

Düsseldorf – Flingern

# Above the rooftops of Düsseldorf - Stylish loft with a view

Property ID: 25013084G



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

**PURCHASE PRICE: 1.190.000 EUR • LIVING SPACE: ca. 278 m<sup>2</sup> • ROOMS: 6**

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## At a glance

|                      |                                                         |
|----------------------|---------------------------------------------------------|
| Property ID          | 25013084G                                               |
| Living Space         | ca. 278 m²                                              |
| Floor                | 3                                                       |
| Rooms                | 6                                                       |
| Bedrooms             | 3                                                       |
| Bathrooms            | 2                                                       |
| Year of construction | 1989                                                    |
| Type of parking      | 1 x Outdoor parking space, 1 x Garage, 40000 EUR (Sale) |

|                               |                                                                           |
|-------------------------------|---------------------------------------------------------------------------|
| Purchase Price                | 1.190.000 EUR                                                             |
| Commission                    | Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises |
| Total Space                   | ca. 278 m²                                                                |
| Modernisation / Refurbishment | 2024                                                                      |
| Condition of property         | Modernised                                                                |
| Construction method           | Solid                                                                     |
| Usable Space                  | ca. 6 m²                                                                  |
| Commercial space              | ca. 278 m²                                                                |
| Rentable space                | ca. 278 m²                                                                |
| Equipment                     | Terrace, Built-in kitchen, Balcony                                        |

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## Energy Data

|                                |                    |
|--------------------------------|--------------------|
| Type of heating                | Underfloor heating |
| Energy Source                  | Light natural gas  |
| Energy certificate valid until | 13.01.2030         |
| Power Source                   | Gas                |

|                                                      |                                |
|------------------------------------------------------|--------------------------------|
| Energy Certificate                                   | Energy consumption certificate |
| Final energy consumption                             | 117.50 kWh/m²a                 |
| Energy efficiency class                              | D                              |
| Year of construction according to energy certificate | 1989                           |

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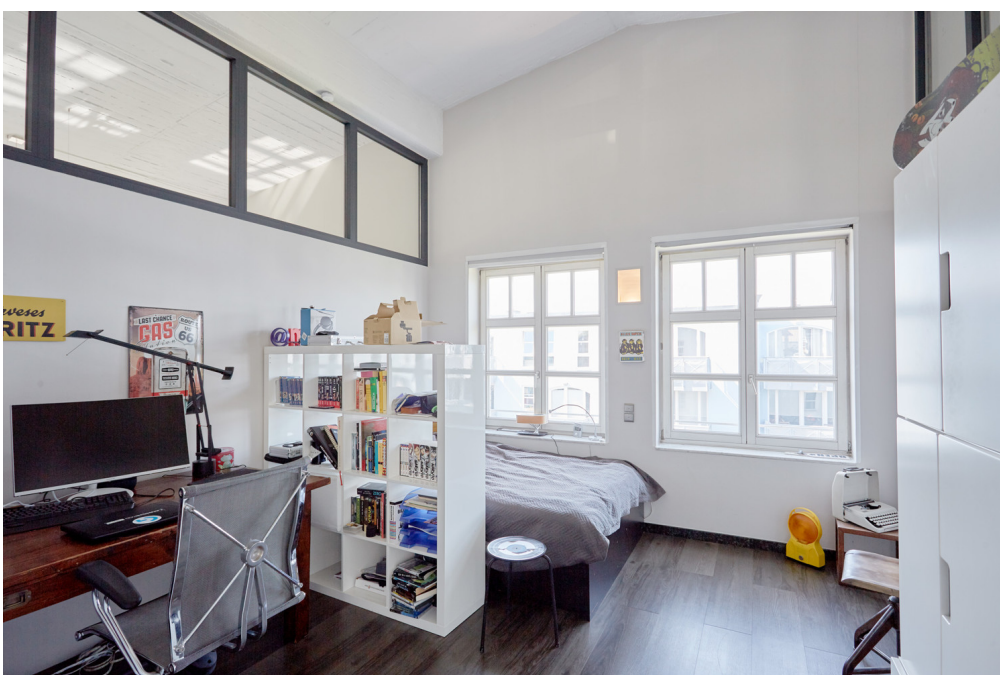
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## A first impression

This exquisite loft is located in a former perfume factory and offers an exceptional living space of approx. 278 m<sup>2</sup>. The property was built in 1985 and was last extensively modernized in 2019, as a result of which it presents itself in a very well-kept condition.

The loft has a total of 6 rooms, including 3 spacious bedrooms, which can also be used as an office. Two bathrooms ensure maximum comfort, one of which is en suite and equipped with a free-standing bathtub.

The open-plan living area with its impressive ceiling heights of up to 4 meters and electrically controllable skylights creates an airy, light-flooded ambience. High-quality oak parquet and marble floors as well as elegant wooden sash bar windows round off the luxurious appearance. A fitted kitchen that leaves nothing to be desired and Bose loudspeakers throughout the living area complete the exclusive living concept.

Certainly the highlights: a green, ingrown sunny balcony and a spacious roof terrace with the option to extend. Both areas are perfect for spending sunny hours outdoors.

In terms of technology, this property is equipped with a pre-installation for an alarm system, and modern Bose loudspeakers are also installed. New thermostats ensure efficient control of the indoor climate. For future requirements, there is the option of installing photovoltaic modules on the roof surfaces, which underlines the sustainability of the property.

This offer is rounded off by an extensive parking solution: a garage supplemented by an outdoor parking space. There is also a cellar compartment for additional storage space.

In summary, this loft offers exclusive living quality with a combination of modern comfort and elegant furnishings. Thanks to the extensive modernization of the building services and roof renovation in 2019 as well as the new gas heating from 2024 and the extensive insulation of the basement area this year, the property presents itself in a high-quality condition and is ideally equipped for the future.

Do not hesitate to contact us for more information!

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## Details of amenities

- Oak parquet / marble flooring
- Bathroom with walk-in shower
- Partial air conditioning
- Skylights (electrically controllable)
- Air conditioning device
- Bathroom en suite with free-standing bathtub
- Walk-in dressing room
- impressive ceilings up to 4m
- fitted kitchen
- Wooden lattice windows
- Roof covering and insulation from 2019
- New thermostats / underfloor heating
- (interior) blinds
- Bose loudspeakers
- new sealing around the house
- green balcony
- new gas heating 2024
- new waterproofing and thermal insulation

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## All about the location

### Düsseldorf Flingern-North

Flingern-Nord is one of Düsseldorf's most popular and lively districts. The former working-class and industrial area has been transformed in recent years into a creative, trendy district with a unique charm. Tradition and modernity combine in a special way here - listed old buildings, charming courtyards and stylish loft apartments characterize the cityscape, as do hip cafés, small boutiques, galleries and a diverse gastronomic scene.

Flingern-Nord is particularly popular with young professionals, creatives and families due to its urban atmosphere and good infrastructure. The central location provides excellent connections to the city center, the main train station and the Medienhafen - whether by car, bicycle or public transport. Several bus and streetcar lines as well as nearby S-Bahn stations offer ideal mobility throughout the city.

Flingern-Nord also leaves nothing to be desired when it comes to local amenities and leisure activities: supermarkets, weekly markets, schools, daycare centers, gyms and doctors are all within walking distance. Green spaces such as the Flinger Broich or the nearby Volksgarten offer recreational opportunities in the middle of the city.

Flingern-Nord is a district with character - creative, dynamic and full of quality of life.

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## Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 13.1.2030.

Endenergieverbrauch beträgt 117.50 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Erdgas leicht.

Das Baujahr des Objekts lt. Energieausweis ist 1989.

Die Energieeffizienzklasse ist D.

On request, we will be happy to send you a detailed exposé with further information, a floor plan and a site plan or answer your initial questions by telephone!

Thank you, we look forward to your inquiry or your call!

Brokerage contract: You conclude a brokerage contract with VON POLL IMMOBILIEN if you use the services of VON POLL IMMOBILIEN with knowledge of the commission obligation.

Commission: If you conclude a purchase contract that is attributable to the activities of VON POLL IMMOBILIEN, you as the buyer must pay the standard local commission to VON POLL IMMOBILIEN GmbH. The commission is due when the purchase contract becomes effective.

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MONEY LAUNDERING: As a real estate brokerage company, von Poll Immobilien GmbH is obliged under § 1, 2 para. 1 no. 10, 4 para. 3 of the Money Laundering Act (GwG) to establish and verify the identity of the contractual partner before establishing a business relationship. For this purpose, it is necessary for us to record the relevant data of your identity card - for example by means of a copy. The Money Laundering Act (GwG) stipulates that the broker must keep the copies or documents for five years.

### OUR SERVICE FOR YOU AS THE OWNER:

If you are planning to sell or let your property, it is important for you to know its market value. Have the current value of your property professionally assessed by one of our real estate specialists free of charge and without obligation. Our nationwide and international

network enables us to bring sellers or landlords and interested parties together in the best possible way.

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## Contact partner

For further information, please contact your contact person:

Claudia Brakonier & Marius Grumbt

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*To the Disclaimer of von Poll Immobilien GmbH*

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