

Greifswald

With private garden: Brand new condominium

Property ID: 25466024



PURCHASE PRICE: 478.500 EUR • LIVING SPACE: ca. 88,32 m² • ROOMS: 3

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At a glance

Property ID	25466024
Living Space	ca. 88,32 m ²
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	2025
Type of parking	1 x Underground car park, 35500 EUR (Sale)

Purchase Price	478.500 EUR
Condition of property	First occupancy
Construction method	Solid
Usable Space	ca. 98 m ²
Equipment	Terrace, Garden / shared use

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Energy Data

Type of heating	Underfloor heating
Power Source	District heating
Energy information	At the time of preparing the document, no energy certificate was available.

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The property



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The property



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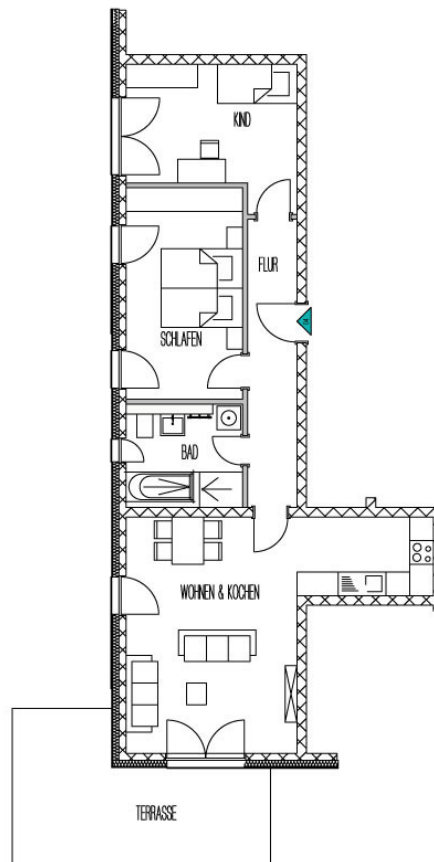
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Floor plans



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

For sale is an exclusive ground-floor apartment in a modern new development located directly on the Ryck River. Construction is scheduled to begin in the fourth quarter of 2025, with completion expected in the third quarter of 2027. This brand-new apartment features high-quality finishes and is ideal for couples or small families who appreciate modern living comfort in an exclusive location. The living space is approximately 88.32 m² and is distributed across three well-proportioned rooms. Two bedrooms offer ample space for sleeping or working areas. The spacious, light-filled living room is the heart of the apartment – perfect for relaxing or entertaining. From here, you have direct access to the generous terrace and the adjacent private garden – a valuable extension of the living space into the outdoors with plenty of potential for individual design. The kitchen is open to the living area. A particular highlight is the modern underfloor heating, which ensures a consistent and comfortable indoor climate throughout the apartment. Triple-glazed PVC windows combined with electric roller shutters ensure high energy efficiency, sound insulation, and added living comfort. The stylishly appointed bathroom with natural light offers both a walk-in shower and a bathtub – perfect for relaxing moments in everyday life. Further features include: fiber optic connection for high-speed internet; a private cellar compartment for practical storage; a passenger elevator with access to the underground parking garage; and an exclusive residential location close to the city center, directly on the Ryck River. An underground parking space is available as an option for €35,500 – a convenient and secure parking solution. The location offers a perfect blend of tranquility, nature, and excellent infrastructure. Shopping facilities, schools, kindergartens, and public transport connections are all within easy reach. This new apartment combines modern design, high energy efficiency, and a sought-after location – offering you a sustainable home with outstanding living comfort.

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Details of amenities

- Terrasse und anliegender privater Grundstücksanteil
- Kellerabteil
- Personenaufzug
- Fußbodenheizung
- elektrische Rollläden an allen Fenstern
- Tageslichtbad mit Wanne und ebenerdiger Dusche
- Glasfaser-Anschluss
- Tiefgaragenstellplatz optional (35.500,- €)

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All about the location

Die Nördliche Mühlenvorstadt zählt zu den gefragtesten Wohnlagen in Greifswald. Geprägt von einer gelungenen Mischung aus urbanem Leben und naturnaher Umgebung, überzeugt das Quartier insbesondere durch seine unmittelbaren Nähe zum Fluss Ryck. Die neu gestaltete Uferpromenade lädt zum Spazieren, Radfahren oder Verweilen ein und schafft eine besondere Wohnatmosphäre mit maritimem Flair.

Dank der zentralen Lage sind die Altstadt, der Bahnhof sowie die Universität und das Universitätsklinikum in wenigen Minuten erreichbar. Der Bebauungsplan 55 sieht eine hochwertige und durchdachte Entwicklung des Areals vor, was das gesamte Umfeld zusätzlich aufwertet. Die Kombination aus Wasserlage, Nähe zur Innenstadt und moderner Infrastruktur macht diesen Standort zu einer der besten Adressen der Hansestadt.

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Contact partner

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