Düsseldorf – Derendorf

Light & location combined | 3-room apartment with balcony and underground parking space

Property ID: 25013184

PURCHASE PRICE: 389.000 EUR • **LIVING SPACE:** ca. 90,8 m² • **ROOMS:** 3

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At a glance

Property ID	25013184
Living Space	ca. 90,8 m²
Floor	1
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	1971
Type of parking	1 x Underground car park, 20000 EUR (Sale)

Purchase Price	389.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 4 m²
Equipment	Built-in kitchen, Balcony

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Energy Data

Type of heating	Central heating
Energy Source	Oil
Energy certificate valid until	21.03.2028
Power Source	Oil

Energy Certificate	Energy consumption certificate
Final energy consumption	119.90 kWh/m²a
Energy efficiency class	D
Year of construction according to energy certificate	1971

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The property

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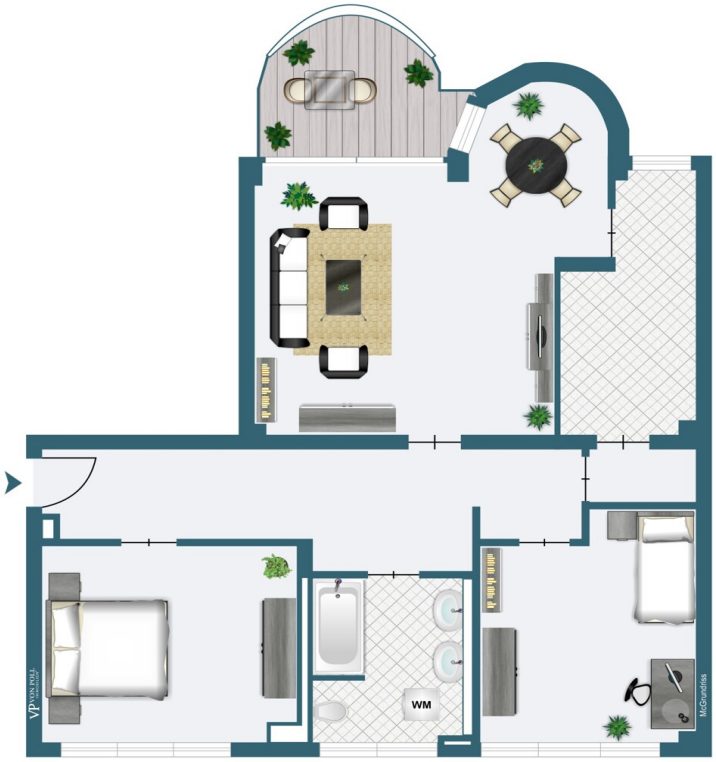
Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

Welcome to this attractive property with a living space of approx. 96 m², which offers you a comfortable home in an extremely central location. This well-kept property impresses with a well thought-out floor plan, functional design and numerous amenities that make everyday life easier.

The spacious entrance hall leads to the two spacious bedrooms and the generously equipped bathroom. The bathroom is equipped with a bathtub and a double washbasin and can be easily accessed from the hallway. The room layout is clear and functional, making the apartment particularly suitable for couples, small families or discerning singles.

The bright living room with integrated dining area forms the center of the apartment and offers you plenty of space for individual design and cozy get-togethers. From here, you have access to the sunny balcony, which offers you a pleasant outdoor space and invites you to spend relaxing hours throughout the day.

The adjoining kitchen is practically designed and, thanks to its direct connection to the living area, allows for a communicative get-together. The kitchen is complemented by a practical utility room, which creates additional storage space for provisions and household items.

There is a convenient underground parking space for your vehicle, which offers direct access to the apartment building and makes parking easier in all weathers.
A cellar compartment rounds off this purchase offer.

The property has been rented to a solvent tenant for many years.

In summary, this property presents itself as an attractive opportunity for anyone who values a central location, well thought-out room layout and everyday amenities. The successful combination of living comfort and urban surroundings makes this offer particularly interesting.

Don't hesitate to see this property for yourself and arrange a viewing today!

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All about the location

Golzheim is one of the most desirable and prestigious districts in Düsseldorf. The district is located directly on the Rhine and combines urban living with a high quality of life and green surroundings. Its proximity to the city center, the Rhine promenade and the popular Nordpark and Rheinpark make Golzheim one of the city's most exclusive residential addresses.

The excellent infrastructure offers everything for daily needs: shopping facilities, cafés, restaurants and service providers are all within walking distance. Schools, kindergartens and medical facilities are also within easy reach.

Golzheim also has excellent transport links: the city center and Düsseldorf Airport are just a few minutes away, as are the A44 and A52 freeways. Excellent public transport links round off the advantages of the location.

Golzheim is the perfect combination of quiet living in an exclusive location and close proximity to business, culture and leisure facilities - ideal for discerning city dwellers and investors alike.

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Other information

Es liegt ein Energieverbrauchsausweis vor.
Dieser ist gültig bis 21.3.2028.
Endenergieverbrauch beträgt 119.90 kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Öl.
Das Baujahr des Objekts lt. Energieausweis ist 1971.
Die Energieeffizienzklasse ist D.

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.

Commission: If you conclude a purchase contract that is attributable to the activities of VON POLL IMMOBILIEN, you as the buyer must pay the standard local commission to VON POLL IMMOBILIEN GmbH. The commission is due when the purchase contract becomes effective.

Right of withdrawal: Your right of withdrawal is regulated in § 355 of the German Civil Code (BGB) and protects you as a consumer from contractual conditions. As a consumer, you have the right, under certain conditions, to withdraw from a contract that has already been concluded within the statutory periods by declaring your withdrawal.
MONEY LAUNDERING: As a real estate brokerage company, von Poll Immobilien GmbH is obliged under § 1, 2 para. 1 no. 10, 4 para. 3 of the Money Laundering Act (GwG) to establish 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 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:

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To the Disclaimer of von Poll Immobilien GmbH

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