

Greifswald

# Uniqueness and luxury combined in Greifswald's highest penthouse

*Property ID: 25466036*



**PURCHASE PRICE: 925.000 EUR • LIVING SPACE: ca. 233,46 m<sup>2</sup> • ROOMS: 5**

**Property ID: 25466036 - 17491 Greifswald**

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## At a glance

Property ID	25466036	Purchase Price	925.000 EUR
Living Space	ca. 233,46 m <sup>2</sup>	Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Floor	8	Condition of property	Like new
Rooms	5	Construction method	Solid
Bedrooms	4	Usable Space	ca. 44 m <sup>2</sup>
Bathrooms	2	Equipment	Terrace, Guest WC, Sauna, Fireplace, Built-in kitchen
Year of construction	2022		
Type of parking	2 x Underground car park, 30000 EUR (Sale)		

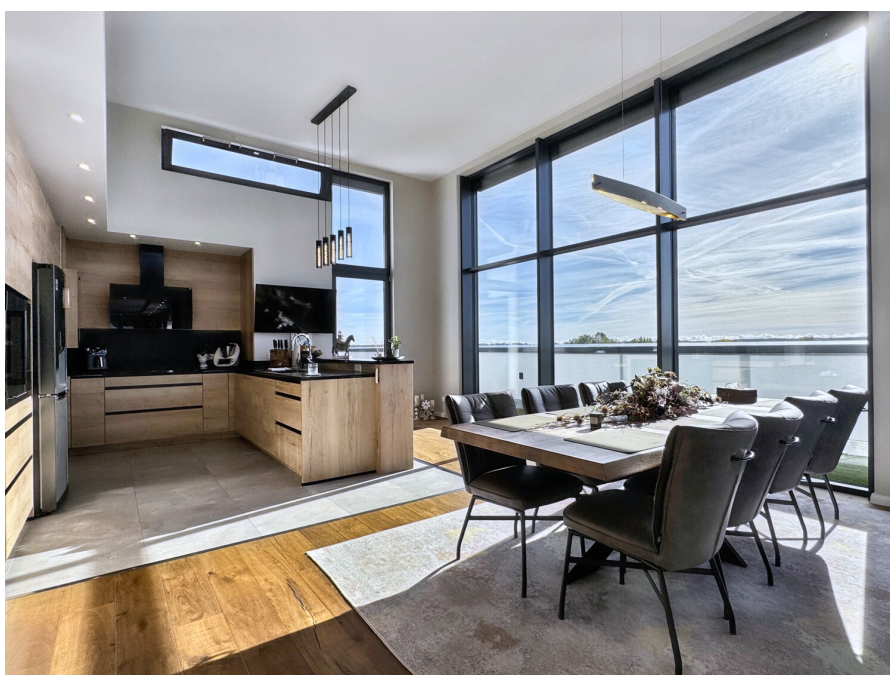
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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Remote	Final Energy Demand	18.97 kWh/m <sup>2</sup> a
Energy certificate valid until	27.01.2031	Energy efficiency class	A
Power Source	District heating	Year of construction according to energy certificate	2022

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## The property



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## The property

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## A first impression

This exceptional penthouse offers approximately 233 m<sup>2</sup> of living space, creating a living environment rarely found in Greifswald. Located in a multi-family building completed in 2022, the apartment combines modern architecture, spacious layouts, and meticulously designed features. It is the highest penthouse in the city, boasting impressive views over Greifswald. The expansive living and dining area forms the heart of the apartment. Large windows create an open, light-filled atmosphere. The high-quality Nolte fitted kitchen, featuring a granite countertop, side-by-side refrigerator with ice and water dispenser, wine cooler, steam oven, warming drawers, and a Quooker hot water system, seamlessly blends functionality with contemporary design. A custom-made living room cabinet integrates perfectly into the overall concept. The living area's ambiance is further enhanced by the fireplace, parquet flooring, and architecturally integrated lighting. A suspended ceiling with app-controlled LED lighting and electrically operated sun protection systems create individual lighting moods depending on the time of day. An electric awning extends the living comfort to the spacious roof terrace. A particular design highlight is the Slate Lite natural stone panels, which are used as backlit wall cladding in the bathroom showers. The combination of the genuine stone surface and finely adjustable LED illumination creates an exceptionally atmospheric effect. Slate Lite is also used on the ceiling in the guest WC – a striking effect. The apartment has four bedrooms, including a master bedroom with a custom-made dressing room. Both bathrooms are equipped with Italian porcelain tiles, sanitary ware by Villeroy & Boch, and walk-in showers. The master bathroom also features a high-quality Klafs sauna (sanarium, steam function, infrared, salt inhalation), a particularly quiet comfort bathtub, and a WC-bidet combination. The approximately 100 m<sup>2</sup> roof terrace, which wraps around three-quarters of the apartment, extends the living space outdoors. It features high-quality artificial turf, large-format porcelain stoneware tiles on a pedestal system, and coordinated design elements, offering ample space for relaxation or socializing over the city. Additional features include: underfloor heating in all rooms, a Busch-Jaeger "free@home" smart home system (app-controlled), a water softener, a video camera at the apartment entrance and a burglar-resistant front door, two underground parking spaces (each €30,000.00) with additional security provided by a private roller door, a wallbox, a private cellar, a utility room with custom-made built-in wardrobes, and an elevator providing direct access from the underground garage to the apartment floor. The existing fixtures and fittings can be purchased from the seller by arrangement. This property is ideal for those who value contemporary architecture, high-quality materials, and spaciousness. It offers a prestigious yet tranquil living environment with privacy and comfort. We would be happy to present this penthouse to you during a personal viewing.

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## **All about the location**

Das Penthouse befindet sich im süd-östlichen Stadtbereich Greifswalds, das sich durch eine angenehme Mischung aus ruhigem Wohnumfeld und guter infrastruktureller Anbindung auszeichnet. Einkaufsmöglichkeiten für den täglichen Bedarf, medizinische Versorgungseinrichtungen sowie Dienstleister sind in wenigen Minuten erreichbar. Auch Schulen, Kindertagesstätten und Freizeiteinrichtungen befinden sich im näheren Umfeld, was die Lage besonders alltagstauglich macht.

Die Anbindung an den öffentlichen Nahverkehr ist sehr gut, sodass das Stadtzentrum sowie der Bahnhof unkompliziert erreichbar sind. Zudem bietet das Radwegenetz eine schnelle und komfortable Verbindung in alle Teile der Stadt. In unmittelbarer Nähe liegen Grün- und Erholungsflächen, die zu Spaziergängen und sportlichen Aktivitäten einladen. Somit verbindet die Lage die Vorteile eines praktischen Wohnstandorts mit einem angenehmen Wohnumfeld und kurzen Wegen.

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## **Other information**

**Es liegt ein Energiebedarfsausweis vor.**

**Dieser ist gültig bis 27.1.2031.**

**Endenergiebedarf beträgt 18.97 kwh/(m<sup>2</sup>\*a).**

**Wesentlicher Energieträger der Heizung ist Fernwärme.**

**Das Baujahr des Objekts lt. Energieausweis ist 2022.**

**Die Energieeffizienzklasse ist A.**

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## Contact partner

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

**Jan Fehlhaber**

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