

## An example flat 4

apartment / rent

### 1. General informations

#### 1.1. General

Property nr:	A126
Address:	Beispielstraße 124 DE-12345 Berlin Mitte Germany
Region:	Berlin

#### 1.2. prices

rent (excluding service charges):	899.00 EUR
basic rent:	400.00 EUR
rent including service charges:	750.00 EUR
service charges:	450.00 EUR
heating costs:	150.00 EUR
service charges including heating costs:	yes
deposit:	2 monthly rents
agent fee / commission:	3 monthly rents
agent fee including VAT:	yes
agent fee required:	yes

#### 1.3. measures

residential area:	approx. 95 m <sup>2</sup>
kitchen area:	approx. 10 m <sup>2</sup>
number of rooms:	3
number of bathrooms:	1
number of living rooms:	1
number of bedrooms:	1
number of living / bed rooms:	1
number of separate toilets:	0
number of balconies:	1
balcony area:	approx. 10 m <sup>2</sup>
number of terraces:	0
number of loggia:	0
number of guestrooms:	0
number of parking spaces:	1

car parking area:	approx. 12 m <sup>2</sup>
type of car parking space:	in underground parking
basement area:	approx. 15 m <sup>2</sup>

#### 1.4. features

type of equipment:	standard
floor:	5
total number of floors:	6
type of heating:	central heating system
type of beaconing:	gas
flooring material:	parquet, tiles
kitchen:	american style kitchen, fitted kitchen
bathroom:	with bathtub, with shower
further rooms:	storage room
security technology:	alarm system
applicability:	suitable for the elderly
barrier-free:	no
lift:	yes
basement:	yes
garden / -use:	no
conservatory:	no
balcony / terrace:	yes
direction balcony / terrace:	south
technics:	DV cabling, DVBT reception, UMTS reception, cable TV
broadband internet:	DSL 50000
broadband speed:	50,000
glazing:	noise insulation
furnished:	partially
air-conditioned:	yes
chimney port:	no
window:	aluminum
interior shutters:	no
doors (inside):	wood
sauna:	no
swimming pool:	no

#### 1.5. condition

year of construction:	2005
age:	new building

---

<b>type of condition:</b>	first occupancy after refurbishment
<b>construction phase:</b>	construction completed

#### 1.6. surroundings

<b>next town:</b>	Potsdam
<b>zone:</b>	mixed
<b>location:</b>	unobstructable
<b>view:</b>	distant view
<b>distance to bus station:</b>	approx. 500 m
<b>distance to airport:</b>	approx. 10 km
<b>distance to city centre:</b>	approx. 5 km
<b>distance to sports facilities:</b>	approx. 1,500 m

#### 1.7. administration

<b>type of use:</b>	residence
<b>commercial use is possible:</b>	partially
<b>pets:</b>	by appointment
<b>rooms modifiable:</b>	no
<b>location in building:</b>	front building
<b>skyscraper:</b>	no
<b>suitable as holiday property:</b>	yes
<b>under monumental protection:</b>	yes

#### 1.8. energy certificate

<b>energy certificate available:</b>	yes
<b>energy efficiency category:</b>	A
<b>created at:</b>	Jun 1, 2018
<b>expires on:</b>	Jul 31, 2020
<b>type of certificate:</b>	by demand
<b>total demand value:</b>	approx. 500 kWh/(m <sup>2</sup> a)
<b>electricity demand value:</b>	approx. 250 kWh/(m <sup>2</sup> a)
<b>heating demand value:</b>	approx. 250 kWh/(m <sup>2</sup> a)

#### 1.9. detailed description

what they are. I do not read a lot of newspapers, but I've heard many situations. First, we did not play offensively. There is no German team playing offensive and the name offensively like Bayern.

Last game we had in third place: Elber, Jancka and then Zickler. We must not forget kids. Zickler is a bit more, Mehmet anyway more Basler. Is clear these words, is possible to understand what I said? Thank you. Offensive, offensive is how do we make in place.

Second: I explained with these two players: after Dortmund may need halftime break. I also saw other teams in Europe after this Wednesday. I have also seen the training for two days. A coach is not an idiot! A coach is to see what happens in space. In this game there were two, three of these players were weak like a bottle empty! Did you see Wednesday, which team played Wednesday? Has Mehmet played or played Basler or has Trapattoni played?

#### **1.10. location description**

A wonderful merriment has taken my whole soul, like the sweet spring morning, which I enjoy with all my heart. I am alone and rejoicing in my life in this area created for such souls as mine. I am so happy, my best, so absorbed in the feeling of peaceful existence that my art suffers.

I could not draw now, not a line, and I've never been a bigger painter than in those moments.

#### **1.11. feature description**

Also, there is no one who loves, seeks, or desires the pain itself, only because it is pain, unless it comes to random circumstances in which pain and pain can give him great pleasure. To take a trivial example, who of us ever undergoes strenuous exercise except to take advantage of it?

But who has any right to blame a person who makes the decision to enjoy a pleasure that has no unpleasant consequences, or one that avoids pain that does not entail any resulting pleasure? Also, there is no one who loves, seeks, or desires the pain itself, only because it is pain, unless it comes to random circumstances in which pain and pain can give him great pleasure.

#### **1.12. pricing description**

He heard soft footsteps behind him. That did not mean anything good. Who would follow him, late at night and in this narrow alley in the middle of the ill-famed waterfront? Especially now that he had turned the thing of his life and wanted to disappear with the booty!

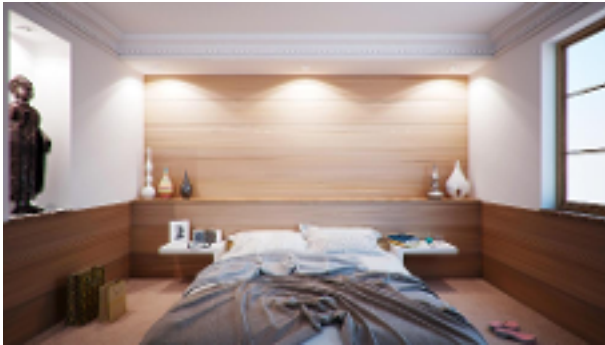
### **1.13. details about agency fee**

The same old lyre everywhere. The layout is finished, the text is slow in coming. So that the layout does not stand naked in the room and looks small and empty, I jump in: the blind text. Created exactly for this purpose, always in the shadow of my big brother "Lorem Ipsum," I rejoice every time you read a few lines.

### **1.14. further information**

Two swift boxers chase the lively Eva and her pug through Sylt. Franz hunts in completely dilapidated taxi across Bavaria. Twelve boxing fighters hunt Viktor across the great Sylt dyke. Bird Quax pinches Johnny's horse Bim. Sylvia dares quick Jux at Pforzheim. Polygonal, Mäxchen's birds ate beets, yoghurt and quark. "Fix, Schwyz!

## 2. Gallery



Bedroom



Building



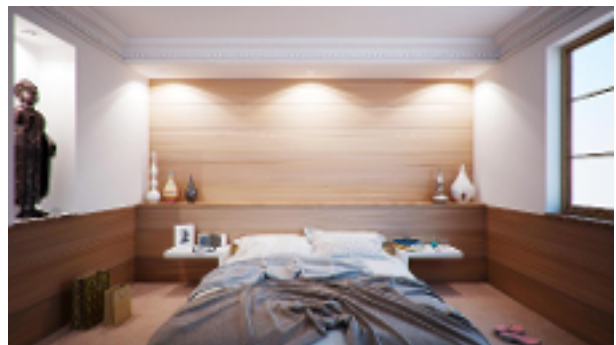
Lounge



Lounge



Lounge



Bedroom



Dining room



Kitchen

### 3. Ground plan





## 4. Web links

---

### 4.1. Example video at YouTube

[www.youtube.com/watch?v=FyWfUEGyrdk](http://www.youtube.com/watch?v=FyWfUEGyrdk)

### 4.2. Another example video at YouTube

[www.youtube.com/watch?v=s13dLaTIHSg](http://www.youtube.com/watch?v=s13dLaTIHSg)

### 4.3. Example of an external link

[openestate.org](http://openestate.org)

## 5. Agency

---

### 5.1. The offer is managed by

**Company:**

Mustermann Immobilien GmbH

**Address:**

Beispielstraße 123  
DE-12345 Berlin  
Deutschland

### 5.2. Your contact person

**Name:**

Max Mustermann

**Phone:**

030/123456

**E-mail:**

test@test.de