

Düsseldorf – Hubbelrath

# Urban nature idyll: light-flooded terrace apartment with green oasis

*Property ID: 25013009*



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

**PURCHASE PRICE: 595.000 EUR • LIVING SPACE: ca. 169,21 m<sup>2</sup> • ROOMS: 5**

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## At a glance

Property ID	25013009
Living Space	ca. 169,21 m <sup>2</sup>
Rooms	5
Bedrooms	4
Bathrooms	2
Year of construction	1970
Type of parking	2 x Other

Purchase Price	595.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Modernisation / Refurbishment	2018
Condition of property	Well-maintained
Construction method	Solid
Equipment	Terrace, Guest WC, Swimming pool, Sauna, Garden / shared use, Built-in kitchen

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## Energy Data

Type of heating	Central heating
Energy Source	Gas
Energy certificate valid until	20.04.2029
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	215.60 kWh/m²a
Energy efficiency class	G
Year of construction according to energy certificate	2012



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## The property



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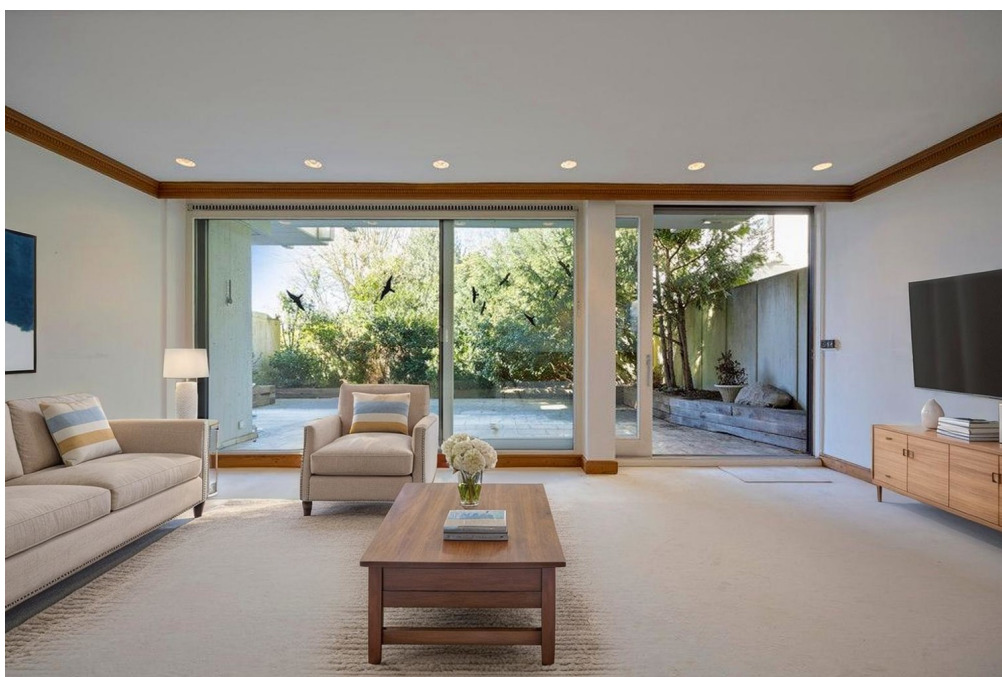
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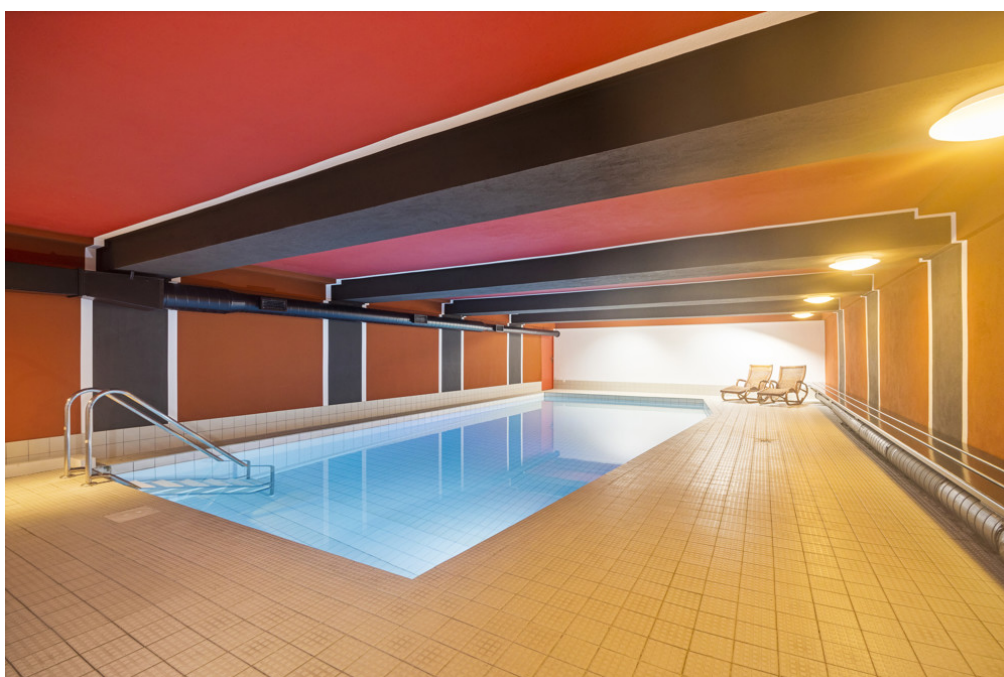
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## A first impression

Special first floor apartment with terrace, garden and communal swimming pool.

This special first floor apartment in a stylish residential complex impresses with a generous room concept on approx. 169 m<sup>2</sup> of living space. The architecturally appealing complex consists of two terraced houses that blend harmoniously into the green surroundings. Each unit has its own entrance, ensuring a high degree of privacy.

A highlight of the apartment is the spacious terrace with adjoining garden - ideal for families or couples who appreciate a quiet and natural living atmosphere. Large windows allow plenty of natural light into the rooms and offer a wonderful view of the greenery.

An additional highlight of this residence is the communal swimming pool with changing room and sauna in the basement of house number 8, where residents can relax after a stressful day at work.

The apartment offers a total of five rooms, a guest WC and two spacious bathrooms, which are fitted with elegant tiles and timeless fittings. The living and dining areas are separated by two steps, giving the room a stylish structure and a cozy atmosphere. Practical built-in wardrobes in the bedrooms, hallway and living and dining area provide additional comfort. While the hallway area is fitted with high-quality tiles, carpeting in the bedrooms ensures a pleasant living atmosphere. External roller shutters on the large windows provide optimum protection from the sun and privacy.

The offer is rounded off by two cellar rooms and two underground parking spaces, which provide additional storage space and convenient parking.

The apartment, together with the two underground parking spaces, has currently been let since November 2023 for a monthly basic rent of €1,990. The carpeting has been removed and replaced with contemporary laminate flooring.

This exceptional first floor apartment combines spacious living with exclusive amenities and offers a unique living experience in a well-kept, quiet environment.

Don't hesitate and arrange a viewing today!



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## Details of amenities

- Maintenance reserve approx. 263 EUR included in the house rent
- approx. 4,069 m² parking lot
- Two staggered apartment buildings built in 1969/1970 in the style of late classical modernism
- First floor apartment originally consisting of two units (with separate access)
- Split level construction
- South-west facing terrace
- Elaborate wooden fixtures
- Many mirrored surfaces and impressive floor-to-ceiling windows
- Separate kitchen with fitted kitchen
- two cellar rooms
- two underground parking spaces
- Wellness area in the basement (indoor swimming pool with sauna)

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## All about the location

The property is located in the prestigious Düsseldorf district of Ludenberg / Hubbelrath, which is considered one of the most exclusive districts in the state capital. Ludenberg is characterized above all by its proximity to the Grafenberg Forest with the associated game park, the racecourse and its large forest and meadow areas, which offer extensive recreational opportunities not only for joggers, cyclists and walkers.

There are also a number of golf and tennis clubs and riding stables in the area. The neighboring district of Gerresheim has an extensive and varied range of shopping facilities, schools, kindergartens and restaurants.

Düsseldorf city center is easily accessible by public transport, among other things. The nearby federal highway also provides ideal connections to neighboring cities such as Ratingen, Wuppertal, Cologne and the Ruhr area. Düsseldorf city center with Königsallee, Altstadt and the main train station is only a few minutes away by car.

### Bus:

Bus route 733 in the direction of Hubbelrath

Bus route 733 in the direction of St.-Vinzenz-Krankenhaus

Bus route 738 in the direction of Jubiläumsplatz

Bus route 738 in the direction of Düsseldorf main station

Subway: Gerresheim, Krankenhaus

U83 in the direction of Benrath Bhf.

### Kindergarten:

Städt. Kindergarten, Hülsmeierstrasse 28, 40629 Düsseldorf

Die Kicherbohne, Bergische Landstraße 2, 40629 Düsseldorf

St. Caecilia daycare center, Am Neuenhof 3, 40629 Düsseldorf

### Elementary school:

Municipal Catholic elementary school, Unter den Eichen 26, 40625 Düsseldorf

Flurstraße Municipal Community Primary School, Flurstraße 59, 40235 Düsseldorf

St. Franziskus School, Herchenbachstraße 2, 40470 Düsseldorf

### Grammar school:

Gerresheim Municipal Grammar School, Am Poth 60, 40625 Düsseldorf

Marie-Curie-Gymnasium Düsseldorf, Gräulinger Str. 15, 40625 Düsseldorf

Realschule:

Städt. Community elementary school, Heyestraße 91, 40625 Düsseldorf

Thomas Edison Municipal Secondary School, Schlüterstraße 18, 40235 Düsseldorf

Comprehensive school:

Heinrich-Heine-Gesamtschule Düsseldorf, Graf-Recke-Straße 170, 40273 Düsseldorf



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## Other information

Es liegt ein Energiebedarfsausweis vor.  
Dieser ist gültig bis 20.4.2029.  
Endenergiebedarf beträgt 215.60 kwh/(m<sup>2</sup>\*a).  
Wesentlicher Energieträger der Heizung ist Gas.  
Das Baujahr des Objekts lt. Energieausweis ist 2012.  
Die Energieeffizienzklasse ist G.

Out of consideration for the tenants, you will only see a few photos in our online offer.  
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 commission-based 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.

Right of withdrawal: Your right of withdrawal is regulated in § 355 of the German Civil Code (BGB) and protects you as a consumer from contractual conditions. As a consumer, you have the right, under certain conditions, to withdraw from a contract that has already been concluded within the statutory periods by declaring your withdrawal.  
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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