

Rostock / Gehlsdorf – Gehlsdorf

# Classic city villa | A gem on a sunny, park-like property near the Warnow River & with a maritime flair

Property ID: 25092034PN1



PURCHASE PRICE: 899.000 EUR • LIVING SPACE: ca. 200 m<sup>2</sup> • ROOMS: 7 • LAND AREA: 1.299 m<sup>2</sup>

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## At a glance

|                      |                                       |
|----------------------|---------------------------------------|
| Property ID          | 25092034PN1                           |
| Living Space         | ca. 200 m²                            |
| Roof Type            | Gabled roof                           |
| Rooms                | 7                                     |
| Bedrooms             | 4                                     |
| Bathrooms            | 3                                     |
| Year of construction | 1900                                  |
| Type of parking      | 3 x Outdoor parking space, 1 x Garage |

|                               |                                                                            |
|-------------------------------|----------------------------------------------------------------------------|
| Purchase Price                | 899.000 EUR                                                                |
| Commission                    | Käuferprovision beträgt 2,98 % (inkl. MwSt.) des beurkundeten Kaufpreises  |
| Modernisation / Refurbishment | 2022                                                                       |
| Condition of property         | Renovated                                                                  |
| Construction method           | Solid                                                                      |
| Usable Space                  | ca. 330 m²                                                                 |
| Equipment                     | Terrace, Guest WC, Sauna, Fireplace, Garden / shared use, Built-in kitchen |

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## Energy Data

|                                |                 |                                                      |                                |
|--------------------------------|-----------------|------------------------------------------------------|--------------------------------|
| Type of heating                | Central heating | Energy Certificate                                   | Energy consumption certificate |
| Energy Source                  | Gas             | Final energy consumption                             | 71.00 kWh/m²a                  |
| Energy certificate valid until | 21.07.2035      | Energy efficiency class                              | B                              |
| Power Source                   | Gas             | Year of construction according to energy certificate | 1900                           |

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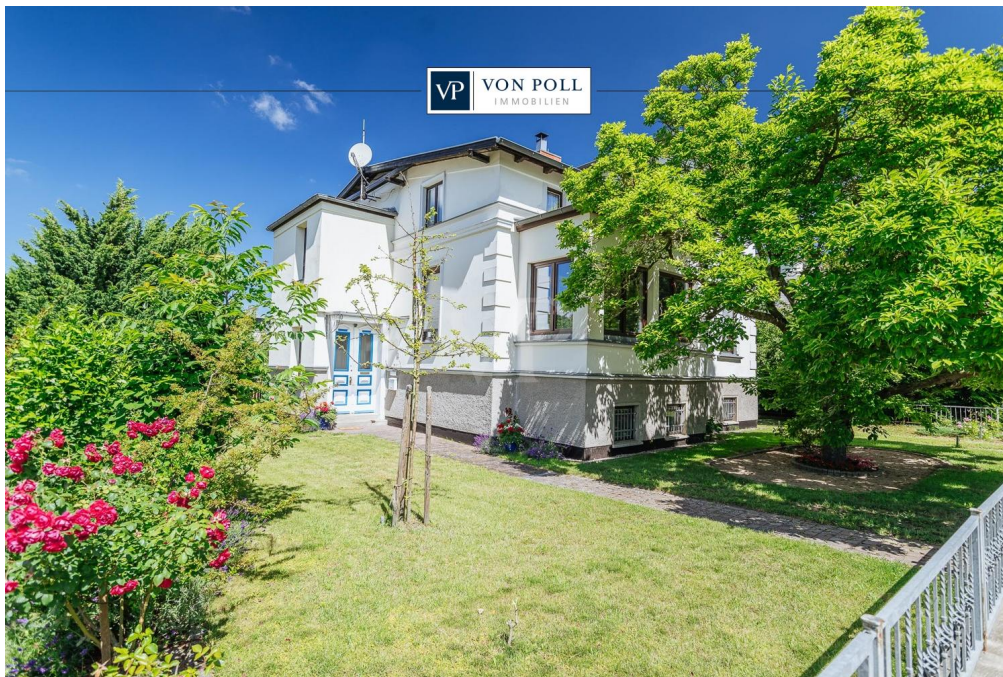
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## The property

A group of six von Poll Immobilien experts (three women and three men) are standing together, smiling. In front of them are three award certificates. The first certificate on the left is from 'DEUTSCHLAND TEST' and 'MONEY' magazine, titled 'HÖCHSTE REPUTATION PRÄDIKAT „HERAUSRAGEND“ VON POLL IMMOBILIEN'. The middle certificate is from 'Capital' magazine, titled 'Top-Makler Rostock' with five stars and 'Höchstnote für von Poll Immobilien'. The third certificate on the right is from 'Handelsblatt' magazine, titled 'TOP Kunden-Beratung 2024 VON POLL IMMOBILIEN'. Below the group and certificates, the text 'Ihre ausgezeichneten Immobilienexperten' is written in white on a dark blue background, followed by 'Rostock und Umgebung' in a smaller font.

Ihre ausgezeichneten Immobilienexperten

Rostock und Umgebung

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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

A house without limits – built for life! This classic period villa, located in one of Rostock's most attractive districts, Gehlsdorf, is now available for purchase! A rare find and a paradise on earth – for nature lovers and those seeking something special – in close proximity to the Warnow River, the promenade, and the marinas. This enchanting and truly impressive property, with its captivating size, is a spacious, green oasis with beautiful, versatile outbuildings and a high quality of life! Nestled on this idyllic, park-like grounds, the stately period villa offers style, ample space, valuable privacy, and virtually unlimited potential. A house steeped in history, originally built around 1900 for the medical director of the Gehlsheim Clinic and fully modernized in 1990, the villa exudes charm and elegance and offers that certain something on a sun-drenched, fully enclosed property. The classic style, built using solid, time-tested construction methods, is unmistakable and offers a unique sense of space with the potential to realize the dream of owning a truly special home with a high quality of life! The house has been furnished and continuously maintained with great attention to detail and a keen eye for design. Extensive modernizations and renovations were carried out in the 1990s to raise the standard of living without compromising its unique charm. Particularly noteworthy is the opulence of the rooms with their stylish parquet and plank floors, stunningly high ceilings and doors, large windows, solid wood doors, stoves, and the beautifully crafted solid wood staircase. The current living concept offers four rooms on approximately 110 m<sup>2</sup> on the main floor. Starting with the inviting entrance hall, the impressive dining room with a sunny veranda and cozy fireplace, the living room with a built-in tiled stove, the kitchen with fitted units and an adjoining small dining room, the bedroom facing the garden, and the master bathroom with a bidet. The living and dining rooms are connected by a tall glass door, allowing for the creation of a "ballroom" when needed. Featuring beautiful parquet flooring, custom-made doors and frames, large windows, and airy ceilings, they form the heart of the house and are a true highlight. Here you can live, laugh, celebrate, talk, and enjoy life! The upper floor offers a bright and welcoming apartment with two rooms, a kitchen-diner with fitted units, and a shower room. It is fully furnished and ready to be rented out profitably. Two additional, smaller rooms complete this level, providing ideal accommodations for guests and family. The basement offers a valuable living space of approximately 100 square meters, providing incredible room for wellness, hobbies, work, and storage, perfectly rounding out this property. This property, situated on approximately 1,300 square meters of park-like grounds, boasts mature trees, a variety of greenery and flowering plants, and a terrace with ample seating, creating a uniquely tranquil and nature-oriented atmosphere with a high degree of privacy. It's the perfect place to relax. The grounds also feature charming outbuildings, offering idyllic retreats.



VON POLL  
REAL ESTATE

Everyone will find their favorite spot here! The low-maintenance grounds provide space for a pool and tennis court. We would be delighted to present this property to you in detail and are available to answer any questions.

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## Details of amenities

- parkähnliches Grundstück in Warnownähe
- stilvolle Stadtvilla
- klassischer Altbaucharme
- hohe Räume mit mehr als 3 m Raumhöhe
- Parkettböden
- 3 Bäder
- 2 separate Wohneinheiten
- elektrische Außenjalousien
- großer Wohnkeller
- Garage
- Gäste- und Gartenhäuser u.a. ein Fachwerkhaus und ein Backsteingebäude
- 2 Heizungsanlagen
- laufende Instandhaltungen und Modernisierungen
- pflegeleichte Grundstücksanlage

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## All about the location

Erstklassige Wohnlage in Rostock-Gehlsdorf!

Die privilegierte Lage an der Warnow, die Nähe zum historischen Zentrum der Hansestadt Rostock sowie zur Ostseeküste machen den Ortsteil Gehlsdorf zu einer der begehrtesten Wohnlagen der Hansestadt Rostock.

Seit langem gilt Gehlsdorf als gehobenes Wohnviertel. Hier finden Sie sowohl alte herrschaftliche Villen als auch moderne Wohnhäuser. Die lange Uferpromenade an der Warnow, die zahlreichen Segelboote und Yachten sorgen für die alltägliche Briesse maritimen Hansestadt-Flairs. Diese abwechslungsreiche und charaktervolle Umgebung mit zahlreichen Möglichkeiten zum Spazieren und Durchatmen ist für Jung und Alt gleichermaßen attraktiv.

Dank der guten Infrastruktur und Anbindung ist Gehlsdorf mit seiner natürlichen Umgebung eine attraktive Alternative zum innerstädtischen Wohnen in Rostock. Durch direkte Busverbindungen und den Fährverkehr über die Warnow ist der Ortsteil an das Nahverkehrsnetz Rostocks angeschlossen.

In Gehlsdorf-Zentrum sind alle Nahversorgungseinrichtungen vorhanden, wie ein Edeka, Netto, eine Poststelle, ein Reisebüro, verschiedene Bäcker und Friseure sowie eine Apotheke. Hausärzte, Physiotherapien, Zahnarzt, Kieferchirurgen und Logopäden decken den medizinischen Bedarf umfassend.

Darüber hinaus sind in Gehlsdorf verschiedene Kitas und eine Grundschule vorhanden.

Durch den großen Wiro-Sportpark gibt es zudem ein umfassendes Angebot an Sport- und Freizeitmöglichkeiten für die ganze Familie sowie eine Schwimmhalle!

Das schöne Ostseebad Warnemünde und der gesamte Westen Rostocks kann schnell durch den Warnow-Tunnel erreicht werden. Über die direkte Anbindung zur A19 sind Sie absolut flexibel.

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## Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 21.7.2035.

Endenergieverbrauch beträgt 71.00 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Gas.

Das Baujahr des Objekts lt. Energieausweis ist 1900.

Die Energieeffizienzklasse ist B.

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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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