

Düsseldorf – Heerdt

## Exclusive townhouse in a sought-after new-build district

Property ID: 25013156



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**PURCHASE PRICE: 1.490.000 EUR • LIVING SPACE: ca. 167 m<sup>2</sup> • ROOMS: 6.5 • LAND AREA: 120 m<sup>2</sup>**

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## At a glance

Property ID	25013156
Living Space	ca. 167 m²
Rooms	6.5
Bedrooms	4
Bathrooms	2
Year of construction	2019
Type of parking	1 x Underground car park, 35000 EUR (Sale)

Purchase Price	1.490.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Modernisation / Refurbishment	2019
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 10 m²
Equipment	Terrace, Guest WC, Garden / shared use, Built-in kitchen, Balcony

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## Energy Data

Type of heating	District heating	Energy Certificate	Energy demand certificate
Energy Source	Remote	Final Energy Demand	91.20 kWh/m²a
Energy certificate valid until	03.06.2029	Energy efficiency class	C
Power Source	District heating	Year of construction according to energy certificate	2019



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## A first impression

For sale is a well-kept townhouse in the sought-after residential area "vierzig549", which was built in 2019 in solid construction and has been kept in first-class condition ever since. The townhouse extends over three floors and offers generous living space for families or discerning couples who value quality and comfort.

With a total living space of approx. 167 m<sup>2</sup>, this townhouse impresses with its well thought-out floor plan and modern fittings. Upon entering the house, you first enter the entrance area, which is equipped with a checkroom and a guest WC. The high-quality fitted kitchen with custom-made cupboards and modern electrical appliances creates a pleasant atmosphere when cooking and fits in with the floor plan. Directly adjacent to the kitchen area is a spacious storage room. The open-plan living and dining area invites you to linger and offers access to the spacious terrace with garden area through floor-to-ceiling windows. Here you can enjoy sunny hours with a view of the greenery.

On the second floor, there are three well-designed bedrooms that can be used in a variety of ways - as a children's room, guest room or study. The modern bathroom with an elegant-looking bathtub and stylish fittings serves as a place of relaxation for the whole family.

The top floor impresses with a further, particularly bright bedroom, an en-suite bathroom with walk-in shower and an open office room. From here, you have direct access to the spacious roof terrace, which extends the living space even further and opens up numerous design options.

The house also has underfloor heating in all living areas (supplied by district heating) and electrically operated shutters on all floors, ensuring contemporary living comfort. The high-quality parquet flooring made of real wood underlines the upscale quality of the fittings. The bathrooms are fitted with attractive tiles and specially selected fittings.

The house includes a lockable, spacious cellar room and an underground parking space with direct access to the house - a clear plus in terms of comfort and security.

Public transport links as well as all shopping facilities, schools and kindergartens are nearby, making this property particularly attractive for people who value good infrastructure and short distances in everyday life.

This contemporary terraced house will appeal to buyers who appreciate modern architecture, high-quality materials and a practical room layout. Arrange a viewing appointment and see the benefits of this property for yourself.

Take a look at our Instagram page "[vonpoll\\_duesseldorf](#)". There you will find more exciting real estate offers and are always up to date.

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## Details of amenities

- Popular residential area in Heerdt
- Townhouse with three floors as condominium
- Real wood parquet / high-quality tiles
- underfloor heating
- Modern fitted kitchen with high-quality electrical appliances
- garden
- modern terrace
- several storage rooms
- underground parking space for sale
- impressive roof terrace
- floor-to-ceiling windows
- spacious cellar room

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## All about the location

### Location description - Düsseldorf-Heerdt

The Heerdt district on the left bank of the Rhine is one of Düsseldorf's up-and-coming residential areas and combines historical structures with modern development. Thanks to its direct proximity to the banks of the Rhine and excellent connections to Düsseldorf city center and Neuss, Heerdt is very popular with both commuters and families.

The transport links are ideal: the city center can be reached in just a few minutes via the Rheinallee tunnel and Brüsseler Straße. Several subway and streetcar lines (including U75, U70, U76) ensure fast connections to the city center and surrounding districts. The A52 and A57 highways are also within easy reach.

Heerdt offers a good infrastructure with numerous shopping facilities, restaurants and cafés. Schools, kindergartens and doctors are in the immediate vicinity. In addition, leisure and recreational facilities such as the Rhine with its riverside paths, the Heerdt Lohweg or the proximity to the popular district of Oberkassel are attractive.

The district is benefiting from constant upgrading through new construction projects and modernization. This creates attractive residential areas that make Heerdt interesting for both owner-occupiers and investors.



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## Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 3.6.2029.

Endenergiebedarf beträgt 91.20 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Fernwärme.

Das Baujahr des Objekts lt. Energieausweis ist 2019.

Die Energieeffizienzklasse ist C.

On request, we will be happy to send you a detailed exposé with further information, a floor plan and a site plan or answer your initial questions by telephone!

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

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

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### OUR SERVICE FOR YOU AS THE OWNER:

If you are planning to sell or let 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 sellers or landlords and interested parties together 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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