

**Dresden Striesen**

# Subdivided apartment building in the second row in Blasewitz

**Property ID: OJ401**



**PURCHASE PRICE: 2.480.000 EUR • LIVING SPACE: ca. 880,96 m<sup>2</sup> • LAND AREA: 1.179 m<sup>2</sup>**

**Property ID: OJ401 - 01277 Dresden Striesen**

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## At a glance

Property ID	<b>OJ401</b>	Purchase Price	<b>2.480.000 EUR</b>
Living Space	<b>ca. 880,96 m<sup>2</sup></b>	Commission	<b>Käuferprovision beträgt 7,14 % inkl. MwSt. des beurkundeten Kaufpreises</b>
Year of construction	<b>1995</b>	Total Space	<b>ca. 880 m<sup>2</sup></b>
Type of parking	<b>14 x Underground car park, 20000 EUR (Sale)</b>	Condition of property	<b>Renovated</b>
		Construction method	<b>Solid</b>
		Rentable space	<b>ca. 880 m<sup>2</sup></b>

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## Energy Data

Type of heating	District heating	Energy Certificate	Energy demand certificate
Energy Source	District Heating Steam	Final Energy Demand	99.69 kWh/m <sup>2</sup> a
Energy certificate valid until	18.03.2031	Energy efficiency class	C
		Year of construction according to energy certificate	1995

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## **A first impression**

Augsburger Straße 55b is located in Dresden-Blasewitz, one of the city's most sought-after and exclusive residential areas. Surrounded by historic villas, well-maintained parks, and close to the Elbe River, the location offers a perfect combination of tranquility, elegance, and urban amenities. Schools, kindergartens, shops for daily needs, and the popular Schillerplatz promenade are all within easy reach. The proximity to the Blue Wonder bridge and the Elbe meadows invites leisure activities, while excellent public transport connections via tram and bus provide quick access to the city center and other districts. This quiet side street combines idyllic living with urban comfort – a prime location for sophisticated living in Dresden. The apartment building at Augsburger Straße 55b was built in the 1990s and meets the construction standards of that era. The architecture is functional and blends harmoniously into the surrounding buildings. The apartments are equipped with solid sanitary installations and period-appropriate tiles in the bathrooms. The flooring consists primarily of easy-care materials such as laminate and tile. Large windows ensure bright, welcoming living spaces. Renting is generally straightforward, aided by the balconies that each apartment has. With its well-designed floor plans, the property offers an ideal foundation, allowing for individual customization.

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## Contact partner

**For further information, please contact your contact person:**

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