

Düsseldorf / Pempelfort – Pempelfort

Charming garden apartment in trendy Le-Flair new construction district

Property ID: 25013183



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RENT PRICE: 2.250 EUR • LIVING SPACE: ca. 107 m² • ROOMS: 3

Property ID: 25013183 - 40477 Düsseldorf / Pempelfort – Pempelfort

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At a glance

Property ID	25013183
Living Space	ca. 107 m²
Rooms	3
Bedrooms	2
Bathrooms	2
Year of construction	2015
Type of parking	1 x Underground car park, 120 EUR (Rent)

Rent price	2.250 EUR
Additional costs	300 EUR
Modernisation / Refurbishment	2015
Condition of property	Well-maintained
Construction method	Solid
Equipment	Terrace, Guest WC, Garden / shared use, Built-in kitchen

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Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Remote	Final Energy Demand	62.00 kWh/m²a
Energy certificate valid until	12.11.2025	Energy efficiency class	B
Power Source	District heating	Year of construction according to energy certificate	2015

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A first impression

Here you can expect a high-quality 3 room apartment with two gardens on the first floor of the residential complex "Le Flair" built in 2017 in the Düsseldorf district of Pempelfort.

The very well divided approx. 107 m² living space is distributed over an open-plan living, dining & cooking area, a bedroom as well as a guest room, another bathroom, a storage room and 2 gardens.

The apartment impresses with its transparent spaciousness and offers, in addition to the inviting living area with open-plan dining & cooking area, direct access to the balcony overlooking the green spaces.

The kitchen is equipped with an elegant and high-quality fitted kitchen.

Through a stylish glass coffered French door you enter the private hallway of the apartment, which is adjacent to a timeless and modern bathroom, a bedroom and another room, which was previously used as a guest room. The highlight of the bedroom is not only the spacious en suite bathroom, but also the direct access to the garden.

The entrance area is completed by a directly adjacent storage room and a wardrobe area.

The apartment is rented partly furnished. The high-quality fitted kitchen is included in the rental offer. Use our 360° tour to capture the current state of the apartment.

To the apartment belongs a basement room and an underground parking space, also conveniently accessible via the elevator.

Convince yourself of the quality of this property in a personal viewing appointment.

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Details of amenities

- Garden with access to two rooms
- West garden with access to kitchen
- Underground parking space, barrier-free access
- passenger elevator
- large, light-flooded rooms
- predominantly floor-to-ceiling windows
- fully equipped fitted kitchen
- two bedrooms
- two bathrooms
- storage room / pantry

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All about the location

This ultra-modern apartment is located in the district of Pempelfort (old freight station - now: Le Flair) on the border with Derendorf and Düsseldorf (Zoo). This is very centrally located in Düsseldorf and yet can be described as an oasis of calm. Pempelfort is a district with an urban atmosphere and has enjoyed great popularity for years as one of the most attractive residential areas in the city. The Nahversorgung (supermarket, bakery, gourmet restaurants, etc.) are excellent.

The connection to the public transport network is excellent (subway, streetcar), so that mobility is guaranteed even without a car. The A 52 freeway in the direction of the Lower Rhine and Ruhr area and the A3 and A1 in the southern and northern direction as well as the Düsseldorf airport can be reached quickly. Of course, the proximity to the Rhine, the old town and the Hofgarten must not remain unmentioned.

Kindergartens:

Municipal day care center Le Flair Düsseldorf, Marc-Chagall-Strasse 99, 40477 Düsseldorf.

Wekita, Marc-Chagall-Strasse 104, 40477 Düsseldorf

Wekita, Marc-Chagall-Strasse 106, 40477 Düsseldorf

Elementary schools:

Brehm School, Karl-Müller-Strasse 25, 40237 Düsseldorf

Lennéstrasse Community Elementary School, Lennéstrasse 5, 40477 Düsseldorf

Paulus School, Paulusplatz 1, 40237 Düsseldorf

Secondary schools:

Werner-von-Siemens-Realschule, Rethelstrasse 13, 40237 Düsseldorf

Goethe High School, Lindemannstrasse 57, 40237 Düsseldorf

Leibniz Montessori Grammar School, Scharnhorststraße 8, 40477 Düsseldorf

Family center with OGS care / JFE Flair.Familie, Marc Chagall-Strasse 99, 40477 Düsseldorf

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Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 12.11.2025.

Endenergiebedarf beträgt 62.00 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Fernwärme.

Das Baujahr des Objekts lt. Energieausweis ist 2015.

Die Energieeffizienzklasse ist B.

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!

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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:

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