

Greifswald

## Newly built condominium - elevator and underground parking

*Property ID: 25466025*



**PURCHASE PRICE: 348.750 EUR • LIVING SPACE: ca. 61,92 m<sup>2</sup> • ROOMS: 2**

Property ID: 25466025 - 17489 Greifswald

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## At a glance

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

|                       |                       |
|-----------------------|-----------------------|
| Purchase Price        | 348.750 EUR           |
| Condition of property | First occupancy       |
| Construction method   | Solid                 |
| Usable Space          | ca. 65 m <sup>2</sup> |
| Equipment             | Balcony               |

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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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## 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 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 m<sup>2</sup> 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.

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## Details of amenities

- Balkon
- Kellerabteil
- Personenaufzug
- Fußbodenheizung
- elektrische Rollläden an allen Fenstern
- Vollbad 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

For further information, please contact your contact person:

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