

Düsseldorf / Flingern Nord – Flingern

## Exclusive 3-room apartment with balcony in the new development district!

*Property ID: 25013117*



[www.von-poll.com](http://www.von-poll.com)

RENT PRICE: 1.980 EUR • LIVING SPACE: ca. 113,6 m<sup>2</sup> • ROOMS: 3

Property ID: 25013117 - 40235 Düsseldorf / Flingern Nord – Flingern

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## At a glance

|                      |  |
|----------------------|--|
| Property ID          | 25013117                                 |
| Living Space         | ca. 113,6 m²                             |
| Floor                | 3  |
| Rooms                | 3  |
| Bedrooms             | 2  |
| Bathrooms            | 2  |
| Year of construction | 2016                                     |
| Type of parking      | 1 x Underground car park, 120 EUR (Rent) |

|                               |                                     |
|-------------------------------|-------------------------------------|
| Rent price                    | 1.980 EUR                           |
| Additional costs              | 200 EUR                             |
| Modernisation / Refurbishment | 2016                                |
| Condition of property         | Like new                            |
| Construction method           | Solid                               |
| Usable Space                  | ca. 6 m²                            |
| Equipment                     | Guest WC, Built-in kitchen, Balcony |

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## Energy Data

|                                |                  |
|--------------------------------|------------------|
| Type of heating                | District heating |
| Energy Source                  | Remote           |
| Energy certificate valid until | 19.09.2026       |
| Power Source                   | District heating |

|  |                           |
|--|---------------------------|
| Energy Certificate                                   | Energy demand certificate |
| Final Energy Demand                                  | 43.50 kWh/m²a             |
| Energy efficiency class                              | A                         |
| Year of construction according to energy certificate | 2016                      |

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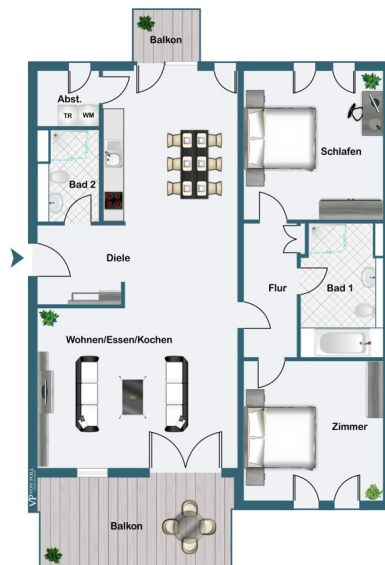
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## A first impression

The offered, exclusive apartment is located on the 3rd floor of the apartment building built in 2016 in the best location of Flingern-Nord. Spread over 114m², you will experience a very special feel-good feeling here!

You can reach the apartment easily and comfortably by elevator. Upon entering, an inviting hallway with fixtures awaits you, on the left side is the modern guest toilet with shower. From the hallway you reach the heart of the apartment, the light-flooded and open living and dining area. The enviable layout offers a high-quality kitchenette with dining table combination and access to a cozy balcony, as well as a storage room with the possibility to use a washing machine and dryer. On the opposite side is the bright and spacious living area with beautiful glass French doors to the large and sunny balcony, the highlight of the apartment.

From the open living area you enter the hallway, which creates access to a bedroom, a study or children's room and the bathroom with shower and bathtub. The bedrooms each have 2 floor-to-ceiling windows, which provide daylight and a cozy atmosphere. There is enough storage space thanks to the additional built-in wardrobe in the hallway.

A private basement compartment, as well as an underground parking space complete the exclusive rental offer.

You are welcome to get a first impression of this dreamlike apartment with our 360° tour, which you will receive with our exposé. If desired, we will of course also be happy to arrange an appointment with you on site.

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## Details of amenities

The apartment was built very modern and detailed in 2016 and is modernized to the latest standards. Some examples of equipment include:

- high-quality Gaggenau kitchen with extras
- passenger elevator
- intercom system
- child-friendly residential area (kindergartens/playgrounds)
- two underground parking spaces with electric connection for e-car



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## All about the location

### Düsseldorf Flingern

Flingern is a former traditional workers' residential district and is thus very popular as a central residential location. Flingern-Nord in particular is a lively, constantly developing district of Düsseldorf, where many good stores and restaurants have settled. The art scene has also increasingly settled in Flingern in recent years, so that many galleries and studios now characterize the district. Particularly noteworthy is also the good neighborhood culture and the many recreational opportunities for young and old. Especially in Flingern-Nord beats the young, cultural and progressive heart of the state capital.

The district is known for its beautiful old apartments and backyards. Despite the central location close to Düsseldorf's city center and old town, some quiet locations can also be found. Main shopping and traffic streets of the district are Ackerstraße and Birkenstraße. Banks, doctors and all stores for daily needs are also within easy walking distance. The good connection to public transport as well as the supra-regional highway network is another advantage of the Flingern district.

#### Shopping facilities:

Lidl, Grafenberger Allee 289c, 40235 Düsseldorf, Aldi Süd, Gaußstraße 24, 40235 Düsseldorf.

#### Kindergartens:

Genießerkind GmbH, Neanderstrasse 1, 40235 Düsseldorf, Kinder Städtischer Kindertagesstätte, Luise-Rainer-Strasse 12, 40235 Düsseldorf

#### Elementary schools:

GGs Flurstraße, Flurstraße 59, 40235 Düsseldorf, Montessori elementary school, Lindenstraße 140, 40233 Düsseldorf, KGS Mettmanner Straße, Hubbelrather Straße 13, 40233 Düsseldorf

#### Secondary schools:

Goethe Gymnasium, Lindemannstr. 57, 40237 Düsseldorf, Görres Gymnasium, Königsallee 57, 40212 Düsseldorf, Anne-Frank-Realschule, Ackerstraße 174, 40233 Düsseldorf

#### Transportation:

U71, U72, U73, U75, U83, 706, 708, 709 train lines, 810,815, 834, NE2, NE4, NE5 bus lines.

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## Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 19.9.2026.

Endenergiebedarf beträgt 43.50 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Fernwärme.

Das Baujahr des Objekts lt. Energieausweis ist 2016.

Die Energieeffizienzklasse ist A.

Upon request, we will gladly send you a detailed exposé with further information, a floor plan and a site plan or answer your first questions by phone!

Thank you, we look forward to your inquiry or your call!

Brokerage contract: You conclude a commissionable brokerage contract with VON POLL IMMOBILIEN if you use the services of VON POLL IMMOBILIEN with knowledge of the commission obligation.

Commission: If you conclude a purchase contract which is due to the activity of VON POLL IMMOBILIEN, you as the buyer have to pay the customary commission to VON POLL IMMOBILIEN GmbH. The commission is due with the effectiveness of the purchase contract.

Right of withdrawal: Your right of withdrawal is regulated in § 355 of the German Civil Code and protects you as a consumer from contractual conditions. You as a consumer have the right, under certain conditions, to withdraw from an already concluded contract within legal deadlines by declaring revocation. MONEY LAUNDRY: As a real estate brokerage company, von Poll Immobilien GmbH is obligated according to § 1, 2 para. 1 No. 10, 4 para. 3 Money Laundering Act (GwG) to determine and verify the identity of the contractual partner before establishing a business relationship. For this purpose, it is necessary for us to record the relevant data of your identity card - for example, by means of a copy. The Money Laundering Act (GwG) stipulates that the broker must keep the copies or documents for five years.

### OUR SERVICE FOR YOU AS A PROPERTY OWNER:

If you are planning to sell or rent your property, it is important for you to know its market value. Have the current value of your property professionally assessed by one of our real estate specialists, free of charge and without obligation. Our nationwide and international

network enables us to bring together sellers or landlords and interested parties in the best possible way.

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## Contact partner

For further information, please contact your contact person:

Claudia Brakonier & Marius Grumbt

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*To the Disclaimer of von Poll Immobilien GmbH*

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