



Immobilien-Exposé

*****Stylish maisonette with south-facing balcony - 95m² living space across two levels, located between the Kreuzviertel and Saarlandviertel**

Objekt-Nr. D03373

Wohnung zur Miete

in 44139 Dortmund



Details

Pauschalmiete	Kaution	Wohnfläche
1.950 €	2.000 €	95 m²
Zimmer	Verfügbar ab	Zustand
3	31.10.2026	Neuwertig
Bad mit	Möbliert	Kabel-/Sat-TV
Dusche	voll	Nein
Kontakt E-Mail direkt	WLAN	Ab Datum
dortmund@homecompany.de	true	1793404800
Verfügbar ab	Minimale Mietdauer	Property Title
31.10.2026	3 Monate	apartment on higher floor / short-term rental / Dortmund

Beschreibung

This high quality maisonette offers over around 95m³ living space in the attic storey (third floor plus converted gallery level) of a well-maintained multi-family building in the southern part of the city centre. Upon entering the apartment, you are welcomed by a generously proportioned entrance hall with coat rack and practical storage. On this lower level there is a home office to the left. If required, this can be easily used as a guest room or additional bedroom. Also on this level is a modern shower room. Straight ahead is the bright living and dining area, which as well as offering plenty of sunlight is furnished with a large sofa and large dining table, and offers direct access to the sunny south-facing balcony overlooking the quiet inner courtyard. It also provides convenient access to the separate, fully equipped kitchen. A staircase takes you to the upper level, where you will find the main bedroom, integrated home office area, an additional guest room or child's room, plus a second bathroom with bath and natural light. The apartment therefore offers up to three bedrooms and combines plenty of living space with an urban quality of life, right in the heart of the most popular area of Dortmund city centre. The monthly rent is €1950 for up to two people. Service charges, heating costs, electricity and internet access are all already included in the rent. Deposit: €2000. Final cleaning at the end of your stay by arrangement. We have not yet received a copy of the energy certificate from the property owner, but it has been requested.

Ausstattung

The apartment offers stylish, high quality furnishings throughout. The downstairs home office/guest room is furnished with a large desk and additional storage space. The living area delights thanks to its lar-

ge corner sofa, dining table with multiple chairs and access to the south-facing balcony with seating. The separate kitchen is fully equipped with a dishwasher, oven, ceramic hob, fridge with freezer compartment, coffee machine, toaster, kettle and a comprehensive range of kitchen utensils. The upper level features the main bedroom, furnished with a bed (1.80m x 2.00m), several chests of drawers and an integrated home office area. The remaining room is furnished with a bed (1.40m x 2.00m) and wardrobe. Two bathrooms, downstairs with a shower and upstairs with a bath and natural light, underscore the level of home comforts this unique maisonette offers. Internet access already included in the rent.

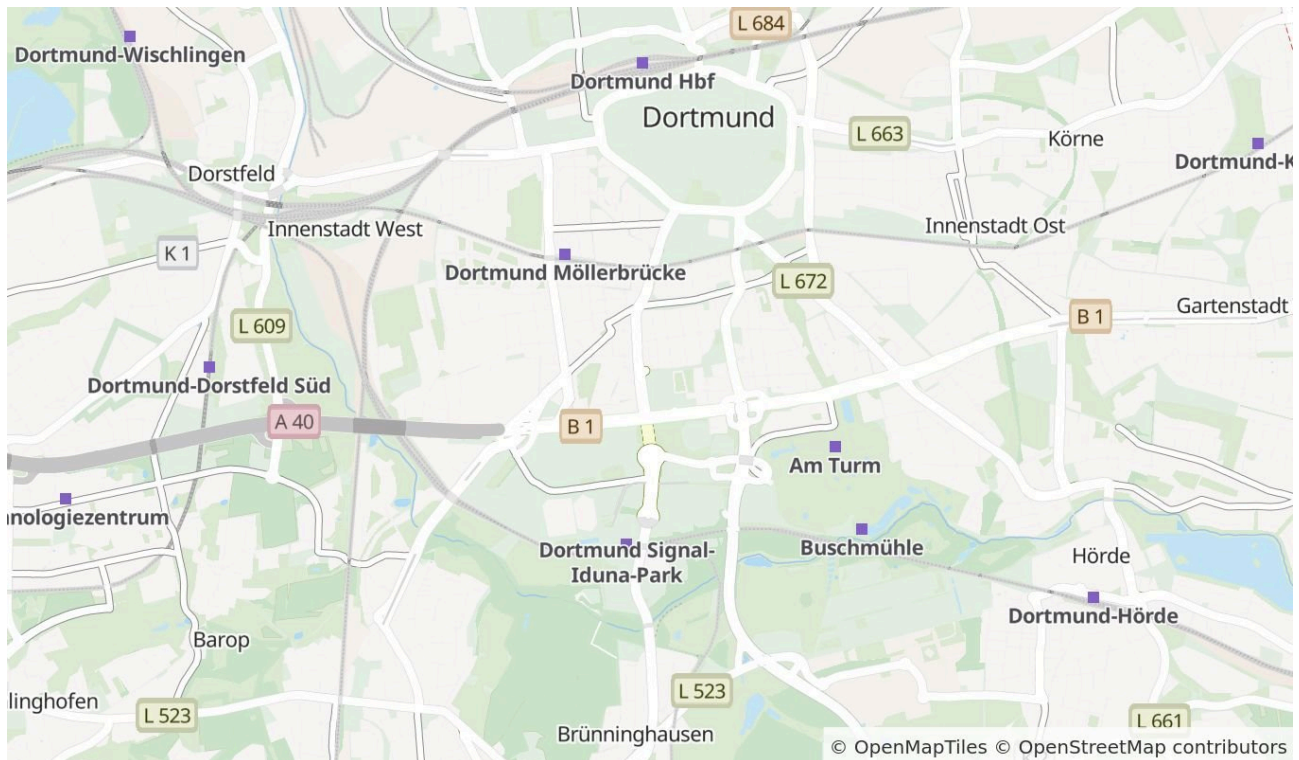
Sonstiges

We welcome all English-speaking customers!

Lage & Umgebung

44139 Dortmund–City Süd

The maisonette's location in the southern part of the city centre - between the popular Kreuzviertel and the Saarlandstraßenviertel - counts as one of Dortmund's most sought-after residential areas. Cafes, restaurants, small boutiques and shops to meet your daily needs can be found in the immediate vicinity. Ideal transport links. The B54 main road is only a few minutes away, offering quick links towards the university, technology park and elsewhere in the Ruhr region. The property also enjoys outstanding public transport links. Underground rail and bus routes are within walking distance, quickly taking you to the main rail station, city centre and surrounding areas of the city. Urban living, established structures and short journey times make this location especially attractive.



Die Karte zeigt den ungefähren Standort der Immobilie. Die vollständige Adresse erhalten Sie bei uns.

Energieausweis

Heizungsart

Etagenheizung



Wohnessbereichansicht2



Wohnessbereichansicht2



Kueche



Essbereich



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Balkon

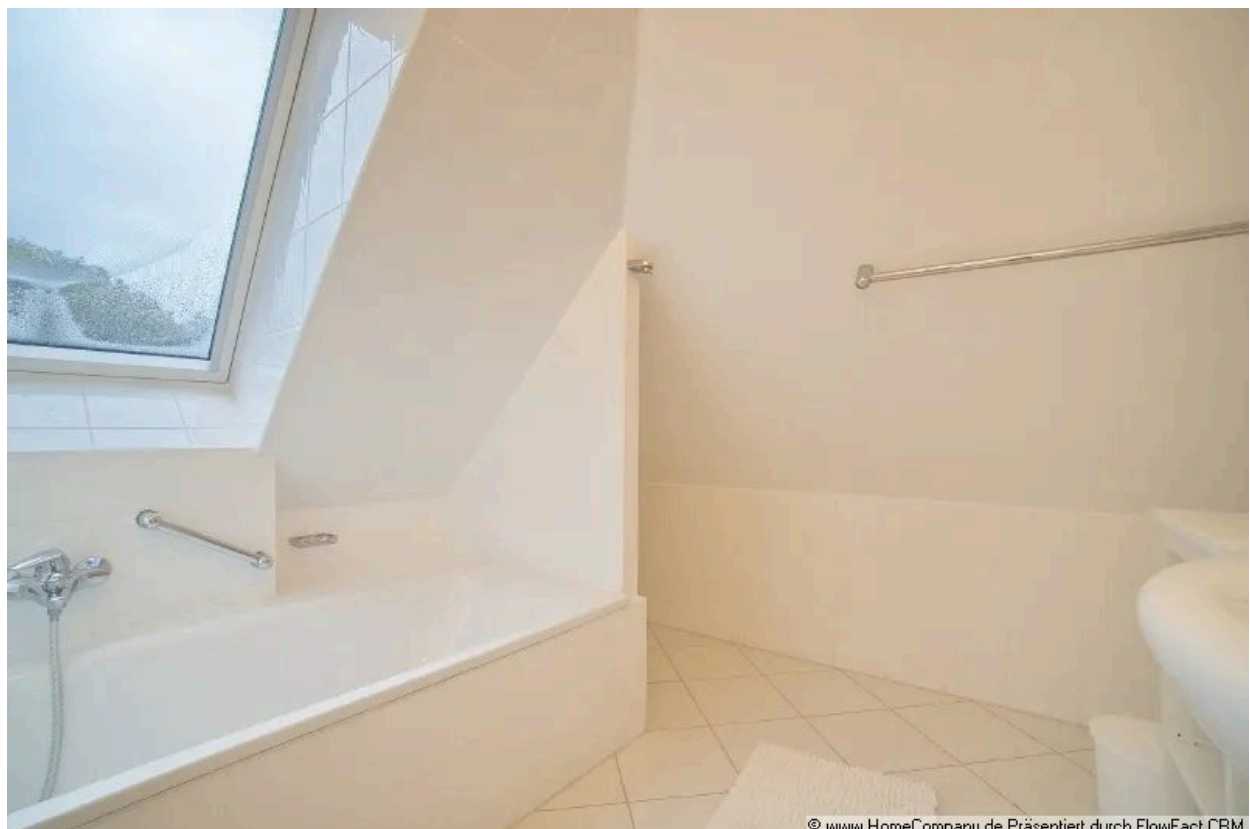


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Wohnessbereichansicht



Schlafzimmer



Badezimmer



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Flur



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Arbeitszimmer

Kontakt

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Diese Immobilie online

www.homecompany.de/immobilie/stilvolle-maisonette-mit-suedbalkon-zwischen-kreuz-und-saarlandviertel-ca-95-qm-wohnen-auf-zwei-ebenen-2

