



## Nowackanlage 2

76137 Karlsruhe, Südstadt  
(City Centre South)

Rent per month: approx.  
1.350 EUR

Rent per day: 45 EUR

Additional person: 5 EUR

End of rental cleaning fee: 80 EUR

Minimum rental period: 30 days

All prices including 7% VAT.



## Contact

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Number of persons	1 person (in exceptional cases max. 2 persons)
Rooms	1
Size	37 sqm
Kitchen	yes
Bathroom/toilet	yes
Basement storage	yes
Floor	4 (of 5)
Private parking	available
Lift	available
Fully furnished and equipped (including washing machine)	
Wi-Fi/WLAN	free of charge
Telephone	free national calls to landlines
Digital TV	available
Not permitted	smoking, pets



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### Description

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Central studio apartment in the heart of Karlsruhe. Watch the lively city centre from your spacious balcony as well as the Karlsruhe Pyramid (less than 500 meters distance). The modern shopping centre *Ettlinger Tor* is only 200 meters away. The rent includes a parking space in the building's garage as well as a cleaning service (approx. every 10 days).

### Equipment

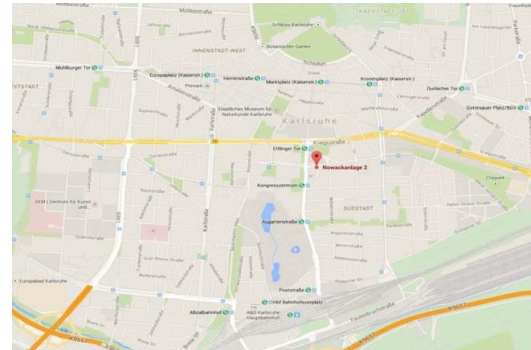
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The apartment is fully equipped and suitable for 1 person (in exceptional cases max. 2 persons, after consultation). The kitchen includes among others a stove, fridge, dishwasher, coffee machine, toaster, and dishes. There is also a washing machine. The bathroom has a genuine glass shower. The apartment has a free wifi connection, free digital TV and a telephone including free landline calls within Germany.

### Location

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The uniqueness of the location offers attractive walks to nearby parks and green areas as well as enjoying life in the city. The city centre can be reached in a couple of minutes. The next tram stop (*S-Bahn*) is right in front of your doorstep. The *Südtangente*, one of Karlsruhe's local motorways, is nearby and allows a fast entry to the national motorway. The central station is a few blocks away. Shops and restaurants are all in walking distance. An absolute prime location in the city centre!



### Additional Features

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Enjoy the view and life in the city centre as well as the closeness to the regional theatre (*Badisches Staatstheater*). Hardly any other location in Karlsruhe offers such diversity as the *Ettlinger Tor* area: a modern shopping centre, a covered swimming pool (*Vierordt Bad*), the zoo, the city park, the regional theatre, the cinema *Schauburg* (showing movies in original language version) and the city centre as such. The spacious balcony offers relaxation and a fantastic view.



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Feel and live like a local Karlsruhe citizen – using your own landline number, mailbox and nameplate on the door. Enjoy this unique apartment as of a minimum rental period of 30 days (30 days – 1.350 EUR per month). The rental can start any calendar date. Apart from the minimum stay no other rental requirements are applicable. A unique cleaning fee is charged at the end of your stay (80 EUR).





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