

Dresden

Vacant 2-room apartment with balcony in Dresden-Tolkewitz

Property ID: 25441007



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PURCHASE PRICE: 170.000 EUR • LIVING SPACE: ca. 60,12 m² • ROOMS: 2

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At a glance

Property ID	25441007
Living Space	ca. 60,12 m ²
Floor	1
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	1996

Purchase Price	170.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Condition of property	Renovated
Construction method	Solid
Usable Space	ca. 60 m ²
Equipment	Built-in kitchen, Balcony

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Energy Data

Type of heating	Central heating	Energy Certificate	Energy consumption certificate
Energy Source	Gas	Final energy consumption	81.00 kWh/m²a
Energy certificate valid until	28.06.2028	Energy efficiency class	C
Power Source	Gas	Year of construction according to energy certificate	1996

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The property



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The property



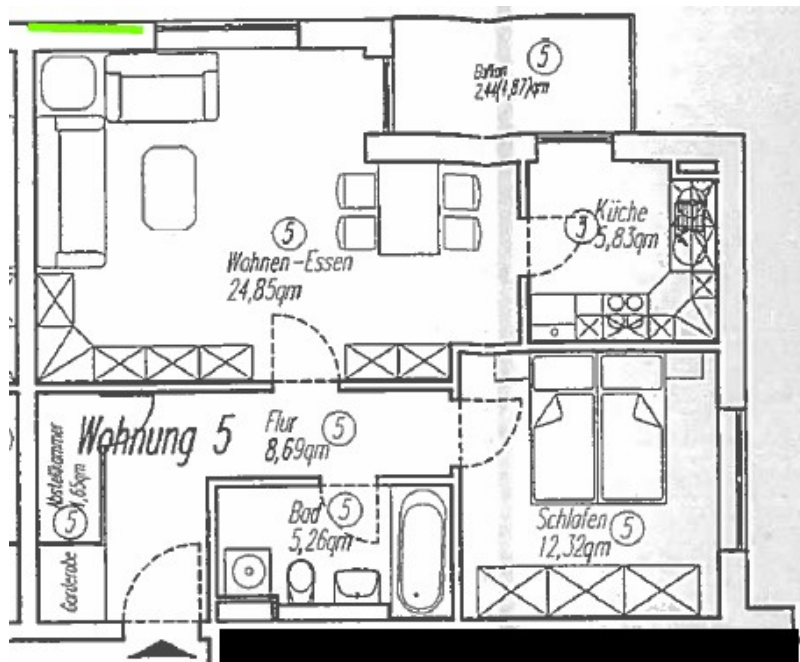
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The property



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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

Located in a quiet and sought-after residential area of Dresden-Tolkewitz, this well-designed 2-room apartment is situated on the first floor of a well-maintained apartment building constructed in 1996. The unit boasts a thoughtful layout, a balcony, and is currently vacant. A parking space in the underground garage, which consists primarily of duplex parking units, is included with the apartment. The apartment is attractive to both owner-occupiers and investors, as it is available for immediate occupancy or rental. The Tolkewitz location offers a pleasant neighborhood, excellent infrastructure, and proximity to the Elbe River and numerous recreational opportunities. The apartment includes a parking space in the underground garage, which consists primarily of duplex parking units, but is not fully rented.

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All about the location

Die Wohnung befindet sich in begehrter Lage im Dresdner Stadtteil Tolkewitz, einem grünen und gewachsenen Wohngebiet im Osten der Landeshauptstadt. Die Seitenstraße liegt ruhig, aber dennoch zentral – ideal für alle, die eine gute Balance zwischen städtischem Leben und naturnaher Umgebung suchen.

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Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 28.6.2028.

Endenergieverbrauch beträgt 81.00 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Gas.

Das Baujahr des Objekts lt. Energieausweis ist 1996.

Die Energieeffizienzklasse ist C.

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Contact partner

For further information, please contact your contact person:

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