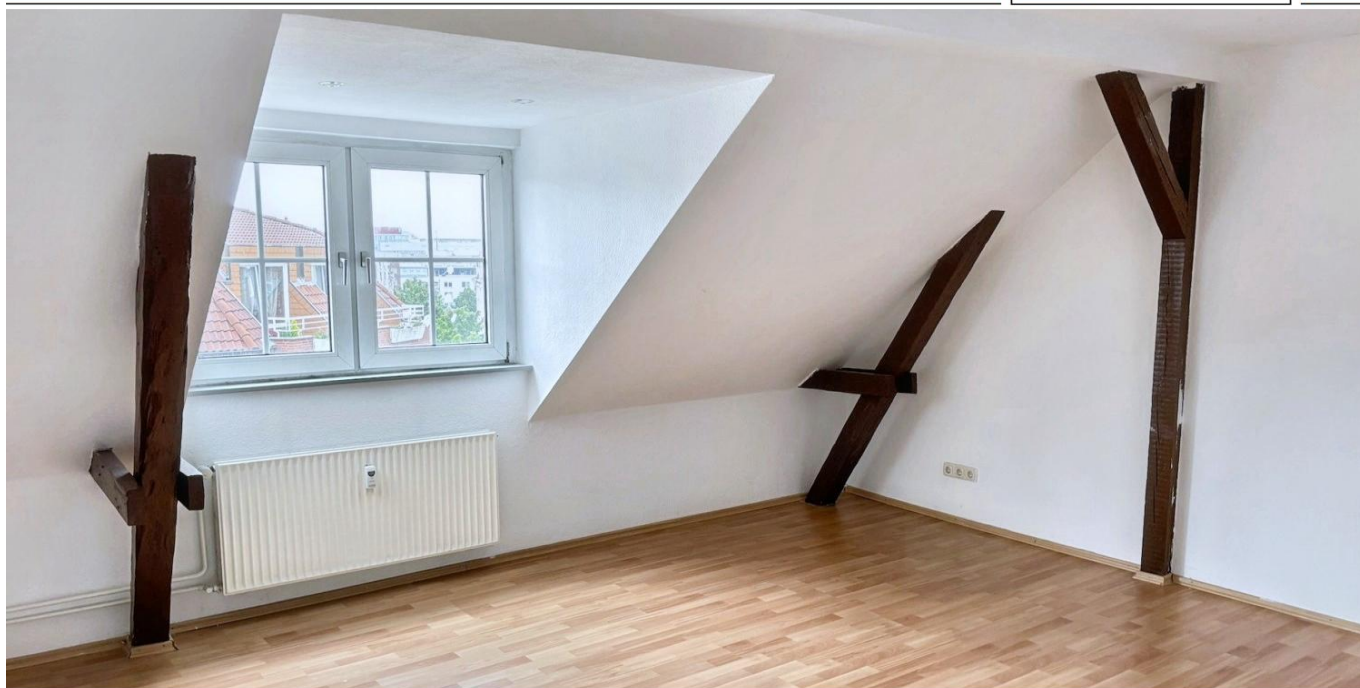


Kiel – Exerzierplatz

Encantador ático en una ubicación céntrica, a poca distancia de la estación de tren.

Número de propiedad: 25053108



www.von-poll.com

PRECIO DEL ALQUILER: 650 EUR • SUPERFICIE HABITABLE: ca. 52 m² • HABITACIONES: 2

Número de propiedad: 25053108 - 24103 Kiel – Exerzierplatz

- De un vistazo
- La propiedad
- Datos energéticos
- Una primera impresión
- Detalles de los servicios
- Todo sobre la ubicación
- Otros datos
- Contacto con el socio

Número de propiedad: 25053108 - 24103 Kiel – Exerzierplatz

De un vistazo

Número de propiedad	25053108
Superficie habitable	ca. 52 m²
Piso	5
Habitaciones	2
Dormitorios	2
Baños	1
Año de construcción	1910

Precio del alquiler	650 EUR
Costes adicionales	135 EUR
Piso	Ático
Estado de la propiedad	cuidado
Método de construcción	Sólido
Características	Cocina empotrada

Número de propiedad: 25053108 - 24103 Kiel – Exerzierplatz

Datos energéticos

Tipo de calefacción	Calefacción urbana
Fuente de energía	Tele
Certificado energético válido hasta	06.07.2028
Fuente de energía	Distrito

Certificado energético	Certificado de consumo
Consumo de energía final	134.00 kWh/m²a
Clase de eficiencia energética	E
Año de construcción según el certificado energético	1910

Número de propiedad: 25053108 - 24103 Kiel – Exerzierplatz

La propiedad



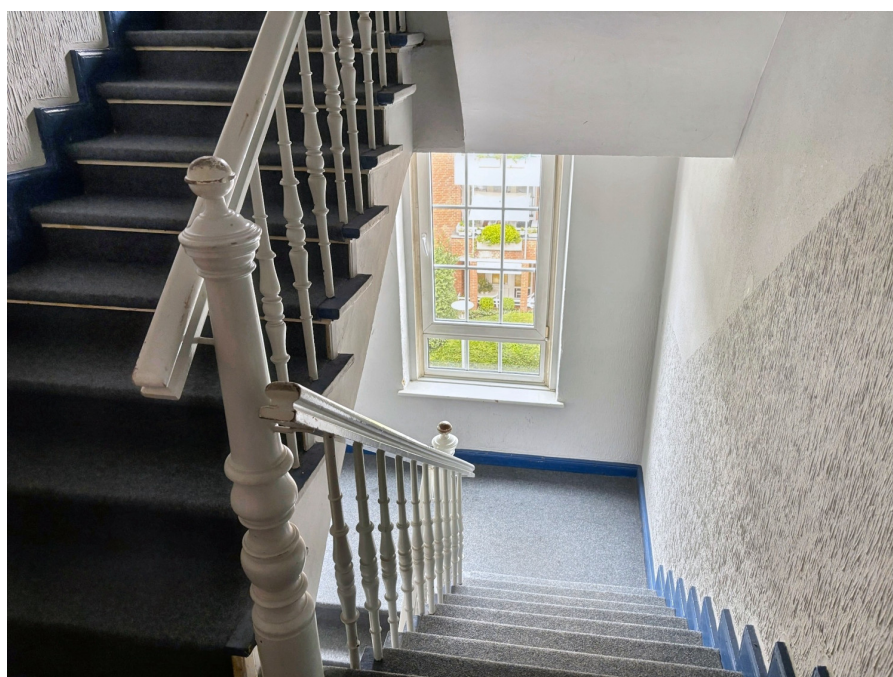
Número de propiedad: 25053108 - 24103 Kiel – Exerzierplatz

La propiedad



Número de propiedad: 25053108 - 24103 Kiel – Exerzierplatz

La propiedad



Número de propiedad: 25053108 - 24103 Kiel – Exerzierplatz

La propiedad



Número de propiedad: 25053108 - 24103 Kiel – Exerzierplatz

La propiedad

VP

VON POLL
IMMOBILIEN

Zusammen für sportliche Spitzenleistungen



www.von-poll.com



Ihre Immobilienspezialisten

Eigentümern bieten wir eine kostenfreie und unverbindliche
Marktpreiseinschätzung ihrer Immobilie an.

Kontaktieren Sie uns, wir freuen uns darauf, Sie persönlich und individuell zu beraten.

T.: 0431 - 98 26 04 0

Selbstständiger Shop Kiel | Dänische Straße 40 | 24103 Kiel
kiel@von-poll.com | www.von-poll.com/kiel

Número de propiedad: 25053108 - 24103 Kiel – Exerzierplatz

La propiedad

VON POLL IMMOBILIEN

**Eine ausgezeichnete Wahl:
VON POLL IMMOBILIEN.**

Capital
MAKLER-KOMPASS
HEFT 10/2023
Top-Makler Kiel
★★★★★
Höchstnote für
von Poll Immobilien
Quelle: IHR Institut
18 TEST: 5.000 Makler
GEHTIG: 80/23

MONEY
HÖCHSTE
KUNDEN-
ZUFRIEDEN-
HEIT
VON POLL IMMOBILIEN
12 weitere Anbieter
erhielten die Testsieger-Gal
im Test: 88 Immobilien-
makler in Deutschland
Ausgabe 9/2024
★★★★★

TEST
UNTERNEHMEN
DES JAHRES
2025
VON POLL IMMOBILIEN
ANALYSE
KUNDENZUFRIEDENHEIT
★★★★★
FOKUS 30/24 DEUTSCHLANDTESTIDE

F.A.Z. INSTITUT
DEUTSCHLANDS
BEGEHRTESTE
IMMOBILIENMAKLER
VON POLL IMMOBILIEN
Basis: Anbieterreputation
02/2025
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Número de propiedad: 25053108 - 24103 Kiel – Exerzierplatz

Una primera impresión

¡Bienvenido a su nuevo ático con un ambiente acogedor! La propiedad goza de una ubicación céntrica, lo que le permite llegar fácilmente a pie a la estación de tren, tiendas, restaurantes y otros servicios para sus necesidades diarias. El apartamento cuenta con una distribución práctica y una agradable distribución de las habitaciones. Al entrar, encontrará un acogedor pasillo que da acceso a todas las estancias. Justo a la izquierda se encuentra el primer salón/dormitorio, luminoso y acogedor gracias a una ventana. Más adelante, encontrará la cocina independiente y el baño, ambos con ventanas que garantizan mucha luz y buena ventilación. Al final del apartamento, encontrará el segundo dormitorio, también muy luminoso gracias a su ventana, que ofrece múltiples usos. Los techos inclinados le confieren un encanto especial y crean un ambiente acogedor. Al estar en la última planta, también se garantiza tranquilidad y privacidad. Esperamos su consulta y estaremos encantados de proporcionarle más información o concertar una visita personal.

Número de propiedad: 25053108 - 24103 Kiel – Exerzierplatz

Detalles de los servicios

Lage: Zentrumsnah, fußläufig zum Bahnhof

Etage: Dachgeschoss

Zwei Schlafzimmer/Wohnräume

Separate Küche mit Fenster

Badezimmer mit Fenster

Helligkeit: Alle Wohnräume mit Tageslichtfenstern

Klingel

Telefongegensprechanlage

Número de propiedad: 25053108 - 24103 Kiel – Exerzierplatz

Todo sobre la ubicación

Die Immobilie befindet sich in zentraler Lage im beliebten Kieler Stadtteil Exerzierplatz – nur wenige Gehminuten von der Innenstadt und dem Hauptbahnhof entfernt. Die Umgebung ist geprägt von einer gewachsenen Wohnstruktur mit Altbauten, kleinen Geschäften, Cafés und vielseitigen Einkaufsmöglichkeiten. Das Viertel bietet eine lebendige Atmosphäre mit gleichzeitig ruhigem, angenehmem Wohnumfeld.

Die Verkehrsanbindung ist hervorragend: Mehrere Buslinien verlaufen in unmittelbarer Nähe und verbinden das Quartier schnell und direkt mit dem Kieler Hauptbahnhof, der Universität, dem UKSH sowie weiteren Stadtteilen. Auch mit dem Fahrrad ist man gut unterwegs – durch kurze Wege und ausgebautes Radwegenetz.

Dank der zentralen Lage sind viele Einrichtungen des täglichen Bedarfs fußläufig erreichbar – darunter Supermärkte, Apotheken, Bäckereien, Ärzte und Restaurants. Gleichzeitig bietet die Nähe zur Kieler Förde, zum Schrevenpark und zu verschiedenen Grünanlagen auch ideale Bedingungen für Erholung, Freizeit und sportliche Aktivitäten.

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Otros datos

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 6.7.2028.

Endenergieverbrauch beträgt 134.00 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Fernwärme.

Das Baujahr des Objekts lt. Energieausweis ist 1910.

Die Energieeffizienzklasse ist E.

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UNSER SERVICE FÜR SIE ALS EIGENTÜMER:

Planen Sie den Verkauf oder die Vermietung Ihrer Immobilie, so ist es für Sie wichtig, deren Marktwert zu kennen. Lassen Sie kostenfrei und unverbindlich den aktuellen Wert Ihrer Immobilie professionell durch einen unserer Immobilienspezialisten einschätzen. Unser bundesweites und internationales Netzwerk ermöglicht es uns, Verkäufer bzw. Vermieter und Interessenten bestmöglich zusammenzuführen.

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Contacto con el socio

Para más información, diríjase a su persona de contacto:

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