

Bordesholm

****Flexible Büroräume im 1. Obergeschoss – ideal für Praxis, Büro oder Kanzlei****

CODE DU BIEN: 25053071.1



www.von-poll.com

PRIX DE LOYER: 1.230 EUR • SURFACE HABITABLE: ca. 117 m² • PIÈCES: 5

CODE DU BIEN: 25053071.1 - 24582 Bordesholm

- En un coup d'œil
- La propriété
- Informations énergétiques
- Une première impression
- Détails des commodités
- Tout sur l'emplacement
- Plus d'informations
- Contact

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En un coup d'œil

CODE DU BIEN	25053071.1
Surface habitable	ca. 117 m²
Etage	1
Pièces	5
Chambres à coucher	2
Salles de bains	1
Année de construction	1956

Prix de loyer	1.230 EUR
Coûts supplémentaires	140 EUR
Office/Professional practice	Espace de bureau
État de la propriété	Modernisé
Technique de construction	massif
Surface de plancher	ca. 117 m²
Aménagement	WC invités, Bloc-cuisine

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Informations énergétiques

Type de chauffage	Chauffage à l'étage
Chauffage	Gaz naturel lourd
Certification énergétique valable jusqu'au	16.01.2027
Source d'alimentation	Gaz

Certification énergétique	Diagnostic énergétique
Consommation d'énergie	103.00 kWh/m²a
Classement énergétique	D
Année de construction selon le certificat énergétique	1905

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La propriété



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VON POLL
REAL ESTATE

CODE DU BIEN: 25053071.1 - 24582 Bordesholm

La propriété

FÜR SIE IN DEN BESTEN LAGEN



VON POLL
IMMOBILIEN



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

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

Leading
REAL ESTATE
COMPANIES
IN THE WORLD

www.von-poll.com/kiel



VON POLL
FINANCE



IHNEN GEFÄLLT, WAS SIE SEHEN? ANDEREN AUCH!

SICHERN SIE SICH JETZT EINEN VORSPRUNG MIT VON POLL FINANCE

Unsere Finanzierungsexperten bescheinigen Ihnen Ihren
Finanzierungsrahmen. Bestätigen Sie Eigentümern und
Maklern Ihre Kaufkraft mit unserem Hypotheken-
zertifikat und verschaffen Sie sich damit einen
Vorsprung gegenüber anderen Kaufinteressenten.

JETZT ZERTIFIKAT ERSTELLEN LASSEN

VON POLL FINANCE KIEL | DÄNISCHE STRASSE 40 | 24103 KIEL
kiel@vp-finance.de | TEL.: 0431 - 59672050



www.vp-finance.de

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La propriété

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: 0.001 Makler
GUT: 80/100

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

TEST
UNTERNEHMEN
DES JAHRES
2025
VON POLL IMMOBILIEN
ANALYSE
KUNDENZUFRIEDENHEIT
★★★★★
VON POLL IMMOBILIEN

DEUTSCHLAND
TEST
HÖCHSTE
REPUTATION
PRÄDIKAT
„HERAUSRAGEND“
VON POLL IMMOBILIEN
ANALYSE
FOCUS: 10/24 DEUTSCHLANDSTELLE

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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CODE DU BIEN: 25053071.1 - 24582 Bordesholm

Une première impression

****Flexible Büroräume im 1. Obergeschoss – ideal für Praxis, Büro oder Kanzlei****

Diese modernisierte Einheit aus dem Jahr 1956 befindet sich im ersten Obergeschoss eines gepflegten Mehrfamilienhauses und bietet eine großzügige Nutzfläche von ca. 117 m². Die Immobilie überzeugt durch einen vielseitig nutzbaren Grundriss und eignet sich ideal als Büro-, Praxis- oder Kanzleifläche.

Die insgesamt fünf gut geschnittenen Räume bieten zahlreiche Möglichkeiten zur individuellen Nutzung – etwa als Büroräume oder Seminarräume. Zwei besonders großzügige Zimmer eignen sich hervorragend als Hauptarbeitsräume oder als kombiniertes Büroumfeld. Ein weiteres Zimmer kann flexibel als Archiv, Aufenthaltsraum oder separater Arbeitsplatz genutzt werden.

Herzstück der Einheit ist ein offener Küchenbereich mit moderner Einbauküche, der sich auch hervorragend als Pausen- oder Sozialraum für Mitarbeitende eignet. Durch die offene Gestaltung ist eine angenehme Arbeitsatmosphäre mit kurzen Wegen und viel Tageslicht gegeben – ideal für ein kommunikatives Arbeitsumfeld.

Das modernisierte Tageslichtbad (2024) ist mit einer Dusche ausgestattet und bietet eine funktionale, helle Ausstattung.

Die Immobilie verfügt über moderne Kunststofffenster mit hochwertiger Doppelverglasung, die für eine effiziente Wärmedämmung und zuverlässigen Schallschutz sorgen – ein Plus für konzentriertes Arbeiten. Beheizt wird die Einheit über eine Gas-Etagenheizung. Die Heizkosten rechnet der Mieter direkt mit dem Energieversorger ab.

Als Bodenbeläge wurden pflegeleichte Fliesen und Laminat verwendet, die sich ideal für die Nutzung eignen und zugleich eine moderne Optik bieten.

Die verkehrsgünstige Lage sowie die Raumaufteilung machen diese Einheit zu einer attraktiven Option für verschiedenste Branchen. Ob als Praxis, Beratungsbüro oder kreative Arbeitsumgebung – hier finden Sie flexible Möglichkeiten zur Umsetzung Ihres Geschäftskonzepts.

Gerne informieren wir Sie im persönlichen Gespräch über die Anforderungen an die

Mietunterlagen und vereinbaren einen individuellen Besichtigungstermin.

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Détails des commodités

- Etagenwohnung mit circa 117 Quadratmetern
- Wohnung liegt im ersten Obergeschoss eines Mehrfamilienhauses
- Badezimmer mit Dusche und Tageslicht
- Moderne Ausstattung
- Offene Einbauküche
- Gas-Etagenheizung
- Kunststofffenster mit Doppelverglasung
- Fußböden aus Fliesen und Laminat

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Tout sur l'emplacement

Die Immobilie befindet sich in zentraler Lage von Bordesholm, einer charmanten Gemeinde im Kreis Rendsburg-Eckernförde in Schleswig-Holstein. Der örtliche Bahnhof ist fußläufig erreichbar und bietet eine hervorragende Anbindung an das regionale und überregionale Schienennetz. Von hier aus bestehen regelmäßige Verbindungen nach Kiel, Neumünster und Hamburg, wodurch sowohl Pendler als auch Reisende von einer komfortablen Erreichbarkeit profitieren.

Auch mit dem Auto ist die Lage ideal: Die nahegelegene Bundesautobahn A7 ist in wenigen Fahrminuten erreichbar und verbindet Bordesholm direkt mit den Metropolregionen Hamburg und Flensburg. Der Ort selbst verfügt über eine gut ausgebaute Infrastruktur mit Einkaufsmöglichkeiten, Ärzten, Schulen und Kindergärten in unmittelbarer Umgebung. Zudem lädt der nahegelegene Bordesholmer See sowie das umliegende Naherholungsgebiet zu Freizeitaktivitäten und Spaziergängen im Grünen ein.

Insgesamt bietet die Lage eine gelungene Kombination aus Zentralität, guter Erreichbarkeit und hoher Lebensqualität – ideal für Berufspendler, Familien oder Senioren gleichermaßen.

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Plus d'informations

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 16.1.2027.

Endenergiebedarf beträgt 103.00 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Erdgas schwer.

Das Baujahr des Objekts lt. Energieausweis ist 1905.

Die Energieeffizienzklasse ist D.

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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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Contact

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