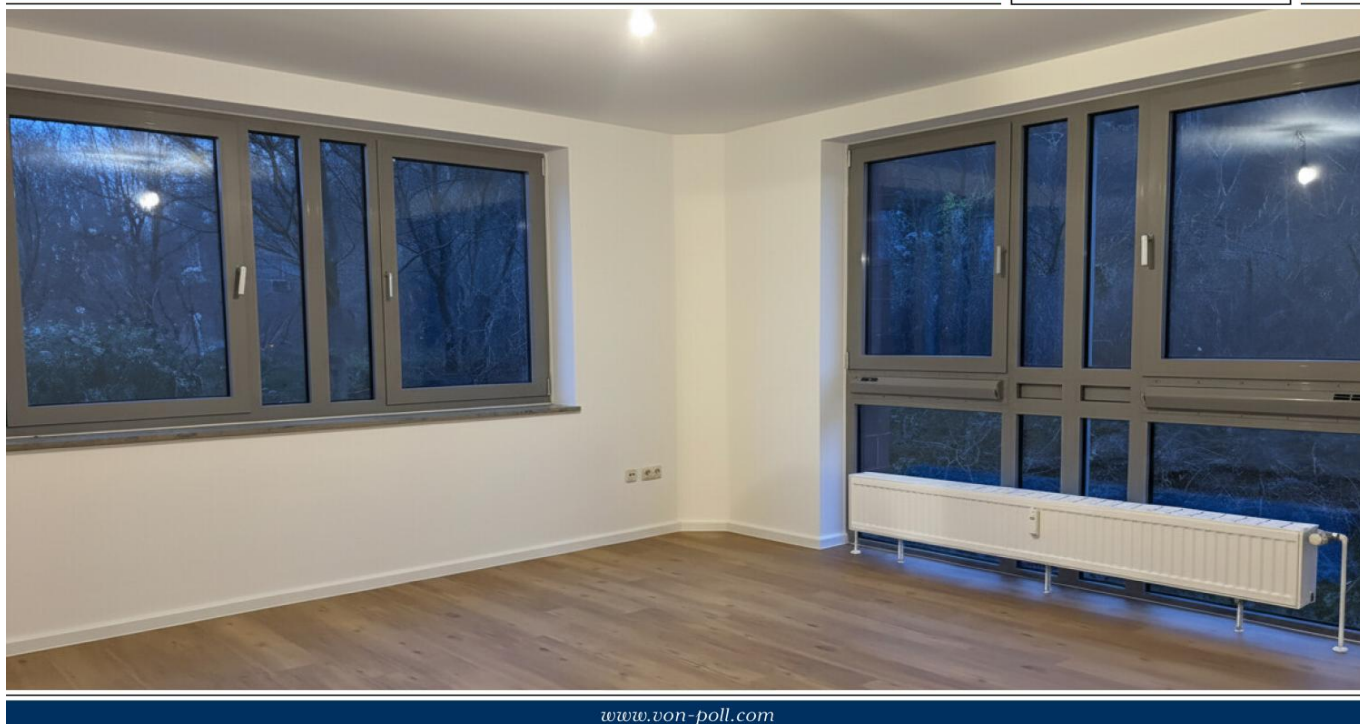


Kiel – Neumühlen-Dietrichsdorf

## Sanierte 3-Zimmer-Wohnung in gepflegtem Mehrfamilienhaus

Codice oggetto: 26053001



[www.von-poll.com](http://www.von-poll.com)

PREZZO D'AFFITTO: 980 EUR • SUPERFICIE NETTA: ca. 80,08 m<sup>2</sup> • VANI: 3

Codice oggetto: 26053001 - 24149 Kiel – Neumühlen-Dietrichsdorf

- A colpo d'occhio
- La proprietà
- Dati energetici
- Una prima impressione
- Dettagli dei servizi
- Tutto sulla posizione
- Ulteriori informazioni
- Partner di contatto

Codice oggetto: 26053001 - 24149 Kiel – Neumühlen-Dietrichsdorf

## A colpo d'occhio

Codice oggetto	26053001
Superficie netta	ca. 80,08 m <sup>2</sup>
DISPONIBILE DAL	07.01.2026
Piano	2
Vani	3
Camere da letto	3
Bagni	1
Anno di costruzione	1996

Prezzo d'affitto	980 EUR
Costi aggiuntivi	180 EUR
Appartamento	Piano
Modernizzazione / Riqualificazione	2025
Stato dell'immobile	Ristrutturato
Tipologia costruttiva	massiccio
Caratteristiche	Cucina componibile

Codice oggetto: 26053001 - 24149 Kiel – Neumühlen-Dietrichsdorf

## Dati energetici

Riscaldamento	Cogenerazione fossile	Certificazione energetica	Attestato di prestazione energetica
Certificazione energetica valido fino a	27.11.2033	Consumo finale di energia	50.60 kWh/m²a
		Classe di efficienza energetica	B
		Anno di costruzione secondo il certificato energetico	1996

Codice oggetto: 26053001 - 24149 Kiel – Neumühlen-Dietrichsdorf

## La proprietà



Codice oggetto: 26053001 - 24149 Kiel – Neumühlen-Dietrichsdorf

## La proprietà





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## La proprietà



### 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](mailto:kiel@von-poll.com) | [www.von-poll.com/kiel](http://www.von-poll.com/kiel)

### *Zusammen für sportliche Spitzenleistungen*



Codice oggetto: 26053001 - 24149 Kiel – Neumühlen-Dietrichsdorf

## La proprietà

**VON POLL IMMOBILIEN**

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

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

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

**TEST**  
UNTERNEHMEN  
DES JAHRES  
2025  
VON POLL IMMOBILIEN  
ANALYSE  
KUNDENZUFRIEDENHEIT  
★★★★★  
FÜR 2024  
DEUTSCHLANDTEST

**DEUTSCHLAND  
TEST**  
HÖCHSTE  
REPUTATION  
PRÄMIER  
„HERAUSRAGEND“  
VON POLL IMMOBILIEN  
ANALYSE  
FOUR STAR (DEUTSCHLANDTEST)

**F.A.Z. INSTITUT**  
DEUTSCHLANDS  
BEGEHRTESTE  
IMMOBILIENMAKLER  
VON POLL IMMOBILIEN  
Basis: Anbieterreputation  
02/2025  
1st/2nd/3rd/4th/5th/6th/7th/8th/9th/10th/11th/12th/13th/14th/15th/16th/17th/18th/19th/20th/21st/22nd/23rd/24th/25th/26th/27th/28th/29th/30th/31st/32nd/33rd/34th/35th/36th/37th/38th/39th/40th/41st/42nd/43rd/44th/45th/46th/47th/48th/49th/50th/51st/52nd/53rd/54th/55th/56th/57th/58th/59th/60th/61st/62nd/63rd/64th/65th/66th/67th/68th/69th/70th/71st/72nd/73rd/74th/75th/76th/77th/78th/79th/80th/81st/82nd/83rd/84th/85th/86th/87th/88th/89th/90th/91st/92nd/93rd/94th/95th/96th/97th/98th/99th/100th/101st/102nd/103rd/104th/105th/106th/107th/108th/109th/110th/111th/112th/113th/114th/115th/116th/117th/118th/119th/120th/121st/122nd/123rd/124th/125th/126th/127th/128th/129th/130th/131st/132nd/133rd/134th/135th/136th/137th/138th/139th/140th/141st/142nd/143rd/144th/145th/146th/147th/148th/149th/150th/151st/152nd/153rd/154th/155th/156th/157th/158th/159th/160th/161st/162nd/163rd/164th/165th/166th/167th/168th/169th/170th/171st/172nd/173rd/174th/175th/176th/177th/178th/179th/180th/181st/182nd/183rd/184th/185th/186th/187th/188th/189th/190th/191st/192nd/193rd/194th/195th/196th/197th/198th/199th/200th/201st/202nd/203rd/204th/205th/206th/207th/208th/209th/210th/211st/212nd/213th/214th/215th/216th/217th/218th/219th/220th/221st/222nd/223rd/224th/225th/226th/227th/228th/229th/230th/231st/232nd/233rd/234th/235th/236th/237th/238th/239th/240th/241st/242nd/243rd/244th/245th/246th/247th/248th/249th/250th/251st/252nd/253rd/254th/255th/256th/257th/258th/259th/260th/261st/262nd/263rd/264th/265th/266th/267th/268th/269th/270th/271st/272nd/273rd/274th/275th/276th/277th/278th/279th/280th/281st/282nd/283rd/284th/285th/286th/287th/288th/289th/290th/291st/292nd/293rd/294th/295th/296th/297th/298th/299th/300th/301st/302nd/303rd/304th/305th/306th/307th/308th/309th/310th/311st/312nd/313th/314th/315th/316th/317th/318th/319th/320th/321st/322nd/323rd/324th/325th/326th/327th/328th/329th/330th/331st/332nd/333rd/334th/335th/336th/337th/338th/339th/340th/341st/342nd/343rd/344th/345th/346th/347th/348th/349th/350th/351st/352nd/353rd/354th/355th/356th/357th/358th/359th/360th/361st/362nd/363rd/364th/365th/366th/367th/368th/369th/370th/371st/372nd/373rd/374th/375th/376th/377th/378th/379th/380th/381st/382nd/383rd/384th/385th/386th/387th/388th/389th/390th/391st/392nd/393rd/394th/395th/396th/397th/398th/399th/400th/401st/402nd/403rd/404th/405th/406th/407th/408th/409th/410th/411st/412nd/413th/414th/415th/416th/417th/418th/419th/420th/421st/422nd/423rd/424th/425th/426th/427th/428th/429th/430th/431st/432nd/433rd/434th/435th/436th/437th/438th/439th/440th/441st/442nd/443rd/444th/445th/446th/447th/448th/449th/450th/451st/452nd/453rd/454th/455th/456th/457th/458th/459th/460th/461st/462nd/463rd/464th/465th/466th/467th/468th/469th/470th/471st/472nd/473rd/474th/475th/476th/477th/478th/479th/480th/481st/482nd/483rd/484th/485th/486th/487th/488th/489th/490th/491st/492nd/493rd/494th/495th/496th/497th/498th/499th/500th/501st/502nd/503rd/504th/505th/506th/507th/508th/509th/510th/511st/512nd/513th/514th/515th/516th/517th/518th/519th/520th/521st/522nd/523rd/524th/525th/526th/527th/528th/529th/530th/531st/532nd/533rd/534th/535th/536th/537th/538th/539th/540th/541st/542nd/543rd/544th/545th/546th/547th/548th/549th/550th/551st/552nd/553rd/554th/555th/556th/557th/558th/559th/560th/561st/562nd/563rd/564th/565th/566th/567th/568th/569th/570th/571st/572nd/573rd/574th/575th/576th/577th/578th/579th/580th/581st/582nd/583rd/584th/585th/586th/587th/588th/589th/590th/591st/592nd/593rd/594th/595th/596th/597th/598th/599th/600th/601st/602nd/603rd/604th/605th/606th/607th/608th/609th/610th/611st/612nd/613th/614th/615th/616th/617th/618th/619th/620th/621st/622nd/623rd/624th/625th/626th/627th/628th/629th/630th/631st/632nd/633rd/634th/635th/636th/637th/638th/639th/640th/641st/642nd/643rd/644th/645th/646th/647th/648th/649th/650th/651st/652nd/653rd/654th/655th/656th/657th/658th/659th/660th/661st/662nd/663rd/664th/665th/666th/667th/668th/669th/670th/671st/672nd/673rd/674th/675th/676th/677th/678th/679th/680th/681st/682nd/683rd/684th/685th/686th/687th/688th/689th/690th/691st/692nd/693rd/694th/695th/696th/697th/698th/699th/700th/701st/702nd/703rd/704th/705th/706th/707th/708th/709th/710th/711st/712nd/713th/714th/715th/716th/717th/718th/719th/720th/721st/722nd/723rd/724th/725th/726th/727th/728th/729th/730th/731st/732nd/733rd/734th/735th/736th/737th/738th/739th/740th/741st/742nd/743rd/744th/745th/746th/747th/748th/749th/750th/751st/752nd/753rd/754th/755th/756th/757th/758th/759th/760th/761st/762nd/763rd/764th/765th/766th/767th/768th/769th/770th/771st/772nd/773rd/774th/775th/776th/777th/778th/779th/780th/781st/782nd/783rd/784th/785th/786th/787th/788th/789th/790th/791st/792nd/793rd/794th/795th/796th/797th/798th/799th/800th/801st/802nd/803rd/804th/805th/806th/807th/808th/809th/810th/811st/812nd/813th/814th/815th/816th/817th/818th/819th/820th/821st/822nd/823rd/824th/825th/826th/827th/828th/829th/830th/831st/832nd/833rd/834th/835th/836th/837th/838th/839th/840th/841st/842nd/843rd/844th/845th/846th/847th/848th/849th/850th/851st/85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**Codice oggetto: 26053001 - 24149 Kiel – Neumühlen-Dietrichsdorf**

## Una prima impressione

Diese frisch und umfassend sanierte 3-Zimmer-Wohnung befindet sich in einem großen, gepflegten Mehrfamilienhaus im beliebten Kieler Stadtteil Neumühlen-Dietrichsdorf. Die Wohnung überzeugt durch einen modernen Grundriss, helle Räume und eine angenehme Wohnatmosphäre und steht ab dem 01.01. zum Einzug bereit.

Der Zugang zur Wohnung erfolgt bequem über den vorhandenen Aufzug. Beim Betreten der Wohnung gelangen Sie in einen großzügigen Flur. Direkt auf der rechten Seite befindet sich das modern gestaltete Badezimmer, während sich links ein geräumiger Abstellraum befindet, der praktischen Stauraum für Haushaltsgeräte, Vorräte oder Garderobe bietet.

Weiter durch den Flur erreichen Sie auf der rechten Seite die neue, offen gestaltete Küche, die sich harmonisch in das Wohnkonzept einfügt und kurze Wege im Alltag ermöglicht. Auf der linken Seite liegt das erste Schlafzimmer, das sich ideal als Schlaf-, Kinder- oder Arbeitszimmer nutzen lässt.

Der Flur führt weiter in das großzügige Wohn- und Esszimmer, das den Mittelpunkt der Wohnung bildet und ausreichend Platz für einen gemütlichen Wohnbereich sowie einen Essplatz bietet. Von hier aus erreichen Sie das zweite Schlafzimmer, das sich ruhig gelegen ebenfalls vielseitig nutzen lässt.

Ein gemeinschaftlicher Waschkeller steht den Bewohnern im Erdgeschoss des Hauses zur Verfügung. Öffentliche Parkmöglichkeiten sind in der näheren Umgebung in ausreichender Anzahl vorhanden.

Haben wir Ihr Interesse geweckt?

Gerne laden wir Sie ein, sich bei einer persönlichen Besichtigung selbst von dieser Wohnung zu überzeugen.

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## Dettagli dei servizi

Komplettsanierung der gesamten Wohnung  
Neue, moderne offene Küche  
Helle und großzügige Raumaufteilung  
Aufzug im Haus  
Großer Abstellraum in der Wohnung  
Gemeinschaftlicher Waschkeller im Erdgeschoss  
Gepflegtes Mehrfamilienhaus  
Gute Parkplatzsituation im Wohnumfeld

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## Tutto sulla posizione

Neumühlen-Diedrichsdorf ist der östlichste Stadtteil Kiels und liegt auf der Sonnenseite der Kieler Förde, umgeben von viel Grün und landschaftlich wunderschön gelegen in der Nähe der Schwentinemündung.

In den letzten Jahren wurden große Anstrengungen unternommen, die Attraktivität dieses Bereiches weiter zu steigern. Die Sanierung der Alten Schwentinebrücke, die Aufwertung des Stadtteilzentrums, die Umgestaltung des Lunaplatzes, die Fachhochschule, der Mediendom und die Infrastruktur des Seefischmarktgeländes sind Beispiele dafür. Heute ist der Schwentinemündungsbereich ein beliebtes Ausflugs- und Naherholungsziel für Anwohner, Besucher und Touristen.

Mit seiner Infrastruktur und nicht zuletzt seiner Nähe zu den Stränden in Heikendorf und Möltenort erfreut sich dieser Stadtteil schon seit Jahren wachsender Beliebtheit. Durch die optimale Anbindung beträgt die Fahrtzeit in die Kieler Innenstadt mit dem PKW lediglich 10 Minuten, was das Freizeitangebot sowie die Einkaufs- und Shoppingmöglichkeiten enorm erweitert.



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## Ulteriori informazioni

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 27.11.2033.

Endenergieverbrauch beträgt 50.60 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist KWK fossil.

Das Baujahr des Objekts lt. Energieausweis ist 1996.

Die Energieeffizienzklasse ist B.

HAFTUNG: Wir weisen darauf hin, dass die von uns weitergegebenen Objektinformationen, Unterlagen, Pläne etc. vom Verkäufer bzw. Vermieter stammen. Eine Haftung für die Richtigkeit oder Vollständigkeit der Angaben übernehmen wir daher nicht. Es obliegt daher unseren Kunden, die darin enthaltenen Objektinformationen und Angaben auf ihre Richtigkeit hin zu überprüfen. Alle Immobilienangebote sind freibleibend und vorbehaltlich Irrtümer, Zwischenverkauf- und Vermietung oder sonstiger Zwischenverwertung.

### 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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## Partner di contatto

Per ulteriori informazioni, si prega di contattare la persona di riferimento:

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*Alla clausola di esclusione di responsabilità di von Poll Immobilien GmbH*

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