
| Available from       | 18.07.2025 | Condition of property | Renovated        |
| Rooms                | 2          | Construction method   | Solid            |
| Bedrooms             | 1          | Equipment             | Built-in kitchen |
| Bathrooms            | 1          |                       |                  |
| Year of construction | 1919       |                       |                  |

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## Energy Data

|                 |                    |                    |                      |
|-----------------|--------------------|--------------------|----------------------|
| Type of heating | Underfloor heating | Energy Certificate | Legally not required |
| Power Source    | District heating   |                    |                      |

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## The property



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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

A unique loft studio apartment is available for rent in a listed building dating back to 1919, which has recently undergone high-quality renovations. This exclusive property offers approximately 80 m<sup>2</sup> of living space with a well-designed layout, combining the charm of historic architecture with modern living comfort. The studio features two rooms, including a spacious bedroom furnished with a high-quality box-spring bed and a stylishly furnished living area. The designer furnishings underscore the sophisticated nature of this property and create an inviting atmosphere. Large windows not only provide ample natural light but also offer stunning water views. Underfloor heating throughout the living areas ensures comfortable warmth and contributes to a feeling of well-being. The modern and functional fitted kitchen is seamlessly integrated into the open-plan living area. It is equipped with all the necessary appliances for preparing culinary delights. A spacious full bathroom completes the offering; it features high-quality fixtures and stylish tiles, promising comfort and relaxation. The property enjoys a quiet yet central location, making it an ideal residence for city lovers seeking a peaceful retreat. The nearby golf course invites you to enjoy sporting activities, while the Haveltherme spa offers a wonderful opportunity for relaxation and wellness, all within easy reach. Another highlight of this apartment is the option of a cleaning service, which can be booked as needed at your own expense. This allows you to focus on the finer things in life, knowing your home is always immaculate. The high-quality renovation and furnishings ensure that all modern living comforts are met. This exceptional property not only offers unparalleled living comfort but also presents an attractive opportunity for those who appreciate the charm of a historic building combined with modern design. We would be pleased to provide you with further information or arrange a viewing appointment. Take this opportunity to gain a detailed understanding of this unique living solution.

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## Details of amenities

- teilmöbliertes Loft
- Designer Einrichtung
- Boxspringbett
- Einbauküche
- Vollbad
- Wasserblick
- Fußbodenheizung
- Reinigungsservice auf eigene Kosten buchbar
- ruhige, dennoch zentrale Lage
- Golfplatz in der Nähe
- Haveltherme in der Nähe

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## All about the location

Ein Spaziergang in Werder, in welche Richtung Sie auch gehen, führt Sie immer ans Wasser. Die Ortsbezeichnung Werder bedeutet "vom Wasser umflossenes Land", was insbesondere für die Altstadtinsel mitten in der Havel zutrifft. Schöne Ausblicke bieten sich von den eiszeitlich geformten Hügeln im Stadtgebiet auf das Umland mit Seen und Wäldern, das auch durch sein sonnen reiches mildes Klima verwöhnt. Obst- und Weinbau, die vielen Gewässer und die sehr reizvolle und abwechslungsreiche Umgebung machen die Stadt zu einem touristischen Anziehungspunkt. Als staatlich anerkannter Erholungsort ist Werder überregional durch das jährliche Baumbblütenfest im Mai bekannt, das zu den größten Volksfesten in Deutschland zählt. Werder (Havel) zählt mit seinen umliegenden Ortsteilen ca. 23.000 Einwohner. Die Stadt ist mit einer Vielzahl von Einzelhändlern und großen Einkaufszentren infrastrukturell gut aufgestellt. Neben Schulen und Gymnasien bietet die Stadt viele Freizeitmöglichkeiten für jedermann. Auch die wichtigsten ärztliche Fachrichtungen sind in Werder vorhanden.

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## Contact partner

For further information, please contact your contact person:

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