

Greifswald

Newly built condominium - elevator and underground parking

Property ID: 25466025



PURCHASE PRICE: 359.500 EUR • LIVING SPACE: ca. 61,92 m² • ROOMS: 2

Property ID: 25466025 - 17489 Greifswald

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

Property ID: 25466025 - 17489 Greifswald

At a glance

Property ID	25466025
Living Space	ca. 61,92 m ²
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	2025
Type of parking	1 x Underground car park, 35500 EUR (Sale)

Purchase Price	359.500 EUR
Condition of property	First occupancy
Construction method	Solid
Usable Space	ca. 65 m ²
Equipment	Balcony

Property ID: 25466025 - 17489 Greifswald

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.

Property ID: 25466025 - 17489 Greifswald

The property



Property ID: 25466025 - 17489 Greifswald

The property



VP VON POLL IMMOBILIEN

Immobilienbewertung – exklusiv und professionell.

- Was ist Ihre Immobilie wert?
- Wie entwickelt sich der Wert Ihrer Immobilie in Zukunft?
- Wie wirkt sich eine Modernisierung auf den Wert Ihrer Immobilie aus?

Ihre persönliche und exklusive Immobilienanalyse erhalten Sie nach nur wenigen Klicks.

www.von-poll.com



VP VON POLL IMMOBILIEN

Finden Sie Ihre Immobilie.

Vorgemerkte Suchkunden erfahren frühzeitig von neuen Immobilienangeboten.

www.von-poll.com

Property ID: 25466025 - 17489 Greifswald

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: 25466025 - 17489 Greifswald

A first impression

For sale is an exclusive condominium 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 high-quality, brand-new apartment is ideal for couples or singles who appreciate modern living comfort in an attractive location. The living space is approximately 61.92 m² and comprises two well-proportioned rooms. The bedroom offers ample space for sleeping or working. The heart of the apartment is the bright, open-plan living and dining area with direct access to the southeast-facing balcony – an ideal spot for relaxing outdoors. The open-plan kitchen blends seamlessly into the living space, creating a convivial atmosphere. A special feature is the modern underfloor heating, which provides pleasant, consistent warmth throughout the apartment. Triple-glazed windows and electric roller shutters guarantee high energy efficiency, sound insulation, and added comfort. The stylishly designed bathroom features both a walk-in shower and a bathtub – perfect for relaxation and everyday convenience. Additional features include: fiber optic connection for high-speed internet; a private cellar compartment for extra storage; a barrier-free elevator with access to the underground parking garage; and a quiet yet central location on the Ryck River. An underground parking space can be purchased for €35,500 – convenient and secure. The location boasts both proximity to nature and excellent infrastructure: shopping facilities, schools, kindergartens, and public transportation are all within easy reach. This apartment combines contemporary design, energy-efficient construction, and a superb location – an ideal home for those seeking stylish, comfortable, and future-proof living.

Property ID: 25466025 - 17489 Greifswald

Details of amenities

- Balkon
- Kellerabteil
- Personenaufzug
- Fußbodenheizung
- elektrische Rollläden an allen Fenstern
- Vollbad mit Wanne und ebenerdiger Dusche
- Glasfaser-Anschluss
- Tiefgaragenstellplatz optional (35.500,- €)

Property ID: 25466025 - 17489 Greifswald

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.

Property ID: 25466025 - 17489 Greifswald

Contact partner

For further information, please contact your contact person:

Jan Fehlhaber

Schuhhagen 22, 17489 Greifswald

Tel.: +49 3834 - 85 59 555

E-Mail: greifswald@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com