

Hamburg – Othmarschen

Luxurious Elbview Penthouse: So Close to Heaven and the Water!

Codice oggetto: 25132023e



www.von-poll.com

PREZZO D'ACQUISTO: 9.250.000 EUR • SUPERFICIE NETTA: ca. 475 m² • VANI: 7

Codice oggetto: 25132023e - 22605 Hamburg – Othmarschen

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

Codice oggetto: 25132023e - 22605 Hamburg – Othmarschen

A colpo d'occhio

Codice oggetto	25132023e
Superficie netta	ca. 475 m²
Vani	7
Camere da letto	5
Bagni	3
Anno di costruzione	2008
Garage/Posto auto	5 x Parcheggio interrato, 50000 EUR (Vendita)

Prezzo d'acquisto	9.250.000 EUR
Appartamento	Attico
Compenso di mediazione	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernizzazione / Riqualificazione	2024
Stato dell'immobile	Come nuovo
Tipologia costruttiva	massiccio
Superficie lorda	ca. 90 m²
Caratteristiche	Terrazza, Bagni di servizio, Balcone

Codice oggetto: 25132023e - 22605 Hamburg – Othmarschen

Dati energetici

Tipologia di riscaldamento	centralizzato	Certificazione energetica	Attestato di prestazione energetica
Riscaldamento	Gas	Consumo finale di energia	76.00 kWh/m²a
Certificazione energetica valido fino a	23.08.2027	Classe di efficienza energetica	C
Fonte di alimentazione	Gas	Anno di costruzione secondo il certificato energetico	2008

Codice oggetto: 25132023e - 22605 Hamburg – Othmarschen

La proprietà



Codice oggetto: 25132023e - 22605 Hamburg – Othmarschen

La proprietà



Codice oggetto: 25132023e - 22605 Hamburg – Othmarschen

La proprietà



Codice oggetto: 25132023e - 22605 Hamburg – Othmarschen

La proprietà



Codice oggetto: 25132023e - 22605 Hamburg – Othmarschen

La proprietà



Codice oggetto: 25132023e - 22605 Hamburg – Othmarschen

La proprietà



Codice oggetto: 25132023e - 22605 Hamburg – Othmarschen

La proprietà



Codice oggetto: 25132023e - 22605 Hamburg – Othmarschen

La proprietà



Codice oggetto: 25132023e - 22605 Hamburg – Othmarschen

La proprietà



Codice oggetto: 25132023e - 22605 Hamburg – Othmarschen

La proprietà



Codice oggetto: 25132023e - 22605 Hamburg – Othmarschen

La proprietà



Codice oggetto: 25132023e - 22605 Hamburg – Othmarschen

La proprietà



Codice oggetto: 25132023e - 22605 Hamburg – Othmarschen

La proprietà



Codice oggetto: 25132023e - 22605 Hamburg – Othmarschen

La proprietà



Codice oggetto: 25132023e - 22605 Hamburg – Othmarschen

La proprietà



Codice oggetto: 25132023e - 22605 Hamburg – Othmarschen

La proprietà



Codice oggetto: 25132023e - 22605 Hamburg – Othmarschen

La proprietà



Codice oggetto: 25132023e - 22605 Hamburg – Othmarschen

Una prima impressione

When you stand on the terraces of this exclusive penthouse maisonette, you are very close to the sky and the water at the same time!

This spacious, perfectly designed two-storey apartment offers you all the luxury and space you could ever dream of. What's more, this dream property is very centrally located yet completely quiet, apart from the sound of ships' horns, far away from the street.

Once you arrive at this prestigious address, you drive down the private road through the beautifully landscaped garden to the house. Your vehicle can be parked in the underground car park, along with four other limousines, convertibles, classic cars or whatever type of automobile you prefer. (The running costs for these 5 parking spaces amount to € 400 per month.)

Incidentally, the two large cellar rooms belonging to the penthouse are also located down here.

The glass lift takes you from the underground car park directly to the entrance of the penthouse, which has been converted into an impressive maisonette by combining two apartments. Take a look at the floor plans – they really leave nothing to be desired! And if they do, simply remodel – a professional team of architects will be happy to assist you.

Each apartment has its own entrance door in the entrance hall. So if you have guests, they get their own entrance!

When you enter the larger apartment, you immediately see the glitter of the Elbe or even a giant container ship being pulled leisurely up or down the Elbe by tugs and held in place.

The large, bright living room consists of different areas, two of which open onto south-facing balconies. You can also access one of the south-facing balconies from the dining area. All windows are floor-to-ceiling, allowing you to open up the entire front of the apartment and feel like you are on a luxury cruise ship.

There is an open-plan kitchen in this area, where you can celebrate your culinary skills with friends and family while looking out over the water!

Adjacent to the dining area is the library with a study or another guest room. Now you have arrived at the smaller apartment, which has a spacious kitchenette, two bedrooms and a bathroom. A quiet wing where you can retreat to. And, as mentioned, it has its own entrance!

Want to go higher? Then climb the stairs in the hallway of the larger apartment to the mezzanine floor! Here you will find a guest room or possible gym (with the most spectacular view!), a small pantry, a guest toilet and a bathroom with bathtub and shower.

Up here, you have access to the terraces, which cover a total of almost 300 m² and face in every direction! The view is one of the most beautiful in the Elbe suburbs – you can look forward to it...

And if Hamburg's dreary weather does prevail, simply sit up there in the large loggia and enjoy the fresh breeze. Incidentally, this extraordinary penthouse also has air conditioning.

Would you rather feel the sand beneath your feet in hot summer weather? Then you can walk directly from the house to the Othmarscher Elbe beach via another private path and dip your toes into the water.

Have we piqued your interest and would you like to view this unique property? Then get in touch with us right away and we will show you your new home!

Codice oggetto: 25132023e - 22605 Hamburg – Othmarschen

Tutto sulla posizione

The renowned Elbe suburb of Othmarschen is one of the most elegant and beautiful districts in western Hamburg. Various types of schools are within walking distance.

A wide range of sports facilities, such as golf, tennis, hockey, horse riding, sailing and polo, are available in the immediate vicinity. The popular Elbe beach and various parks invite you to take relaxing walks and enjoy leisure activities.

Shops for your daily needs and a wide range of boutiques and restaurants are just a few minutes away in the centre of Groß Flottbek on Waitzstraße or on Liebermannstraße, the centre of Othmarschen. The award-winning Elbe Shopping Centre (EEZ) with its wide range of shops is ideal for extended shopping trips.

The city centre can be reached quickly by bus (only approx. 130 m from the house!) and by S-Bahn from the 'Othmarschen' stop. The A7 motorway, Altona long-distance train station and the harbour ferry from the 'Teufelsbrück' pier also offer good transport connections.

You can reach Hamburg city centre by car within 20 minutes. There is a direct connection to Hamburg Airport via the S-Bahn.

The unique charm and proximity to the city centre and the Elbe make this location particularly attractive.

Codice oggetto: 25132023e - 22605 Hamburg – Othmarschen

Ulteriori informazioni

Es liegt ein Energieverbrauchsausweis vor.
Dieser ist gültig bis 23.8.2027.
Endenergieverbrauch beträgt 76.00 kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Gas.
Das Baujahr des Objekts lt. Energieausweis ist 2008.
Die Energieeffizienzklasse ist C.

GELDWÄSCHE: Als Immobilienmaklerunternehmen ist die von Poll Immobilien GmbH nach § 2 Abs. 1 Nr. 14 und § 11 Abs. 1, 2 Geldwäschegesetz (GwG) dazu verpflichtet, bei der Begründung einer Geschäftsbeziehung die Identität des Vertragspartners festzustellen und zu überprüfen, bzw. sobald ein ernsthaftes Interesse an der Durchführung des Immobilienkaufvertrages besteht. Hierzu ist es erforderlich, dass wir nach § 11 Abs. 4 GwG die relevanten Daten Ihres Personalausweises festhalten (wenn Sie als natürliche Person handeln) – beispielsweise mittels einer Kopie. Bei einer juristischen Person benötigen wir eine Kopie des Handelsregistrauszugs, aus welchem der wirtschaftlich Berechtigte hervorgeht. Das Geldwäschegesetz sieht vor, dass der Makler die Kopien bzw. Unterlagen fünf Jahre aufbewahren muss. Als unser Vertragspartner haben Sie auch eine Mitwirkungspflicht nach § 11 Abs. 6 GwG.

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.

Codice oggetto: 25132023e - 22605 Hamburg – Othmarschen

Partner di contatto

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

Janina Stuwe & Sandra Lundt

Blankeneser Bahnhofstraße 50, 22587 Hamburg

Tel.: +49 40 - 41 35 86 59 0

E-Mail: hamburg.elbvororte@von-poll.com

Alla clausola di esclusione di responsabilità di von Poll Immobilien GmbH

www.von-poll.com