

Düsseldorf / Pempelfort – Pempelfort

# Fantastic views guaranteed - top-class penthouse!

Property ID: 25013201



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RENT PRICE: 4.200 EUR • LIVING SPACE: ca. 234 m<sup>2</sup> • ROOMS: 4

Property ID: 25013201 - 40477 Düsseldorf / Pempelfort – Pempelfort

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## At a glance

Property ID	25013201
Living Space	ca. 234 m²
Available from	29.01.2026
Floor	4
Rooms	4
Bedrooms	2
Bathrooms	3
Year of construction	1987

Rent price	4.200 EUR
Additional costs	500 EUR
Commission	Käuferprovision beträgt 2,5 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2019
Condition of property	Like new
Construction method	Solid
Equipment	Guest WC, Fireplace

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## Energy Data

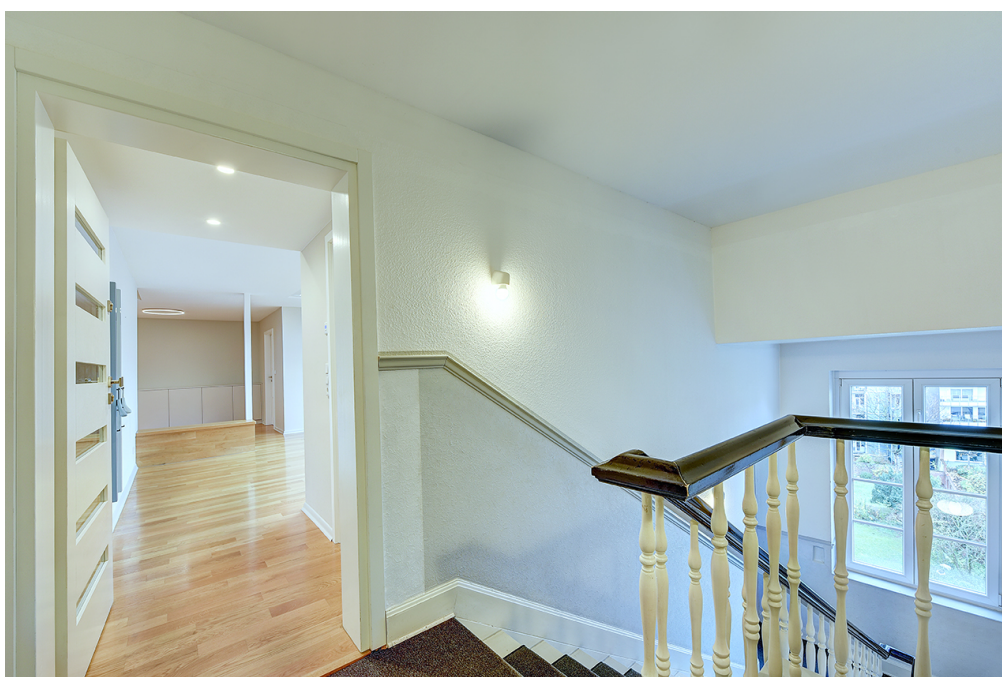
Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	84.90 kWh/m²a
Energy certificate valid until	30.01.2029	Energy efficiency class	C
Power Source	Gas	Year of construction according to energy certificate	2018

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## A first impression

Exclusive penthouse with far-reaching views over Düsseldorf-Pempelfort.

In the middle of the city and high above the rooftops of Düsseldorf: this extraordinary penthouse on the 4th and 5th floors of a well-kept apartment building was completely refurbished in 2018/2019 and fitted out with high-quality materials in a modern style. In 2022, the penthouse underwent another high-quality makeover.

With around 234 m<sup>2</sup> of living space, you can expect a generous feeling of space, which is emphasized by the striking barrel roof, the floor-to-ceiling windows and the light-flooded architecture.

An elevator takes you directly to the apartment.

The open-plan living, dining and kitchen area impresses with ceilings up to 4.5 m high, a modern gas fireplace and an elegant fitted kitchen with kitchen island. At the rear of the level is a spacious dining area with a view over the city.

The spacious bathroom has modern fittings and an additional storage room.

Oak parquet flooring has been laid throughout the apartment; the penthouse is also fully air-conditioned.

Two sunny terraces offer a wonderful panoramic view over Düsseldorf and invite you to linger outdoors.

See this special residential offer for yourself - a unique combination of urban lifestyle, architectural spaciousness and stylish comfort in the heart of Düsseldorf-Pempelfort.

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## Details of amenities

- Exceptional floor plan
- Floor-to-ceiling windows, very bright apartment
- parquet flooring
- modern white wooden doors with stainless steel fittings within the apartment
- chic gas fireplace
- smooth plastered walls
- internal staircase with wide, comfortable steps
- metal ceilings in loft design
- very high ceilings (up to 4.50 m)
- 2 modern bathrooms
- guest WC
- Storage room/washing machine/dryer in the apartment
- 2 balconies with great views
- Elevator (half level - not barrier-free)
- Built-in wardrobes and a dressing room as an additional room

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## All about the location

Pempelfort is one of the most sought-after inner-city residential areas in Düsseldorf. The district combines urban life, excellent infrastructure and proximity to the Rhine in a particularly attractive way.

The Rhine meadows and extensive promenades are just a few minutes' walk away, inviting you to take a stroll, do sports or enjoy relaxing evenings with a view of the river. At the same time, you can reach the city center and Königsallee from here in no time at all - whether on foot, by bike or via the excellent public transport connections.

The district is characterized by classic Gründerzeit architecture, modern residential buildings and a lively yet pleasant atmosphere. The surrounding streets are home to cafés, restaurants, boutiques and all the stores you need for your daily needs.

Pempelfort also has a lot to offer culturally: The Museum Kunstpalast, the Tonhalle and the Hofgarten are just a stroll away.

Thanks to its central location, proximity to the Rhine and high quality of life, Düsseldorf-Pempelfort is one of the most popular addresses in the city - ideal for anyone who appreciates urban life and at the same time wants to enjoy being close to nature.

### Education and care in Düsseldorf-Pempelfort

The Pempelfort district impresses with its central location and excellent education and childcare facilities. There are numerous daycare centers for families to choose from - including the municipal daycare center Sternstraße, the Zaunkönige daycare center on Bagelstraße, the Maus daycare center on Jülicher Straße and the daycare center on Düsselthaler Straße. Church and independent providers, such as the Catholic Family Center Holy Trinity or the Kindergarteninitiative Derendorf e. V., also complement the range of facilities within walking distance.

In the primary school sector, the Matthias-Claudius-Schule, the St. Rochus-Schule and the GGS Lennéstraße provide a diverse learning environment close to home.

Several secondary schools are also within a short distance, including the Goethe-Gymnasium, the Humboldt-Gymnasium and the Münsterstraße comprehensive school. Various private and vocational colleges are also within easy reach.

Pempelfort thus offers a consistent, high-quality educational landscape - from nursery to A-levels - and is one of the most family-friendly city locations in Düsseldorf, in close proximity to the Rhine and Hofgarten.

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## Other information

Es liegt ein Energiebedarfsausweis vor.  
Dieser ist gültig bis 30.1.2029.  
Endenergiebedarf beträgt 84.90 kwh/(m<sup>2</sup>\*a).  
Wesentlicher Energieträger der Heizung ist Gas.  
Das Baujahr des Objekts lt. Energieausweis ist 2018.  
Die Energieeffizienzklasse ist C.

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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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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