

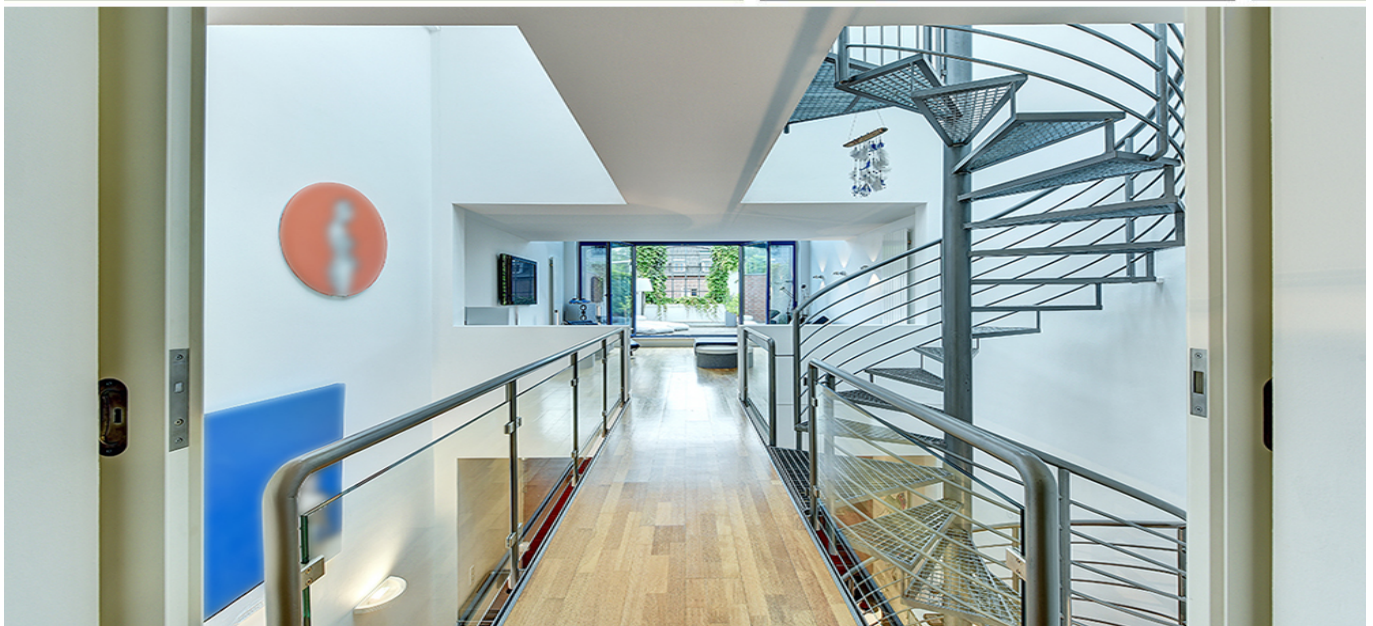
Erkrath

# Architectural unicum at the gates of Düsseldorf

Property ID: 22013046



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PURCHASE PRICE: 829.000 EUR • LIVING SPACE: ca. 195 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 116 m<sup>2</sup>

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## At a glance

|                      |                                       |
|----------------------|---------------------------------------|
| Property ID          | 22013046                              |
| Living Space         | ca. 195 m <sup>2</sup>                |
| Rooms                | 6                                     |
| Bedrooms             | 3                                     |
| Bathrooms            | 3                                     |
| Year of construction | 1992                                  |
| Type of parking      | 1 x Outdoor parking space, 2 x Garage |

|                               |  |
|-------------------------------|--|
| Purchase Price                | 829.000 EUR  |
| Commission                    | Buyer's commission amounts to 3.57 % (incl. VAT) of the notarized purchase price |
| Modernisation / Refurbishment | 2021   |
| Condition of property         | Like new   |
| Construction method           | Solid  |
| Equipment                     | Terrace, Guest WC, Built-in kitchen  |

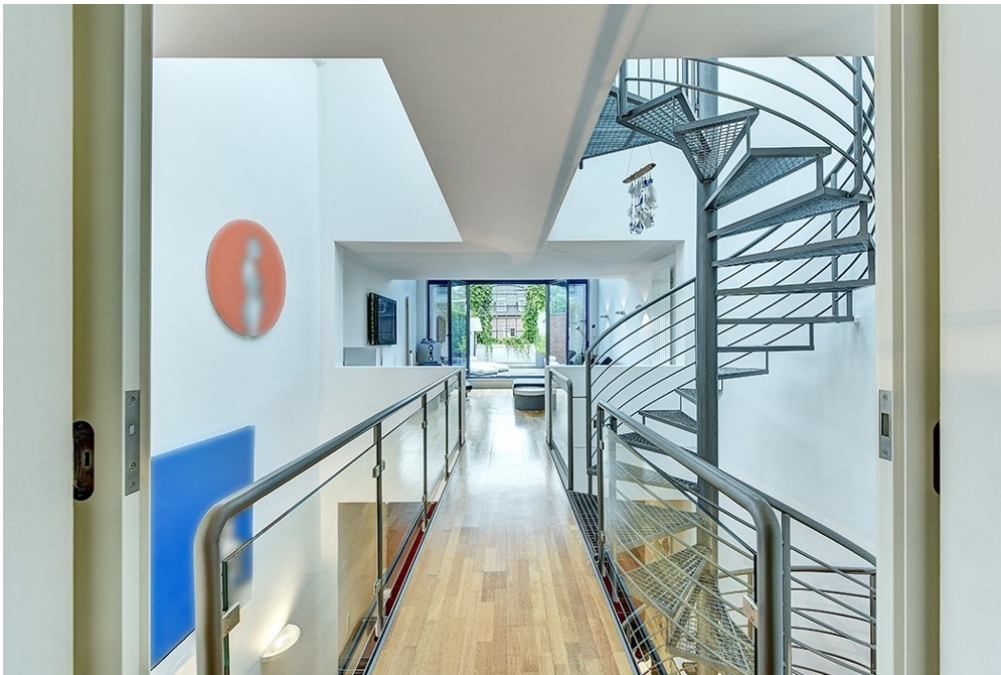
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## Energy Data

|                                |                 |  |                                |
|--------------------------------|-----------------|--|--------------------------------|
| Type of heating                | Central heating | Energy Certificate                                   | Energy consumption certificate |
| Energy Source                  | Gas             | Final energy consumption                             | 110.90 kWh/m <sup>2</sup> a    |
| Energy certificate valid until | 15.06.2032      | Energy efficiency class                              | D                              |
| Power Source                   | Gas             | Year of construction according to energy certificate | 1992                           |

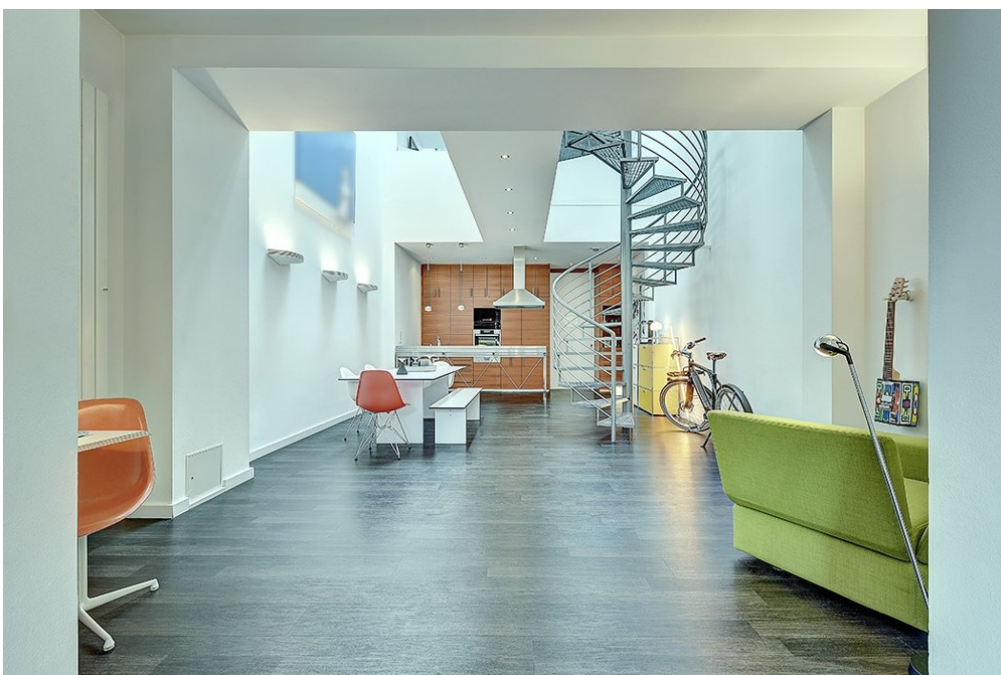
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## The property



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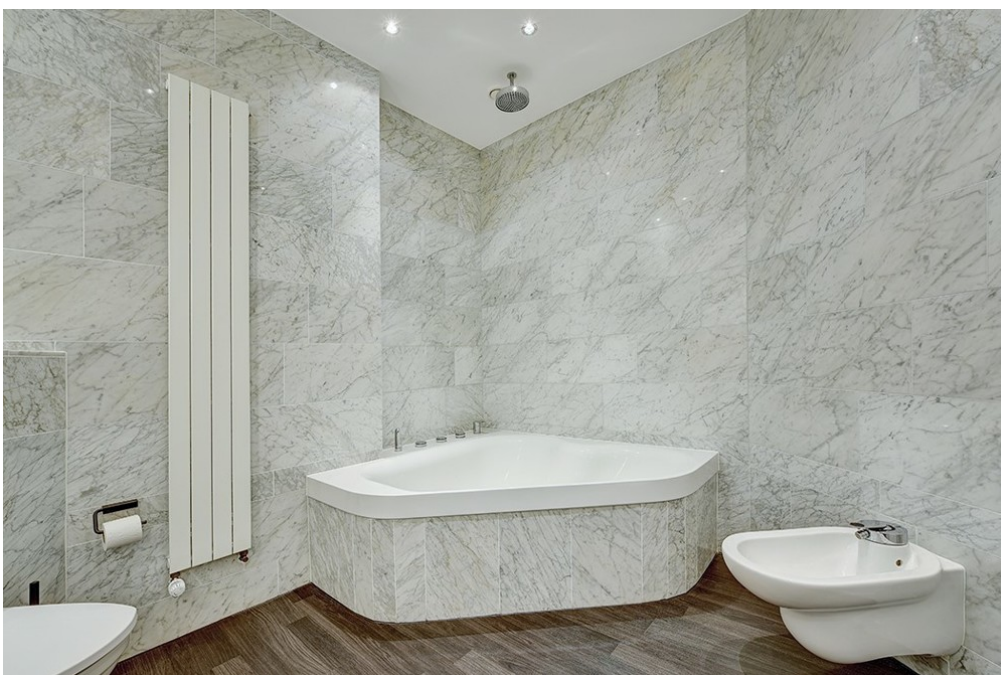
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## A first impression

Here, directly behind the Düsseldorf city limits, an architectural unicum awaits you, quietly and family-friendly embedded in the closed area of an old paper factory on the banks of the Düssel. A mature environment, lots of greenery and the charm of the old factory site provide an attractive living environment for you and your loved ones. In 1992, this spacious loft house was built, where the individual architecture was perfectly implemented with an inspiring living concept on about 195 m<sup>2</sup> of living space. Open room structures with extraordinary perspectives, lots of daylight thanks to floor-to-ceiling windows and a steel spiral staircase over all three levels with open bridges up to the barrel roof, are just some of the highlights in addition to the high-quality and stylish furnishings. And despite this individuality, a successful room layout was created here, which also creates a unique living experience for families. Immediately after entering the house on the first floor, you can sense the special atmosphere of the property. An open, spacious room, from the center of which a steel spiral staircase extends to the upper floors, forms here with its open kitchen the generous center of the floor. An exclusive Bulthaup fitted kitchen already awaits you here. High walls up to the barrel roof and an impressive view of the open galleries and upper floors are also included here. Discreetly behind it is a bedroom, a bathroom with corner bath and the house connection room. A guest toilet, a storage room and a wardrobe with fixtures in the entrance complete the first floor. In front of the entrance is a small terrace area facing the courtyard. On the upper floor, to the right of the stairs, you will find the open-plan living area with an imposing round-arched window front and a view of the gallery above. From here you have access to the approximately 20 m<sup>2</sup> atrium terrace, where you can enjoy the sun, sheltered from view. Over the bridge of this level you reach the second bedroom on the left, an open shower room and a toilet. One floor higher, also connected by a bridge, are the spacious master bedroom with en suite bathroom and an open gallery, which is currently used as a study with great views. The barrel roof here has various skylights that give the property the impressive brightness. Here in the attic is also the gas boiler, which was renewed only at the end of last year. For your mobility, a parking space in the communal garage of the area and another outdoor parking space belongs to the property.

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## Details of amenities

The house has been continuously updated and is therefore in a very well-maintained and as-new condition. Some features of the stylish interior include:

- open kitchen area with exclusive Bulthaup fitted kitchen.
- open steel spiral staircase
- up to 10m high ceilings and open gallery bridges with glass railings
- large atrium roof terrace
- oak parquet flooring on the upper floors
- high quality vinyl parquet flooring on the first floor
- three bathrooms (two with shower bath, one with corner bath)
- elegant vertical radiators
- new gas boiler and water tank 2021
- custom-made insect doors on the bedrooms and in the living area
- round arch muntin windows
- Barrel roof with skylights
- Garage parking space and outdoor parking space
- small terrace area in front of the house

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## All about the location

The property is located about one kilometer behind the Düsseldorf city limits in Alt-Erkrath within the former area of the Rheinische Buntpapierfabrik. Here, in the early 1990s, the loft houses were integrated into the old factory building and new townhouses were constructed. Old avenues, parks and stream valleys as well as the Düsseldorf characterize the neighborhood here. The area is accessible only by a play street and borders directly on the Düsseldorf. The nearest elementary school is also only about 100m away, as is the nearest tennis club. The nearest gymnasium and the town center are only a short kilometer away, so the location of the property is especially popular with young families. Düsseldorf's main train station can be reached from here in about 8 minutes by S-Bahn, and Cologne's main train station is only about 35 minutes away. Düsseldorf airport is also just under 20 minutes away. Düsseldorf-Gerresheim, Flingern or Unterbach are only a few minutes away by car. Due to its good connection to the A3, A44 and A46, Erkrath also has excellent traffic connections to Cologne, Wuppertal and other cities in the area and to the Ruhr area. Therefore, Alt-Erkrath is also appreciated by many Düsseldorfers as a green suburb with perfect connections and good infrastructure. Various recreational areas, such as the Willbecker Busch, the Hildener Stadtwald or the extensive Neandertal are within walking distance and invite for walks and bike tours. There it is wonderfully green and relaxing. The proximity to the Unterbacher See lake also enjoys a high standing among Erkrath residents, and those who like to play golf can reach the Hubbelrather Golf Club or the Kosaido Golf Club in about 10 minutes. In Erkrath there are also other elementary schools, a secondary school, a junior high school, the Hochdahl high school and a boarding school. Three daycare centers/kindergartens alone are available within a radius of one kilometer.



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## Other information

Es liegt ein Energieverbrauchsausweis vor. Dieser ist gültig bis 15.6.2032. Endenergieverbrauch beträgt 110.90 kwh/(m<sup>2</sup>\*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 1992. Die Energieeffizienzklasse ist D. Upon request, we will gladly send you a detailed exposé with further information, a floor plan and a site plan or answer your first questions by phone! Thank you, we look forward to your inquiry or your call! Brokerage contract: You conclude a commissionable 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 which is due to the activity of VON POLL IMMOBILIEN, you as the buyer have to pay the customary commission to VON POLL IMMOBILIEN GmbH. The commission is due with the effectiveness of the purchase contract. Right of withdrawal: Your right of withdrawal is regulated in § 355 of the German Civil Code and protects you as a consumer from contractual conditions. You as a consumer have the right, under certain conditions, to withdraw from an already concluded contract within legal deadlines by declaring revocation. MONEY LAUNDRY: As a real estate brokerage company, von Poll Immobilien GmbH is obligated according to § 1, 2 para. 1 No. 10, 4 para. 3 Money Laundering Act (GwG) to determine 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 A PROPERTY OWNER: If you are planning to sell or rent 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 together sellers or landlords and interested parties 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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