

Düsseldorf – Friedrichstadt

# Modern apartment in the city center, capital investment.

Property ID: 25013194



PURCHASE PRICE: 249.000 EUR • LIVING SPACE: ca. 49,7 m<sup>2</sup> • ROOMS: 2

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## At a glance

Property ID	25013194	Purchase Price	249.000 EUR
Living Space	ca. 49,7 m <sup>2</sup>	Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Floor	3		
Rooms	2		
Bedrooms	1	Modernisation / Refurbishment	2015
Bathrooms	1	Condition of property	Well-maintained
Year of construction	1963	Construction method	Solid
		Usable Space	ca. 5 m <sup>2</sup>
		Equipment	Balcony

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## Energy Data

Energy Source	Oil	Energy Certificate	Energy demand certificate
Energy certificate valid until	01.08.2032	Final Energy Demand	131.00 kWh/m²a
Power Source	Oil	Energy efficiency class	E
		Year of construction according to energy certificate	1963

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## The property



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## A first impression

Light-flooded living with balcony and modern eat-in kitchen

Welcome to your new home!

This charming apartment is located in a well-kept apartment building. The building was extensively modernized in 2015 and now has a contemporary, harmonious appearance - ideal for anyone who appreciates a stylish and comfortable living ambience.

With a living space of approx. 49.7 m<sup>2</sup>, spread over two well-designed rooms, the apartment impresses with its well thought-out room layout and bright, friendly flair.

The living room forms the heart of the apartment. Generous windows with white plastic frames let in plenty of natural light and create a pleasant, inviting atmosphere. From here, you can access the balcony, which invites you to relax. Light-colored walls and a uniform laminate floor create a modern yet homely overall impression. White interior doors round off the harmonious impression.

The bedroom offers enough space for a double bed and a closet. Here too, the bright and well-kept style of the apartment continues, conveying a sense of calm and well-being.

The bathroom was completely renovated as part of the modernization in 2015. It has a timeless design with modern sanitaryware, a comfortable shower and neutral tiles - a successful combination of functionality and style. The central heating system provides cozy warmth, and discreetly integrated radiators blend unobtrusively into the living concept.

Another highlight is the fitted kitchen, which is perfectly integrated into the living area. It offers plenty of work space, is equipped with all the important appliances and invites you to move in and start cooking straight away.

The staircase impresses with its high-quality granite flooring and underlines the well-kept overall impression of the house. Regular maintenance ensures an attractive appearance and a pleasant community atmosphere.

The apartment is currently rented out for € 740 cold.

Whether singles, couples or commuters - anyone who values a well-kept, modern home

in a quiet yet central location will quickly feel at home here.

See the benefits of this apartment for yourself during a personal viewing. We will be happy to answer your questions or arrange an appointment.

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## Details of amenities

- Laminate
- White room doors
- white plastic frame windows
- painted white
- bright apartment
- radiator
- 15 residential units
- modern designed house
- Granite flooring in the stairwell
- balcony
- fitted kitchen
- modern bathroom with shower
- 740 Euro semi-furnished rental

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## All about the location

The property is located in Düsseldorf-Friedrichstadt, one of the most popular and central districts of the state capital. Friedrichstadt impresses with its excellent infrastructure, central location and charming mix of Wilhelminian-style architecture, urban life and quiet residential streets.

There are numerous cafés, restaurants, shops and service providers for daily needs in the immediate vicinity. Berliner Allee and Graf-Adolf-Platz are just a few minutes' walk away and offer excellent public transport connections - streetcars, subway and buses are all within easy reach.

Düsseldorf city center, the main train station and the popular Rhine riverside walk are also just a few minutes away on foot or by bike. The nearby Volksgarten, one of the city's most beautiful parks, provides relaxation in the countryside.

Friedrichstadt is therefore a sought-after residential area for singles, couples and professionals who appreciate urban life in a central location - with short distances, lively surroundings and a high quality of life.

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## Other information

Es liegt ein Energiebedarfsausweis vor.  
Dieser ist gültig bis 1.8.2032.  
Endenergiebedarf beträgt 131.00 kwh/(m<sup>2</sup>\*a).  
Wesentlicher Energieträger der Heizung ist Öl.  
Das Baujahr des Objekts lt. Energieausweis ist 1963.  
Die Energieeffizienzklasse ist E.

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.

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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:

Claudia Brakonier & Marius Grumbt

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