

Westerland

## Exclusive penthouse near the beach on Sylt – barrier-free & centrally located

Property ID: 25235019



PURCHASE PRICE: 3.625.000 EUR • LIVING SPACE: ca. 142,02 m<sup>2</sup> • ROOMS: 3

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## At a glance

|                      |                           |
|----------------------|---------------------------|
| Property ID          | 25235019                  |
| Living Space         | ca. 142,02 m <sup>2</sup> |
| Rooms                | 3                         |
| Bedrooms             | 2                         |
| Bathrooms            | 2                         |
| Year of construction | 2025                      |
| Type of parking      | 2 x Underground car park  |

|                       |                                                                           |
|-----------------------|---------------------------------------------------------------------------|
| Purchase Price        | 3.625.000 EUR                                                             |
| Commission            | Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises |
| Condition of property | Like new                                                                  |
| Construction method   | Solid                                                                     |
| Equipment             | Guest WC, Sauna, Fireplace, Balcony                                       |

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## Energy Data

|                                |                  |                                                      |                           |
|--------------------------------|------------------|------------------------------------------------------|---------------------------|
| Type of heating                | District heating | Energy Certificate                                   | Energy demand certificate |
| Energy Source                  | Remote           | Final Energy Demand                                  | 21.80 kWh/m²a             |
| Energy certificate valid until | 09.02.2033       | Energy efficiency class                              | A+                        |
| Power Source                   | District heating | Year of construction according to energy certificate | 2025                      |

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## The property



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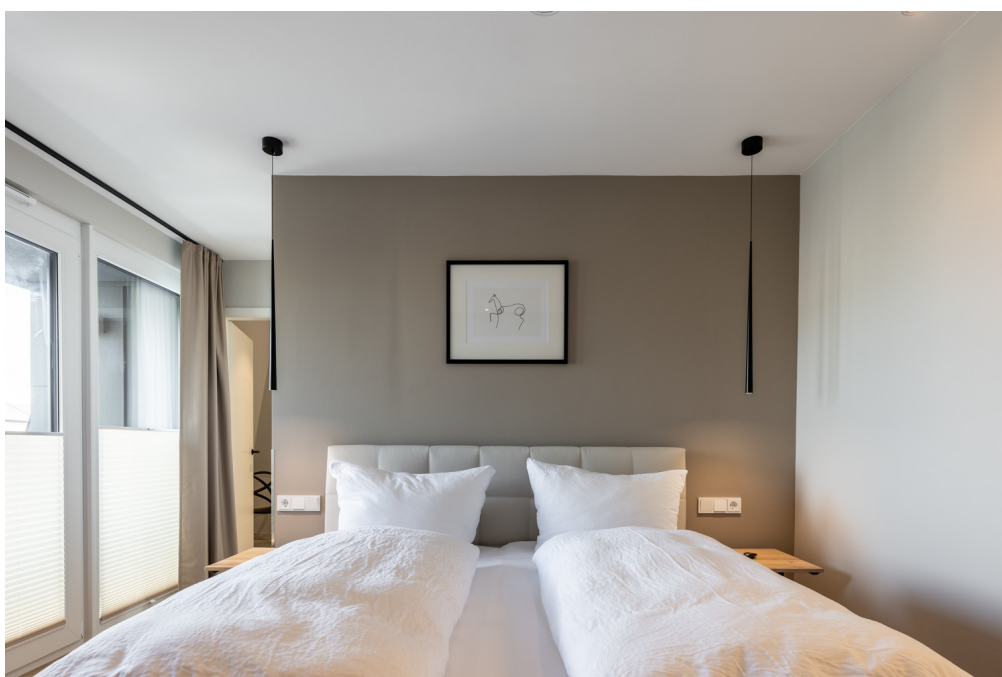
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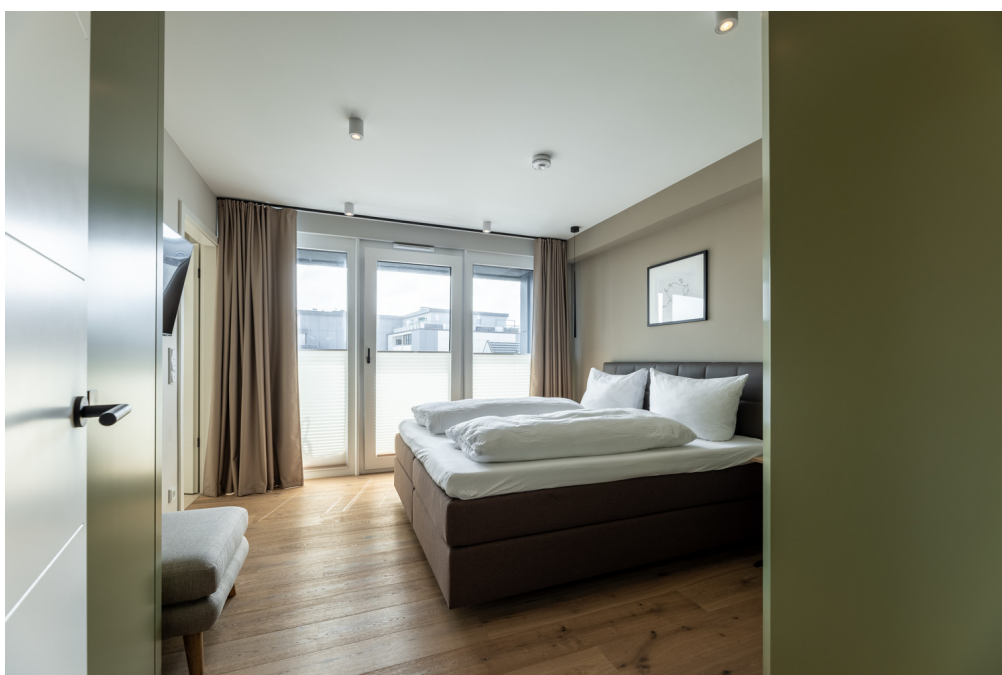
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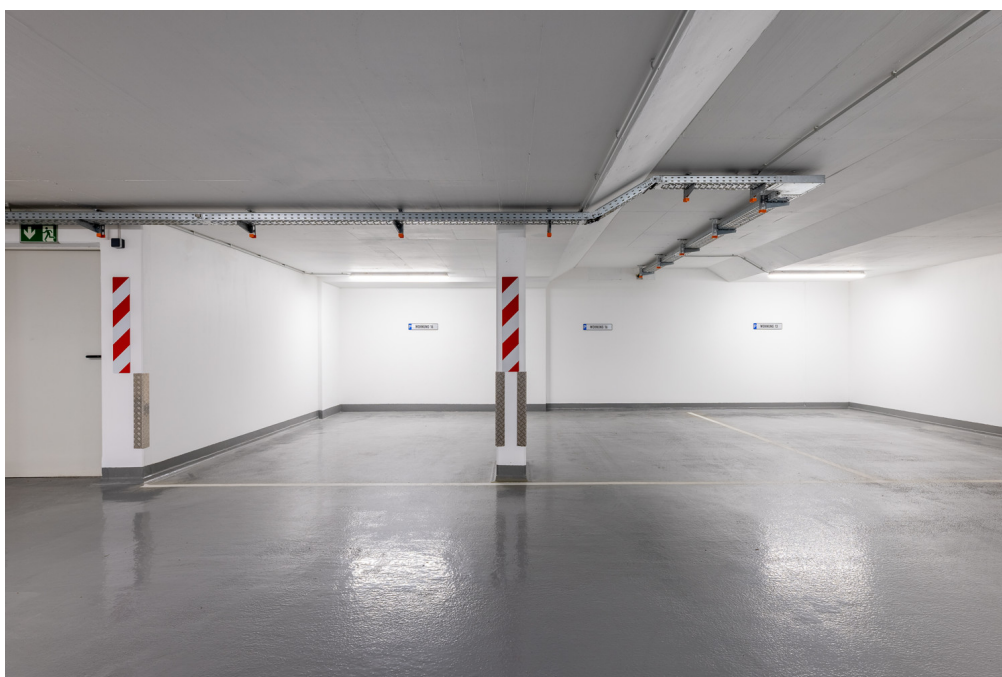
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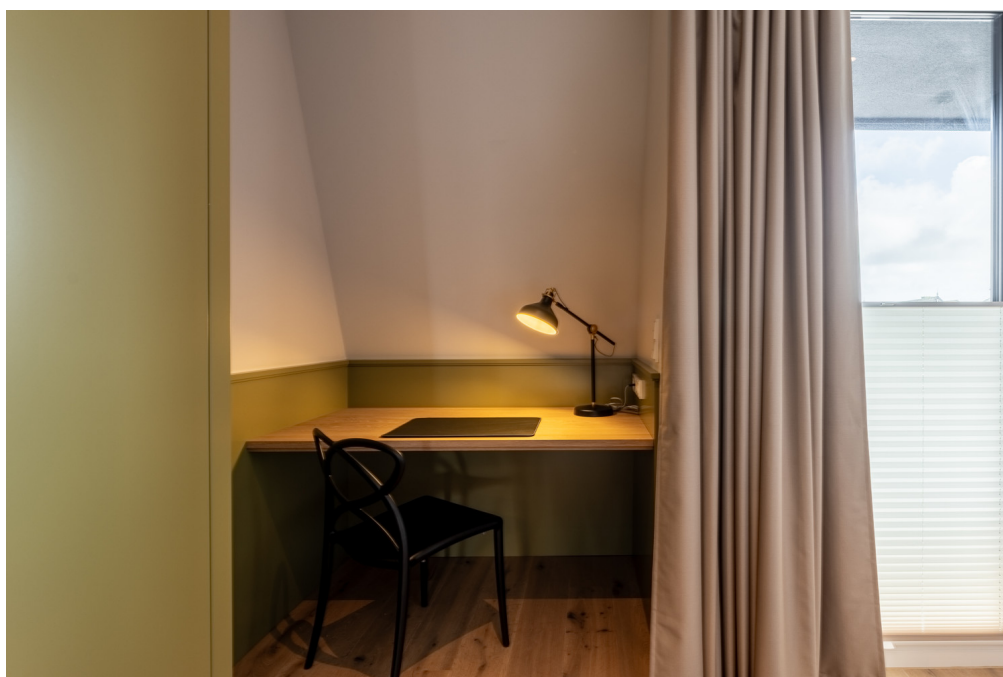
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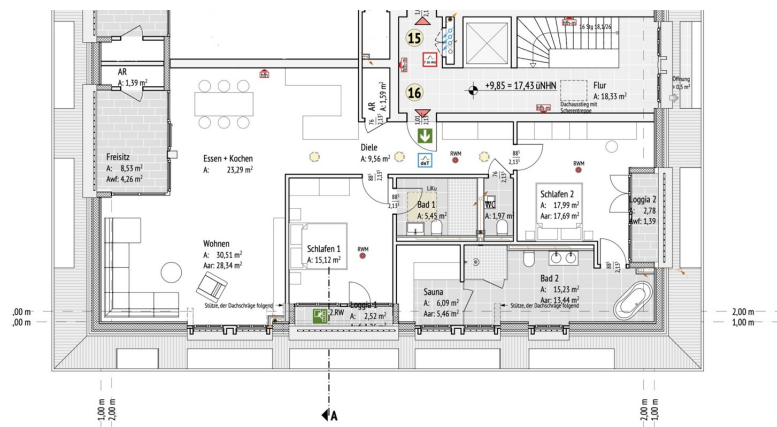
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## The property



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## Floor plans



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## A first impression

Exclusive penthouse near the beach on Sylt – barrier-free & centrally located, approx. 142 m<sup>2</sup> of living space on one level with elevator and underground garage with 2 parking spaces. This elegant penthouse combines exclusive living with Sylt flair: light-flooded rooms, high-quality materials, and thoughtful furnishings. Centrally located between Strandstraße and Friedrichstraße, you enjoy quick access to the sea while maintaining maximum privacy. Highlights • Approx. 142 m<sup>2</sup> on one level – open, spacious, and completely step-free • Elevator leads directly to the living area – barrier-free access without any steps • Only two apartments on the top floor – an exclusive quiet zone • Two underground parking spaces – easily accessible via the elevator • Spacious living/dining area with open kitchen and direct access to the loggia • Two bright bedrooms with natural light and a feel-good atmosphere • Master bathroom with freestanding bathtub & second shower room with WC • Separate guest WC – stylish and functional • Private sauna – your personal wellness area at home • Two loggias and a patio – magnificent views over Westerland • A storage room – practical and tidy • High-quality fittings, elegant built-in solutions, and a well-designed lighting concept Location – Centrally located yet secluded Elisabethstrasse connects Strandstrasse and Friedrichstrasse, two direct routes to the sea. Just a few minutes' walk separates you from the main beach, the promenade, as well as cafés, boutiques, restaurants, and the train station. At the same time, a quiet oasis of relaxation awaits you in your apartment – high above the rooftops of Westerland. Your barrier-free penthouse with style, comfort and direct beach access.

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## All about the location

Westerland - für Sylter und Gäste der Start nach Süd und Nord. Die Stadt Westerland bietet die Möglichkeiten einer Großstadt, gepaart mit einer einzigartigen Nähe zum Meer. Westerland ist die Metropole, die sich aus einem einfachen Seebad mit viel Historie entwickelt hat und heute den zentralen Punkt der Insel darstellt.

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## Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 9.2.2033.

Endenergiebedarf beträgt 21.80 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Fernwärme.

Das Baujahr des Objekts lt. Energieausweis ist 2025.

Die Energieeffizienzklasse ist A+.

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## Contact partner

For further information, please contact your contact person:

Martin Weiß

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