

Plön – Großer Plöner See

## Attico a Plön-Stadttheide – Vivere in stile moderno con ampia terrazza sul tetto e vista panoramica

Codice oggetto: 25471013.11



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

PREZZO D'ACQUISTO: 415.850 EUR • SUPERFICIE NETTA: ca. 84,34 m<sup>2</sup> • VANI: 2

Codice oggetto: 25471013.11 - 24306 Plön – Großer Plöner See

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## A colpo d'occhio

Codice oggetto	25471013.11
Superficie netta	ca. 84,34 m <sup>2</sup>
Tipologia tetto	a padiglione
Piano	3
Vani	2
Camere da letto	1
Bagni	1
Anno di costruzione	2025
Garage/Posto auto	1 x superficie libera

Prezzo d'acquisto	415.850 EUR
Appartamento	Attico
Stato dell'immobile	Curato
Tipologia costruttiva	massiccio
Superficie lorda	ca. 5 m <sup>2</sup>
Caratteristiche	Terrazza

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## Dati energetici

Tipologia di riscaldamento	a pavimento
Riscaldamento	Pompa di calore idraulica/pneumatica
Certificazione energetica valido fino a	27.10.2034
Fonte di alimentazione	Pompa di calore idraulica/pneumatica

Certificazione energetica	Attestato Prestazione Energetica
Consumo energetico	17.50 kWh/m²a
Classe di efficienza energetica	A+
Anno di costruzione secondo il certificato energetico	2025

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## La proprietà



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## 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.: 04522 - 76 56 97 0**

Inhaberin: M&R Invest GmbH vertreten durch den Geschäftsführer Sven Möllemann  
Lizenzpartner der von Poll Immobilien GmbH

Lizenzpartner Commercial Kiel | Johannisstr. 1A | 24306 Plön | [commercial.kiel@von-poll.com](mailto:commercial.kiel@von-poll.com)

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## 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: F&Z Institut  
18 TEST: 5.000 Makler  
GEHTIG: 80/23

**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  
★★★★★  
FOCUS 30/24 DEUTSCHLANDTESTIDE

**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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## Una prima impressione

Questo elegante attico in un moderno edificio di nuova costruzione colpisce per la sua architettura ben progettata, le finiture di alta qualità e il piacevole ambiente abitativo. Le ampie finestre creano un'atmosfera luminosa e accogliente, inondando di luce naturale gli ambienti open space. L'ampia zona giorno e cucina è il cuore dell'appartamento, un luogo dove rilassarsi, cucinare e socializzare. L'orientamento a sud-ovest permette di godere delle ore di sole fino a tarda sera. Un vero punto forte è la terrazza sul tetto esposta a sud, direttamente accessibile dalla zona giorno, che offre uno splendido spazio esterno, ideale per rilassarsi o intrattenere gli ospiti. La planimetria è strutturata in modo chiaro ed efficiente. Oltre alla zona giorno open space, sono presenti un pratico ripostiglio e un moderno bagno con cabina doccia. Il riscaldamento a pavimento in tutti gli ambienti e un parcheggio privato proprio davanti alla porta d'ingresso offrono un ulteriore comfort. L'appartamento è situato in una posizione tranquilla con ottime infrastrutture: negozi, mezzi pubblici e altri servizi per le necessità quotidiane sono facilmente raggiungibili. Lo standard di efficienza energetica è particolarmente orientato al futuro: l'edificio è stato costruito secondo le linee guida KfW-40, è dotato di un impianto fotovoltaico e rappresenta quindi un investimento in sostenibilità e bassi costi di gestione. Questo appartamento coniuga design elegante, elevato comfort abitativo e consapevolezza ecologica, rendendolo perfetto per chiunque desideri coniugare stile di vita moderno con un'elevata qualità della vita.

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## Dettagli dei servizi

- Staffelgeschoss in einem modernen Neubau
- Große Fensterfronten für helle, lichtdurchflutete Räume
- Großzügiger, offener Wohn- und Küchenbereich
- Südwest-Ausrichtung mit viel Sonne bis in den Abend
- Große, sonnige Südterrasse
- Klar strukturierter, gut durchdachter Grundriss
- Fußbodenheizung in allen Räumen
- Modernes Badezimmer mit ebenerdiger Dusche
- Praktische Abstellkammer
- Ruhige Wohnlage mit guter Infrastruktur
- Eigener Stellplatz direkt vor der Haustür
- Energieeffizienter KfW-40-Standard
- Photovoltaikanlage zur Unterstützung der Energieversorgung
- sowie weitere Ausstattungsmerkmale lt. Baubeschreibung

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## Tutto sulla posizione

Die modernen Wohnungen befinden sich in einer ruhigen Lage in Plön, nur wenige Schritte vom idyllischen Suhrer See entfernt. Diese begehrte Lage bietet nicht nur eine malerische Umgebung, sondern auch eine ausgezeichnete Anbindung an die Vorzüge der Stadt.

Plön selbst verbindet charmanten Kleinstadtcharakter mit urbanem Flair. Die historische Altstadt beherbergt eine Vielzahl von Geschäften, gemütlichen Cafés und Restaurants, in denen Sie regionale Spezialitäten genießen können. Kulturelle Highlights wie das Schloss Plön und das Museum auf dem Großen Plöner See sind nur einen kurzen Spaziergang entfernt und laden zu spannenden Entdeckungen ein.

Die umliegende Landschaft der Holsteinischen Schweiz lädt zu vielfältigen Freizeitaktivitäten ein, von entspannten Spaziergängen bis hin zu ausgedehnten Wanderungen und Radtouren. Die Nähe zum Suhrer See bietet zudem ideale Bedingungen für Freizeitaktivitäten aller Art, während der nahegelegene Plöner See mit seinen Uferpromenaden und Strandbädern zum Verweilen und Entspannen einlädt.

Die ausgezeichnete Verkehrsanbindung macht es einfach, die umliegenden Städte wie Kiel und Lübeck zu erreichen. Sowohl mit dem Auto als auch mit öffentlichen Verkehrsmitteln gelangen Sie schnell und bequem zu Ihren Zielen, was diese Lage besonders attraktiv für Pendler und alle, die die Vorzüge des städtischen Lebens schätzen, macht.

Die modernen Neubauwohnungen bieten somit nicht nur ein Zuhause, sondern auch einen Lebensstil, der das Beste aus Stadt und Natur vereint. Erleben Sie die perfekte Symbiose aus urbanem Komfort und natürlicher Schönheit und vereinbaren Sie noch heute einen Besichtigungstermin, um sich von diesem einzigartigen Wohnprojekt in Plön zu überzeugen.

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## Ulteriori informazioni

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

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