

Ahrensburg

New building plot with building permit for 10 apartments and 1 office in Ahrensburg

Property ID: CC22224A024_online



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PURCHASE PRICE: 1.490.000 EUR • LIVING SPACE: ca. 708,5 m² • LAND AREA: 793 m²

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At a glance

Property ID	CC22224A024_online	Purchase Price	1.490.000 EUR
Living Space	ca. 708,5 m ²	Commission	Käuferprovision 6,25 % (inkl. MwSt.) vom Kaufpreis
		Total Space	ca. 775 m ²
		Condition of property	Projected
		Rentable space	ca. 775 m ²

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Energy Data

Energy Certificate

Legally not required

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The property



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The property



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Floor plans

OG:

WE 2: 2 Zi 50qm / WE 3: 3 Zi 66qm / WE 4: 2 Zi 70qm



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

With existing building permit: This planned multi-family building with 10 apartments and a small office space on the ground floor can be built quickly on this corner plot in a central location in Ahrensburg. The gross floor area is 848 m² plus a basement of 240 m² and approximately 3,000 m³ of enclosed space. The energy standard is A+ KfW 40 EE, meaning that not only does the special depreciation allowance for new buildings (5% per annum for the first 6 years) apply, but also the special depreciation allowance for the Sustainable Building Quality Seal QNG (5% per annum for the first 4 years) for KfW 40. Together with a realistically calculated rent of €167,000 (excluding utilities), the project should be attractive! The building permit, soil survey, and building code approval, etc., are already in place. The total living and office space is 708.5 m², plus circulation areas and utility spaces. Eleven parking spaces are planned and approved, comprising three carports in the courtyard, four parking spaces in the basement of the building, four outdoor parking spaces, and a large bicycle storage room. Provisions for electric vehicle charging stations have also been made. A new 50 m² office space and two approximately 70 m² apartments are being built on the ground floor. All floors are accessible via elevator and feature barrier-free, walk-in showers suitable for wheelchair users. The upper floors contain modernly furnished two- and three-room apartments with balconies. The ground floor plan shown here depicts a version with three offices, reflecting the original building permit. A change of use has since been implemented, now including only one office space on the ground floor (Unit 1). The floor plans for the ground floor units could therefore be created analogously to those on the upper floors. All units have storage rooms with washing machine connections within the apartment and additional storage space in the basement. With its A+ KfW 40 EE energy standard, this house is designed to be particularly efficient and future-proof. Optionally, the building can be fully constructed for you, in which case the fixed price is €4,650,000, built by an experienced developer who can show you numerous reference projects.

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All about the location

Ahrensburg ist die größte Stadt des Landkreises Stormarn. Direkt im Einzugsbereich der Metropolregion Hamburg liegt die schöne Schlossstadt nordöstlich von Hamburg und verkehrsgünstig zur Autobahn A1 Hamburg-Lübeck und der Bundesstraße B75.

Mit dem PKW ist man in 30 Minuten in der Hamburger City. U-Bahn und Busse sind integriert in das Netz des Hamburger Verkehrsverbundes. Über die Bahnstrecke Lübeck-Hamburg, im Regionalverkehr R10, ist Ahrensburg an das überregionale Streckennetz angebunden.

Die über 30.000 Einwohner profitieren von den hervorragenden Einkaufsmöglichkeiten im Innenstadtbereich, den Arbeitsplätzen in den Industriegebieten sowie von den vielfältigen Sport- und Freizeitangeboten (diverse Golfplätze oder Reitanlagen in Ahrensburg und Umland) sowie kulturellen Veranstaltungen. Sämtliche Schularten sowie Ärzte und auch Fachärzte verschiedener Fachrichtungen sind in der Stadt vorhanden. Ein zusätzliches Einkaufs- und Ärztezentrum wurden errichtet.

Die Schlossstadt Ahrensburg zählt zu den äußerst begehrten Wohnorten am Stadtrand von Hamburg. Die Natur ist in Ahrensburg zum Greifen nahe. Viele Gebiete eignen sich besonders zum Erholen und Entspannen. Ahrensburg präsentiert sich als äußerst lebenswerte Stadt im Speckgürtel von Hamburg.

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Contact partner

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