



Apartment am Ostkreuz

bis 4 Personen

Lenbachstraße 15
10245 Berlin - Friedrichshain
S-Bahn Ostkreuz

The Apartment

Description:

With this freshly renovated apartment it is about an 43 sqm flat in the raised ground floor of the front building of a typical old Berlin apartment house.

It consists of a living/bedroom, a spacious kitchen, a bathroom, a small hall and is furnished for 4 persons. Wi-fi is available.

Please consider that this is a non-smoking apartment.

Location:

The apartment is located in Lenbachstrasse, a centrally situated byroad in the young and trendy district of Friedrichshain near to S-Bahn Station Ostkreuz (city railroad).

Comfortably and fast you reach all places of interest with city railroad, for example: only 1 station to East Side Gallery and O2-Arena, 4 stations to Alexanderplatz and 7 stations to Hauptbahnhof (main station). From the airport Berlin-Schönefeld (SXF/BER) to Ostkreuz it's less than 25 minutes without changing trains and from the airport Berlin-Tegel (TXL) you need 35 minutes.

Within walking distance you can discover the huge variety of Friedrichshain's nightlife and cultural life or you can stroll over the various weekly markets and flea markets. Cafés, pubs, restaurants, bars, clubs and fashion stores lie only a short walk afar.

All shops for daily needs – supermarket, wholefood shop, late sales, snacks, launderette, savings bank (ATM), etc. - are located right outside the front door.

Just around the corner there is the Annemirl Bauer Place with relaxing greens and various facilities for games and sports.

Furthermore the Rummelsburger Bay, the peninsula Stralau and the Treptower Park offer many recreational opportunities right beside the Spree.

Friedrichshain borders directly on the districts of Mitte and Kreuzberg.

Parking:

Our apartment is situated inside the Berlin Environmental Zone in which you need obligatorily the green environmental badge on your car. Moreover the apartment is situated inside the parking zone 50 in which parking on the street is subject to costs.

But as the limit of the environmental zone and of the parking zone is near to our apartment (300m), you can park your car without badge and also for free beyond that limit.

A parking garage is situated in Schreiberhauer Str. 48 (Parkhaus Viktoria Center). There you can park your car safely for only 8,- €/24h.

Public Transportation:

City Railroad S-Ostkreuz: 4 walking minutes

Tram + Bus: 2 walking minutes

Equipment:

Living/Bedroom:

- double bed 160 x 200 cm
- pull-out sofa bed 160 x 200 cm
- 3-door wardrobe
- LCD TV (DVB T) + Blu-ray player
- Radio-MP3 player
- Window with shutters

Kitchen:

- 2-flame electric cooker with extractor hood
- refrigerator with freezer compartment
- microwave
- dishwasher
- toaster
- coffeemaker
- electric kettle
- cutlery, dishes, etc.
- high chair
- vacuum cleaner
- table + 4 chairs

Bath:

- washbasin
- wc
- bathtub with shower curtain
- hairdryer

Hall:

- coat rack

Prices and Conditions:

Please ask for the conditions for long-term stays.

With your reservation you accept our general terms and conditions and our house rules.

House Rules

Welcome Dear Tenant,

the following house rules should be a help, in which we describe how we fancy the use of the apartment and the inventory in the ideal case.

Moreover, we've listed some rules from which we hope that they will find your understanding.

In General:

You have taken over the apartment without defects. If you miss anything in the furnishings, find a defect or need assistance, please turn confidently to us.

Tel: 0176-23842248 Mr. Wirmsberger or 0176-24472220 Mr. Daniel

Please treat the property carefully and take care that also your fellow-passengers keep to the rent terms.

The furniture has a firm place in the apartment, which depends on its function. Please do not move the pieces of furniture.

Please ensure that you do not enter kitchen, bathroom and living-/bedroom with street shoes.

Key:

You will receive one key to the apartment and one for the front door. For lost keys you are liable up to the amount of the replacement costs.

Smoking:

Smoking is generally not allowed in the whole apartment!

Disregard of the no-smoking-rule is a reason for immediate termination of the tenancy agreement and causes claims for damages in the amount of at least 100,- €.

Rest Periods:

Out of respect for the other residents in the house, please accept the usual rest periods.

They are from 10pm to 8am and from 12pm to 3pm and sundays the whole day. In the other times, of course, we also ask you for mutual consideration because usually there are very good neighborly relations in this house. Disregard of the rest periods is a reason for immediate termination of the tenancy agreement.

Partys are not allowed at all!

Kitchen:

Please note that with your departure dishes, cutlery, pots and devices which you have used are put away only in a clean and dry state into the cupboards. Before leaving, please put your eventually afore used dishes, etc. in the dishwasher and start it. Please leave the apartment well-swept.

Pets:

are generally not allowed in this apartment.

Waste:

Since we have to separate waste (plastic, paper, glass, trash), we ask you to help us with this. Questions to the disposal, we will gladly answer to you. Moreover, an info panel is located on the garbage stand in the yard. Please dispose of the household trash before leaving.

Bathroom:

Please do not dispose any hygiene products and no leftovers in the toilet. A laundry room with attached cafe is located just one minute away. There are washing machines and dryers.

Due Diligence:

Windows and doors must be closed when leaving the house to avoid any damage that may result from severe weather. Please turn off the heater while you air the rooms and turn the heating down a bit if you leave the apartment for a longer time.

The landlord is not liable for valuables of the tenant.

Damage:

No one intentionally damages property, but it can happen to anyone that once something gets broken. We would be pleased if you inform us immediately about the damage so that we do not ascertain this only after your departure with the final cleaning. As tenant, you are liable for damages in the amount of the replacement costs, as far as you, your fellow-passengers or guests are responsible for this. Small things like a broken glass, etc. are not meant by this.

Move-In/Move-Out:

On your day of arrival the accommodation is available to you from 4pm. Upon departure, we would like to ask you to leave the apartment not later than 11am. Please let the keys on the kitchen table and close the door firmly behind you.

Final Clause:

With the rental of this apartment these House Rules and our General Terms and Conditions are accepted by you.

Thank you very much!

We wish you a pleasant stay, a lot of fun, relaxation and recreation. For questions, please contact us.

General Terms and Conditions

In General

Contractual relationships are formed directly between the provider and the guest. The following conditions, insofar as effective, become content of the contract which comes off between the Landlord and the Tenant. Subject of the contract is the rental of an apartment in Lenbachstr. 15, EG links, 10245 Berlin.

1. Conclusion of Contract

1.1 With the reservation that can be made orally, in writing, by telephone, email or internet, the Landlord offers the Tenant the conclusion of a contract.

1.2 This contract is concluded with the confirmation of the Landlord. It requires no particular form. With or immediately after the conclusion the Tenant receives a written copy of the booking confirmation.

1.3 The Tenant who has concluded the contract, does the rental also in the name of all persons listed in the rental form and is responsible for their contractual obligations as he/she is for its own obligations, provided that he has taken over no separate obligation by an explicit and separate declaration.

2. Reservations

2.1 Non-binding reservations which entitle the Tenant to a free withdrawal, are possible only with the explicit agreement of the Landlord. If such an agreement was not made, the reservation leads ,according to para. 1.1 and 1.2, basically to a binding contract between the Landlord and the Tenant.

2.2 If a non-binding reservation agreement is ascertained, the Tenant has to inform the Landlord up to the agreed point of time, if the reservation is to be treated as a binding reservation. If not, the reservation is cancelled without any further notification. If a notice occurs, then para. 1.2 is valid.

3. Cancellation

3.1 In the event of cancellation the Landlord´s claim for payment of the agreed price for the apartment rental remains.

3.2 Up to the receipt of a notice of withdrawal before the beginning of occupancy the Landlord can charge the following lump-sums (in percent of the total price):

- up to 4 weeks prior to departure 10%
- up to 3 weeks prior to departure 25%
- up to 2 weeks prior to departure 50%
- up to 1 week prior to departure 75%
- and afterwards 90%

3.3 The Tenant is permitted to prove to the Landlord that actually no or lower costs have been incurred than the claimed lump-sum charges. In this case the traveler has to pay only the actual costs incurred.

3.4 The completion of a trip cancellation insurance is strongly recommended.

3.5 The cancellation notice must be sent to the Landlord and should be done, in the interest of the Tenant, in writing.

4. Prices / Services

4.1 The prices indicated in the brochure or on the homepage are inclusive prices and include the VAT and all additional costs.

4.2 The performances provided by the Landlord arise from the content of the booking confirmation in connection with the applicable brochure / internet presentation.

5. Payment

5.1 After booking confirmation the Landlord can charge a deposit of up to 50% of the total price per person.

5.2 The total price for the apartment, including all related costs, is due and payable at the day of arrival, unless otherwise agreed.

6. Liability of the Landlord

All eligible claims because of unfulfilled service has to be asserted in writing by the Tenant within one month after the contractually agreed end of rental period. After the expiry of this period, claims can be asserted only if the Tenant has been hindered from meeting the deadline without his fault.

7. Complaint

If any complaints occur, the Tenant shall first contact the Landlord. If the Tenant fails culpably to notify a defect, then a claim for a reduction is excluded.

8. Final Clause

The House Rules are part of these GTC. With the booking of this apartment the House Rules and these GTC are accepted by you. Disregard of the House Rules can be a reason for immediate termination of the tenancy agreement and may cause claims for damages.

9. Place of Jurisdiction and Choice of Law

The offers as well as an upcoming contract of any kind are exclusively subject in all its legal effects, particularly regarding its formation, processing and warranty, to the right of the Federal Republic of Germany. Place of Jurisdiction is Berlin, Germany.