

Fürth – Dambach

VON POLL | Bright, Modern, Comfortable – Living in Grundigpark!

Property ID: 25369035

Neuvorstellung



www.von-poll.com

PURCHASE PRICE: 373.000 EUR • LIVING SPACE: ca. 72,74 m² • ROOMS: 2

Property ID: 25369035 - 90768 Fürth – Dambach

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

Property ID: 25369035 - 90768 Fürth – Dambach

At a glance

Property ID	25369035	Purchase Price	373.000 EUR
Living Space	ca. 72,74 m ²	Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Floor	1		
Rooms	2		
Bedrooms	1		
Bathrooms	1	Condition of property	Well-maintained
Year of construction	2014	Construction method	Solid
Type of parking	1 x Underground car park, 25000 EUR (Sale)	Equipment	Built-in kitchen, Balcony

Property ID: 25369035 - 90768 Fürth – Dambach

Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy consumption certificate
Energy Source	Gas	Final energy consumption	34.50 kWh/m²a
Energy certificate valid until	22.06.2034	Energy efficiency class	A
Power Source	Gas	Year of construction according to energy certificate	2014

Property ID: 25369035 - 90768 Fürth – Dambach

The property



Property ID: 25369035 - 90768 Fürth – Dambach

The property



Property ID: 25369035 - 90768 Fürth – Dambach

The property



Property ID: 25369035 - 90768 Fürth – Dambach

The property



Property ID: 25369035 - 90768 Fürth – Dambach

The property



Property ID: 25369035 - 90768 Fürth – Dambach

The property



Property ID: 25369035 - 90768 Fürth – Dambach

The property



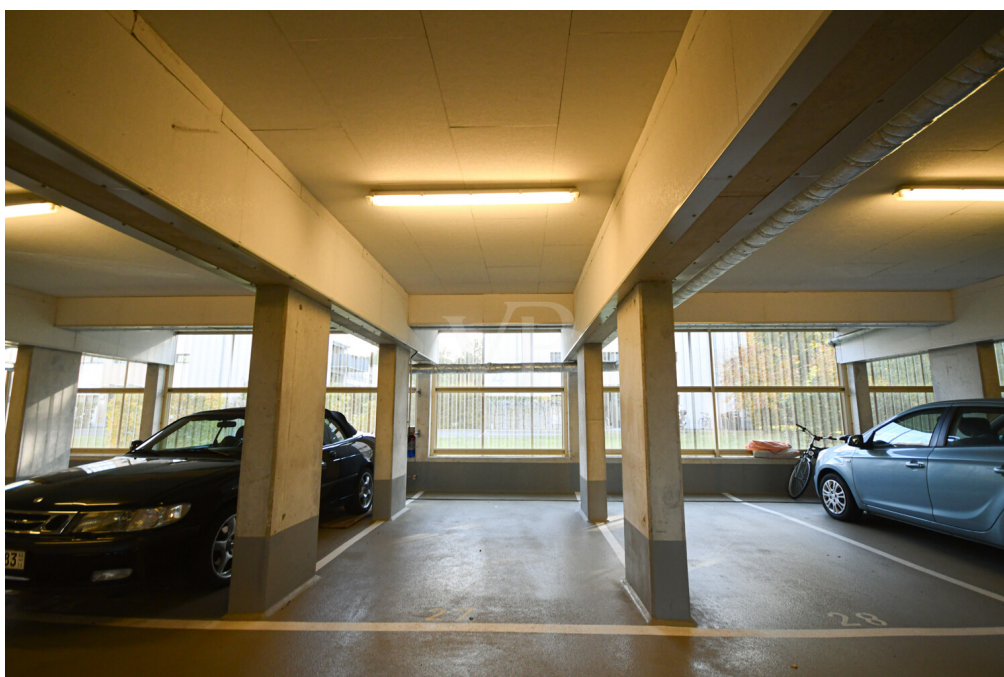
Property ID: 25369035 - 90768 Fürth – Dambach

The property



Property ID: 25369035 - 90768 Fürth – Dambach

The property



Property ID: 25369035 - 90768 Fürth – Dambach

The property



Property ID: 25369035 - 90768 Fürth – Dambach

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.

Property ID: 25369035 - 90768 Fürth – Dambach

A first impression

Click here for the 360° tour: <https://von-poll.com/tour/fuerth/zO8r> This well-maintained apartment on the first floor (with elevator) combines modern architecture, a well-designed floor plan, and high-quality features. Upon entering, you are greeted by a bright and welcoming hallway that elegantly leads to all living areas. The heart of the apartment is the spacious living and dining area: Large windows flood the room with light and create an inviting atmosphere for relaxing hours or social evenings. From the living room and bedroom, you have direct access to the generous southwest-facing balcony, which overlooks the quiet courtyard. The open-plan fitted kitchen is included in the purchase price and seamlessly integrated into the living area. It offers high-quality appliances, optimal working conditions, and ample storage space. Additional furniture and all appliances (washing machine, television, etc.) can be included upon request. The separate bedroom impresses with its spaciousness and offers room for a double bed and a wardrobe. The modern bathroom features large-format tiles, a bathtub, and a shower. A separate utility room for the washing machine provides added convenience. A combination of central heating and modern underfloor heating ensures a comfortable indoor climate. High-quality materials, meticulous workmanship, and stylish flooring complete the sophisticated living environment. The apartment includes a parking space in the ground-level garage with a wallbox (purchase price €25,000). The building also offers an elevator for barrier-free access and storage space in the basement. This apartment impresses with its modern layout, high-quality fixtures and fittings, and is in excellent condition, whether for personal use or as a high-yield investment property. Occupancy is possible by arrangement. Schedule a viewing appointment and see for yourself the many advantages of this exceptional living space.

Property ID: 25369035 - 90768 Fürth – Dambach

Details of amenities

- Aufzug
- Fußbodenheizung
- Südwest-Balkon
- Einbauküche
- Kellerabteil
- Ebenerdige Garage mit Wallbox für E-Autos
- Kellerabteil

Property ID: 25369035 - 90768 Fürth – Dambach

All about the location

Der Max-Grundig-Park liegt im grünen Stadtteil Dambach, eingebettet zwischen dem Fürther Stadtwald und dem Main-Donau-Kanal. Die ruhige Umgebung bietet zahlreiche Freizeitmöglichkeiten wie Spaziergänge, Joggen oder Radfahren, Spielplätze und Sportvereine – ideal für Familien und aktive Bewohner.

Trotz der naturnahen Lage profitieren Sie von einer hervorragenden Infrastruktur: Einkaufsmöglichkeiten, Schulen und öffentliche Verkehrsmittel sind in kurzer Entfernung erreichbar. Die verkehrsberuhigten Straßen schaffen ein sicheres Wohnumfeld, während die Anbindung an das städtische Leben sehr gut ist.

Die moderne Wohnanlage auf dem Areal der ehemaligen Villa Grundig verbindet naturnahe Ruhe mit urbanem Komfort und bietet damit ein attraktives Wohnumfeld in Fürth.

Property ID: 25369035 - 90768 Fürth – Dambach

Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 22.6.2034.

Endenergieverbrauch beträgt 34.50 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Gas.

Das Baujahr des Objekts lt. Energieausweis ist 2014.

Die Energieeffizienzklasse ist A.

Property ID: 25369035 - 90768 Fürth – Dambach

Contact partner

For further information, please contact your contact person:

Sandra Maringer & Jürgen Maringer

Gustavstraße 35, 90762 Fürth

Tel.: +49 911 - 97 90 188 0

E-Mail: fuerth@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com