

Exposé

Studenten- und Auszubildendenwohnheim

Address: Am Falkenberg 11D,
12524 Berlin



This newly built student and trainee residence offers modern one-room apartments with private bathrooms and fitted kitchen. Featuring eleven apartment layouts, the development combines efficient design, comfort, and independence for students and young professionals.

Located directly at S-Bahn Grünau, the property provides fast and convenient access to educational institutions, workplaces, and Berlin's city center, making it an ideal place to live, study, and grow.

Total number of residential units: 166 Apartments

Number of floors: 5

Total area: 3,457.47 m²

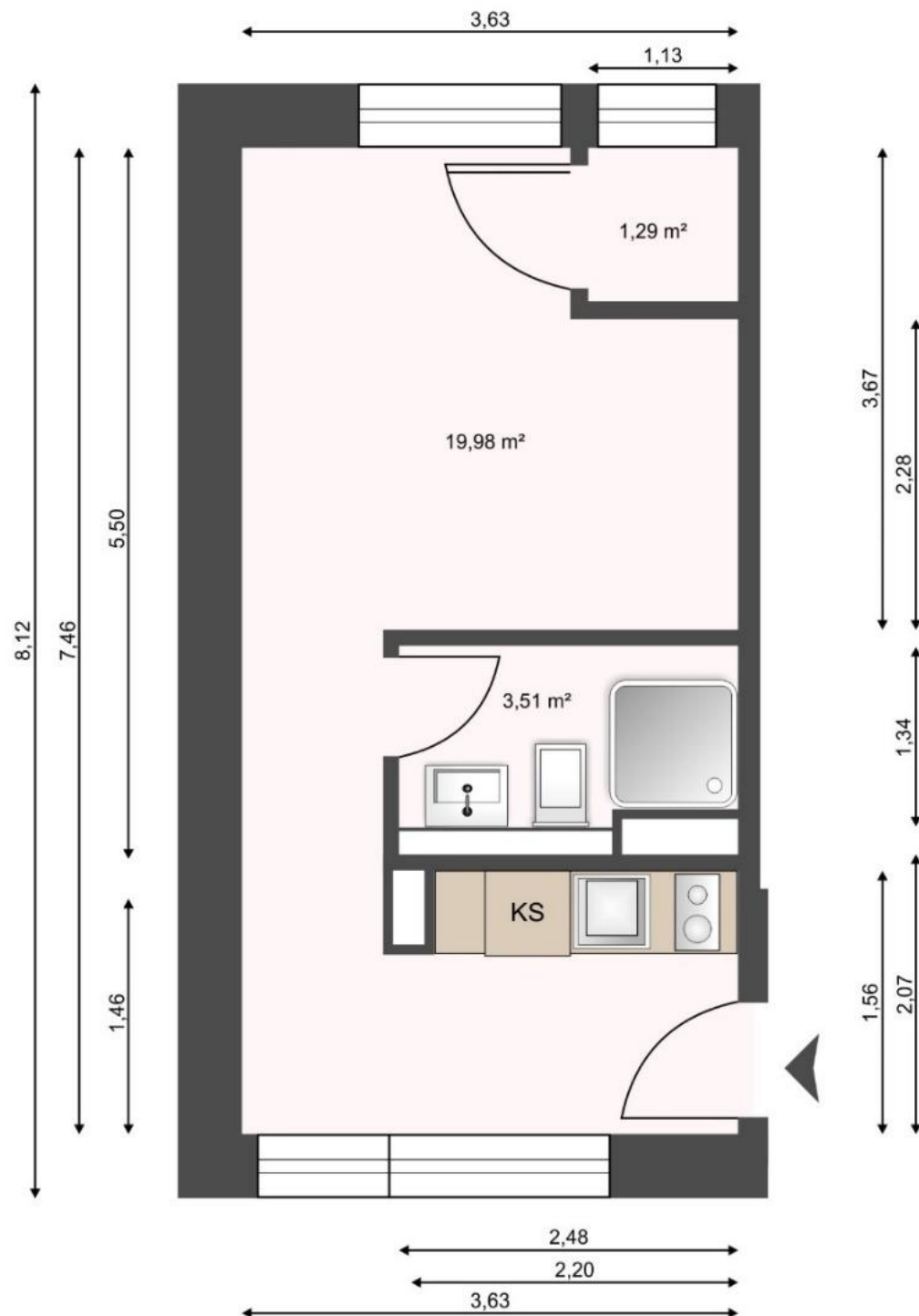
Year of completion: 2026

Building amenities: elevator, laundry room, study room

The monthly rent includes the net rent, service charges, utility costs (including heating), and internet and TV services. Electricity is not included in the monthly rent and must be arranged separately by the tenant.

A security deposit of 1,350 EUR applies to all apartments.

Apartment Type 1

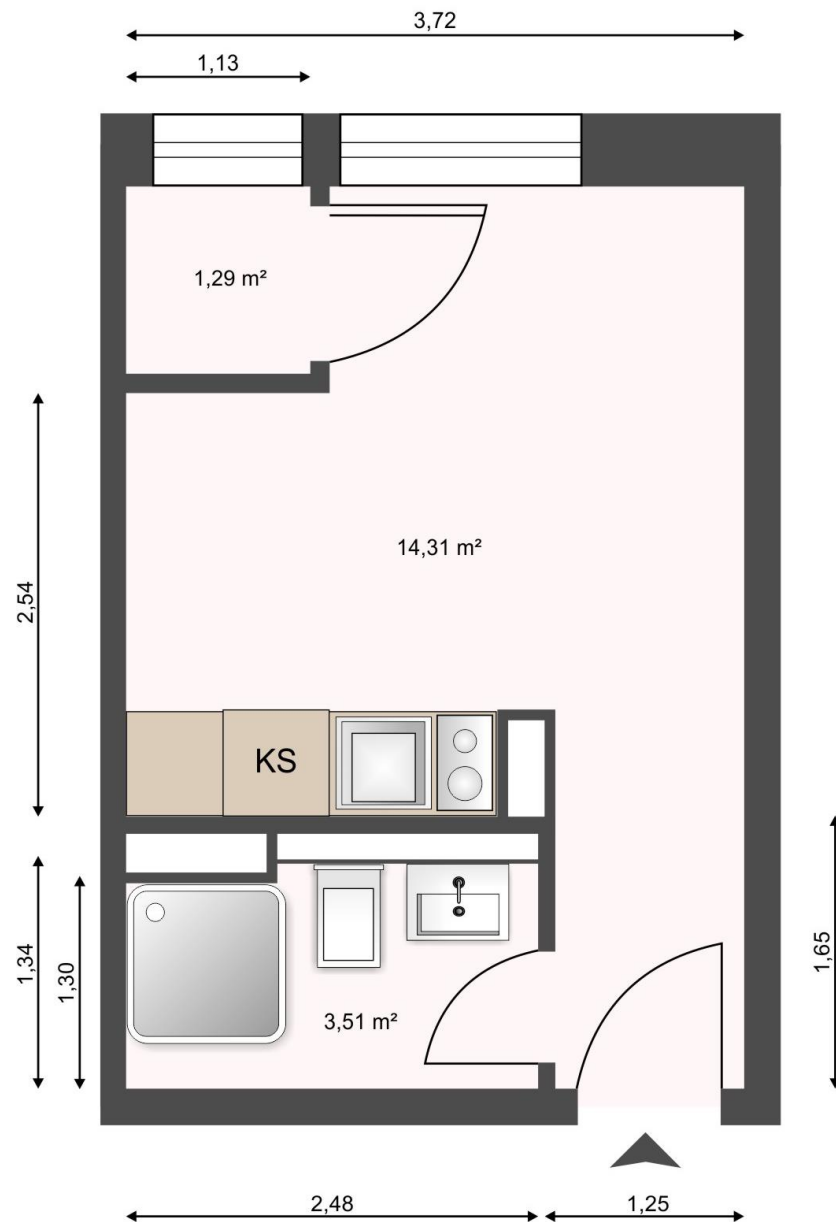


Living Area: 24 m²

Rent per month: 676 – 725 EUR

Available on: ground floor, first floor, second floor, third floor

Apartment Type 2

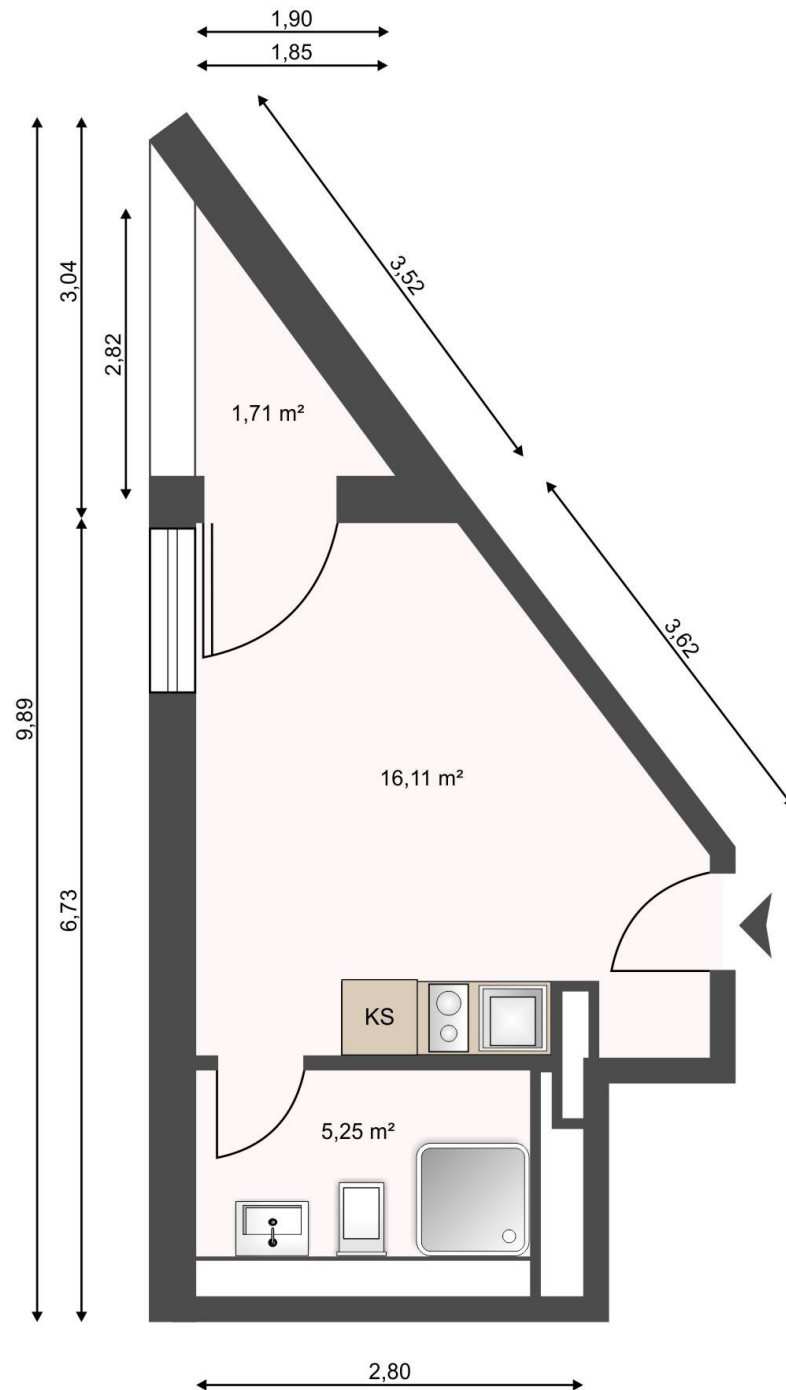


Living Area: 19 m²

Rent per month: 476 – 580 EUR

Available on: ground floor, first floor, second floor, third floor

Apartment Type 3

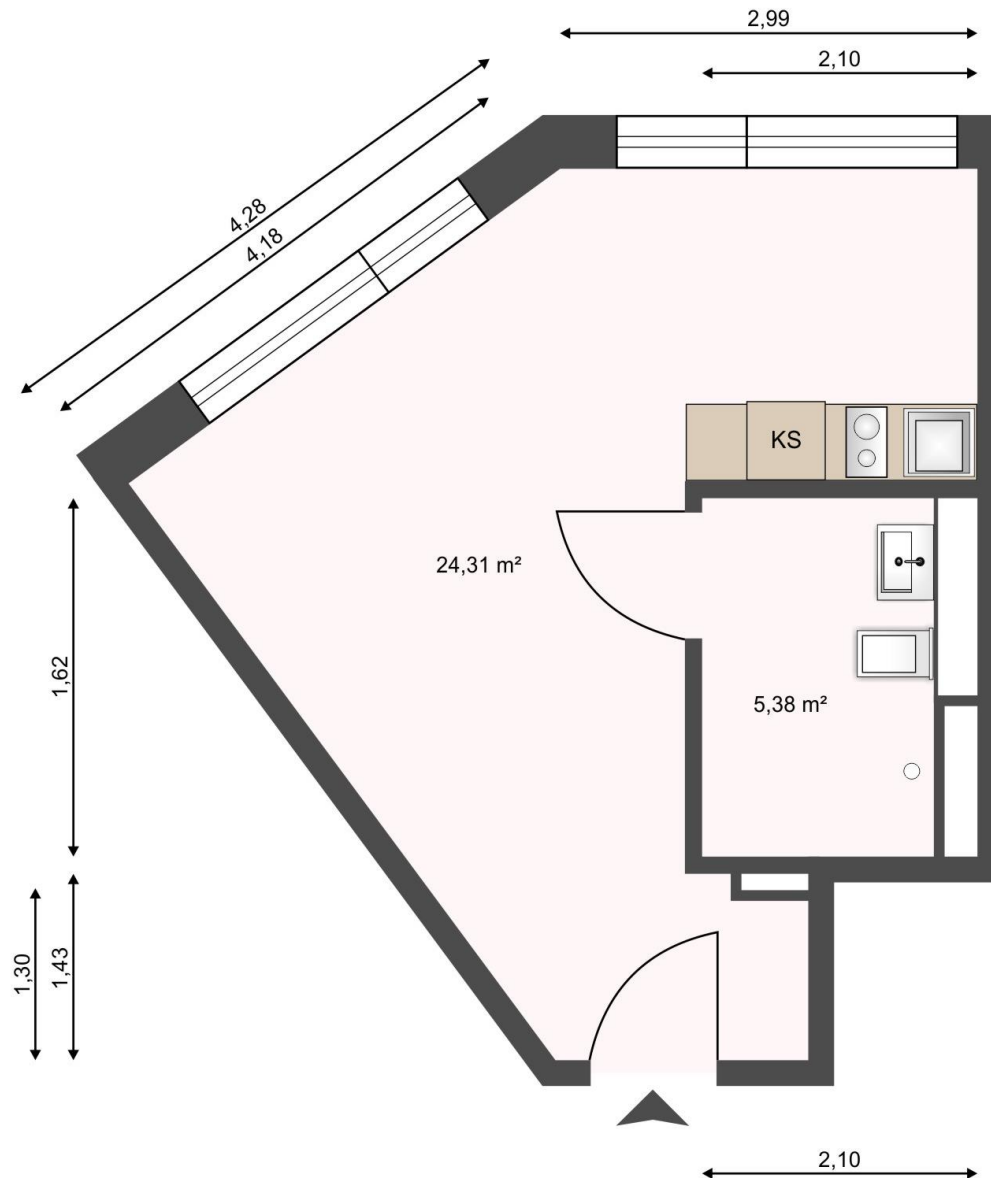


Living Area: 22 - 24 m²

Rent per month: 652 – 751 EUR

Available on: first floor, second floor, third floor, fourth floor (with balcony)

Apartment Type 4

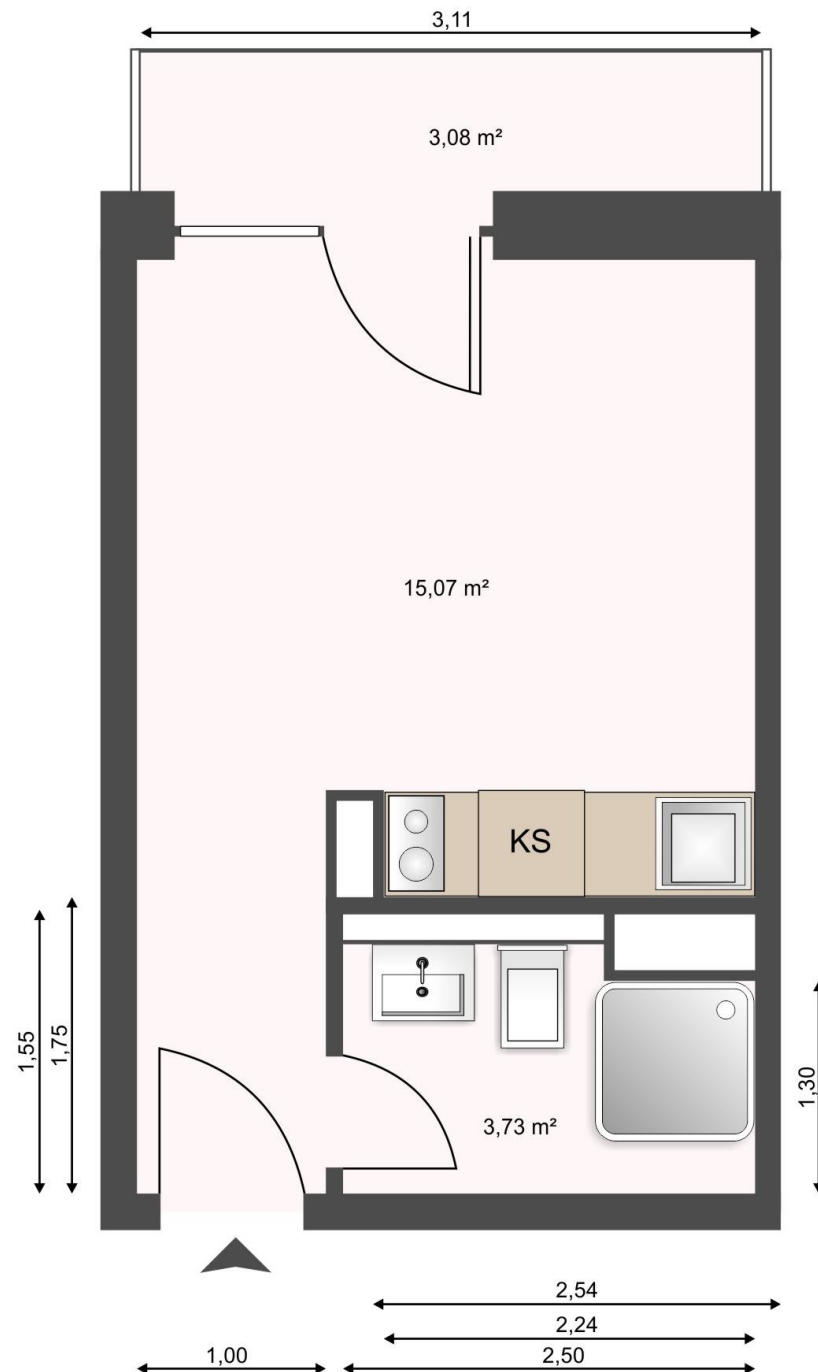


Living Area: 24 - 29 m²

Rent per month: 744 – 750 EUR

Available on: first floor, second floor, third floor, fourth floor (with balcony)

Apartment Type 5

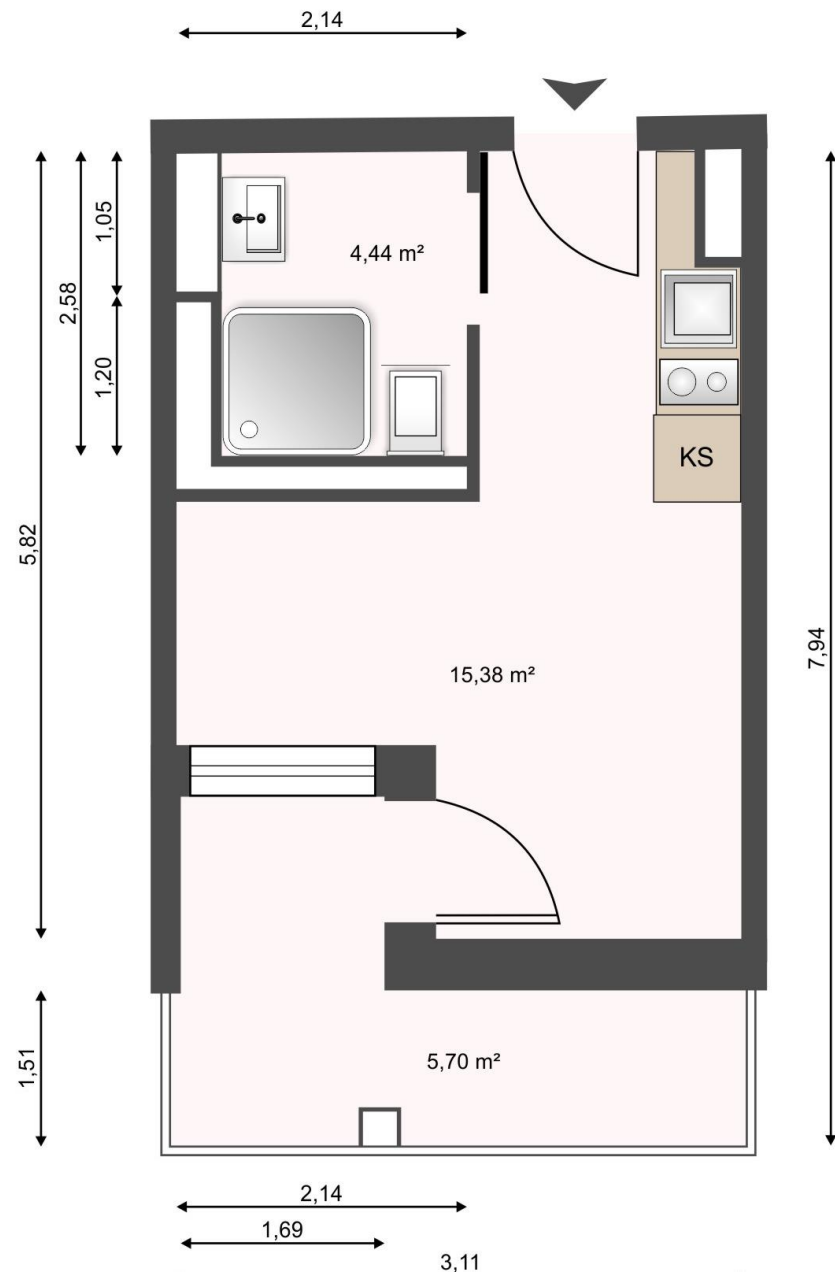


Living Area: 20 m²

Rent per month: 628 – 656 EUR

Available on: fourth floor (with balcony)

Apartment Type 6

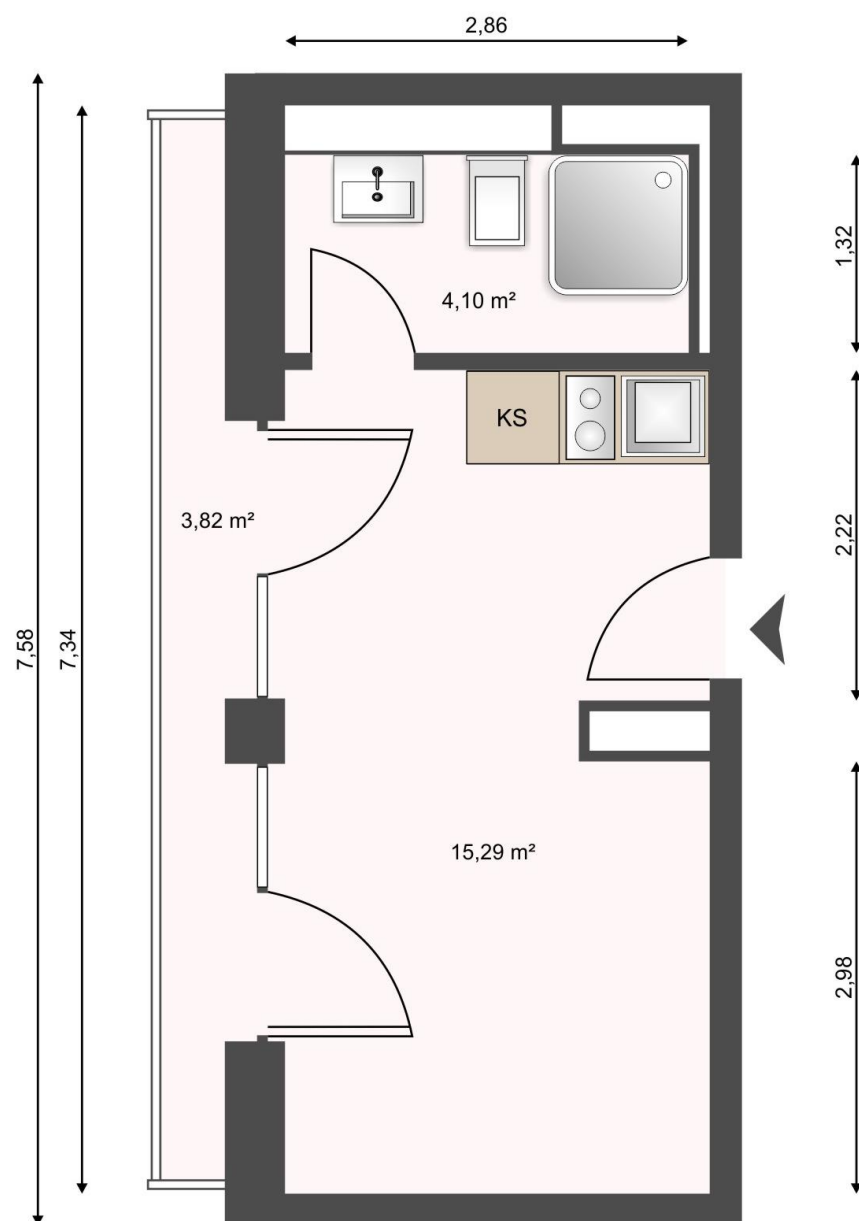


Living Area: 23 m²

Rent per month: 721 – 750 EUR

Available on: fourth floor (with balcony)

Apartment Type 7



Living Area: 21 m²

Rent per month: 725 – 750 EUR

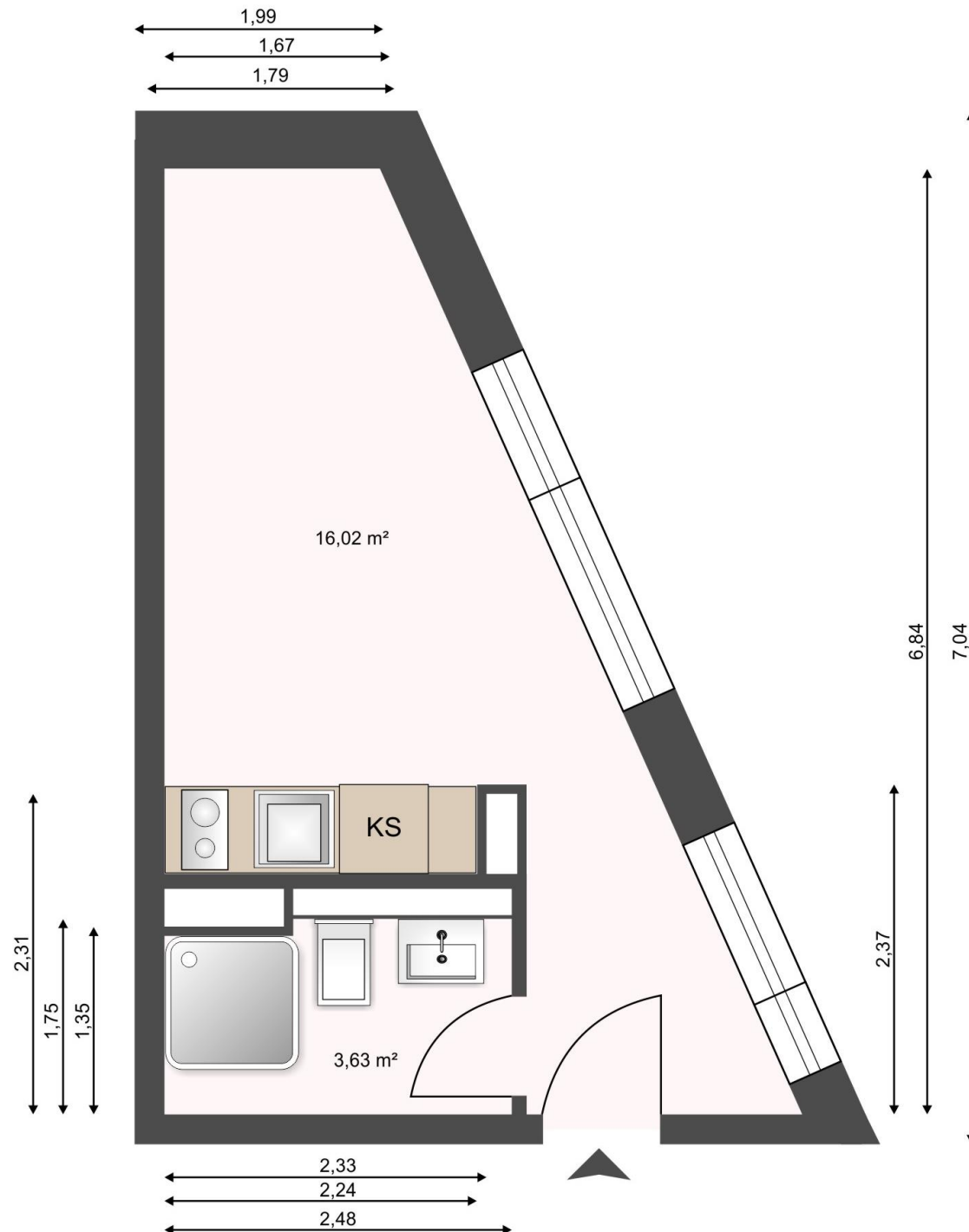
Available on: fourth floor (with balcony)

Apartment Type 8

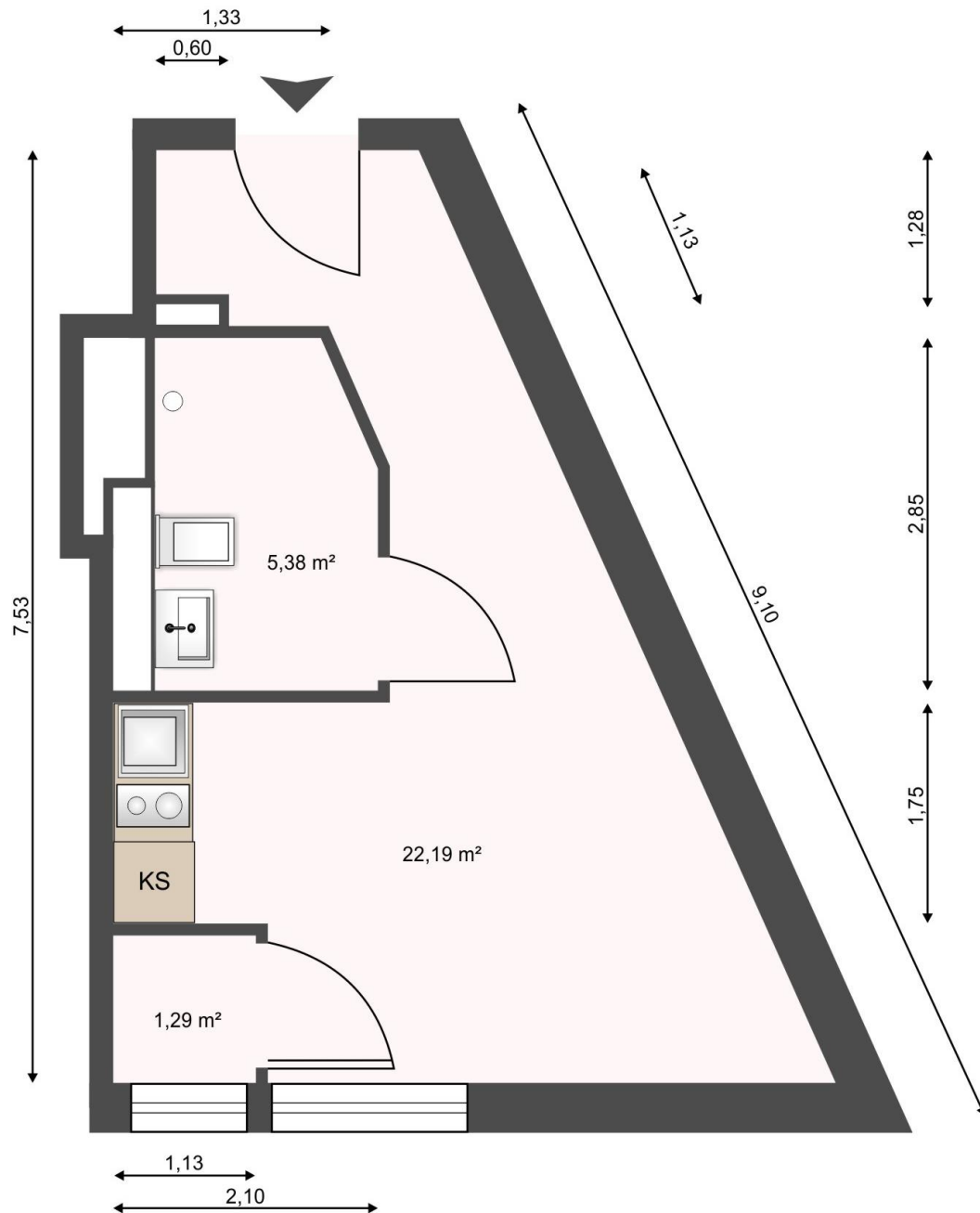
Living Area: 19 - 22 m²

Rent per month: 563 – 685 EUR

Available on: first floor, second floor, third floor, fourth floor (with balcony)



Apartment Type 9

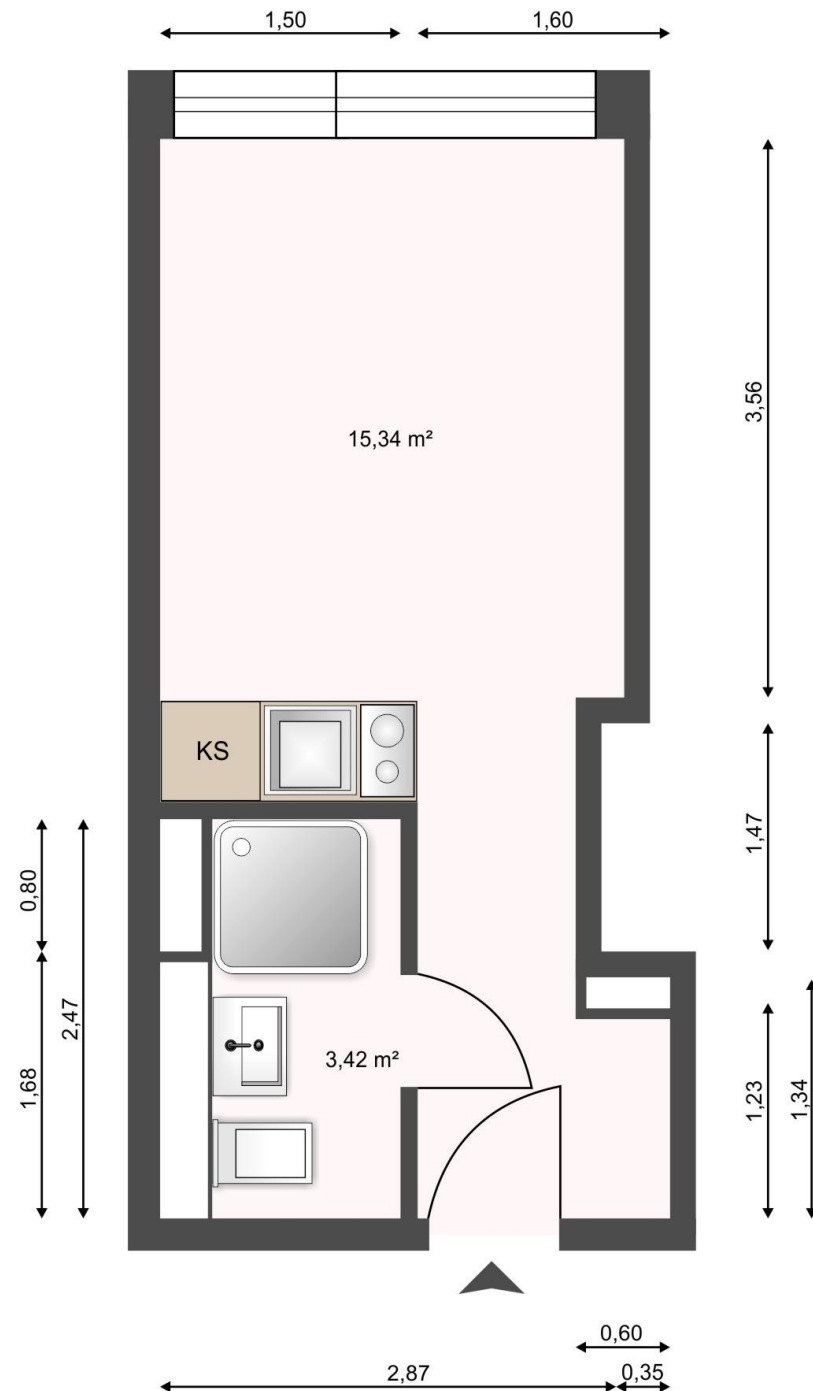


Living Area: 23 - 28 m²

Rent per month: 733 – 750 EUR

Available on: first floor, second floor, third floor, fourth floor (with balcony)

Apartment Type 10

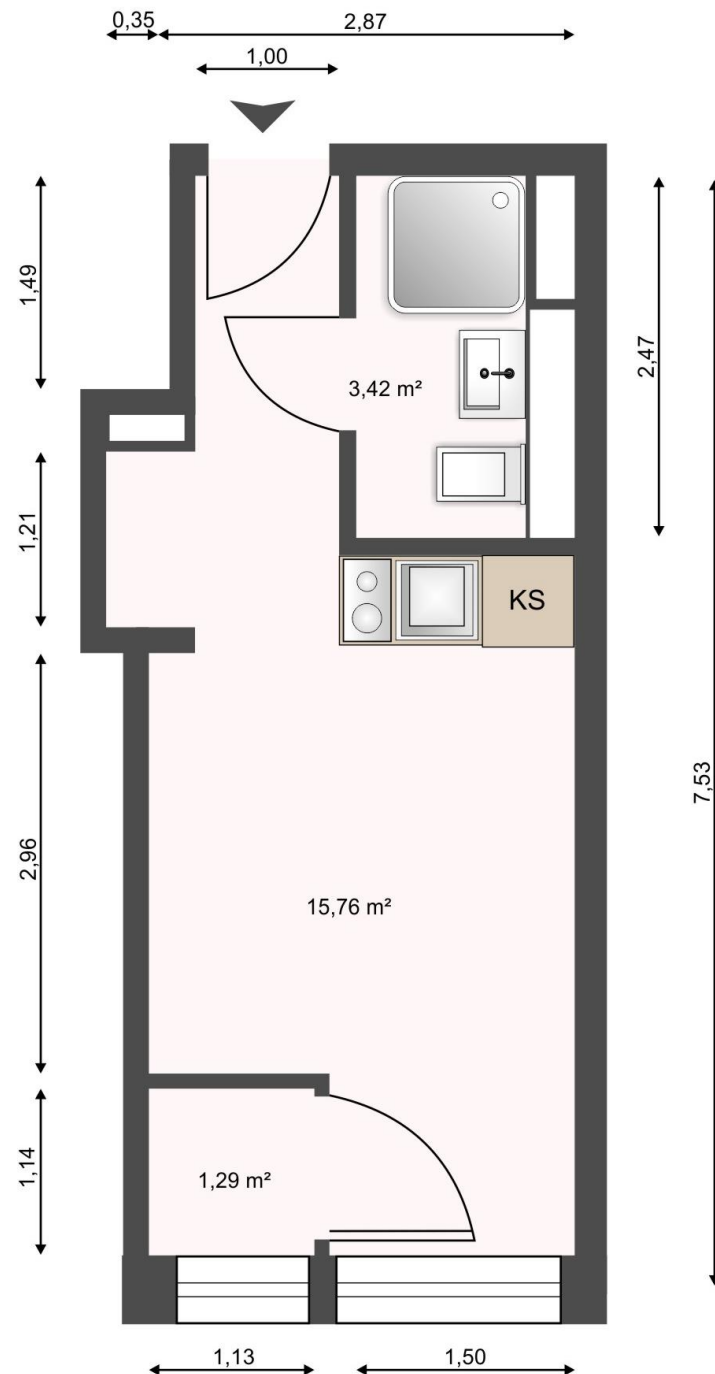


Living Area: 18 m²

Rent per month: 454 – 496 EUR

Available on: ground floor, first floor, second floor, third floor

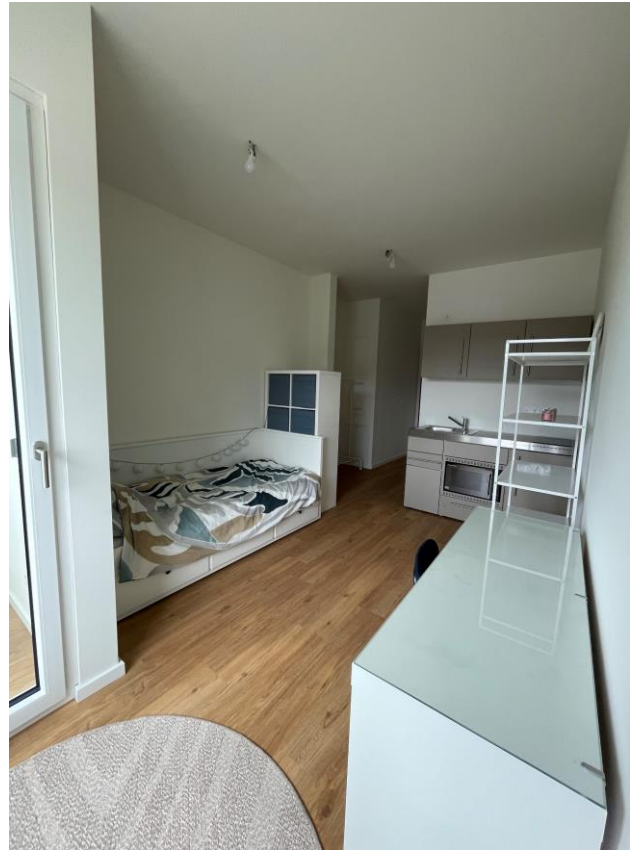
Apartment Type 11



Living Area: 20 m²

Rent per month: 542 EUR

Available on: ground floor, first floor, second floor, third floor



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