

Düsseldorf – Rath

Charismatic Art Nouveau apartment: renovated, ideal floor plan, close to the city center with elevator

Property ID: 25013004



PURCHASE PRICE: 220.000 EUR • LIVING SPACE: ca. 63 m² • ROOMS: 2.5

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At a glance

Property ID	25013004	Purchase Price	220.000 EUR
Living Space	ca. 63 m ²	Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Floor	2	Modernisation / Refurbishment	2024
Rooms	2.5	Condition of property	Modernised
Bedrooms	1	Construction method	Solid
Bathrooms	1	Usable Space	ca. 5 m ²
Year of construction	1910	Equipment	Guest WC, Balcony

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Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	133.00 kWh/m ² a
Energy certificate valid until	28.04.2030	Energy efficiency class	E
Power Source	Gas	Year of construction according to energy certificate	1910

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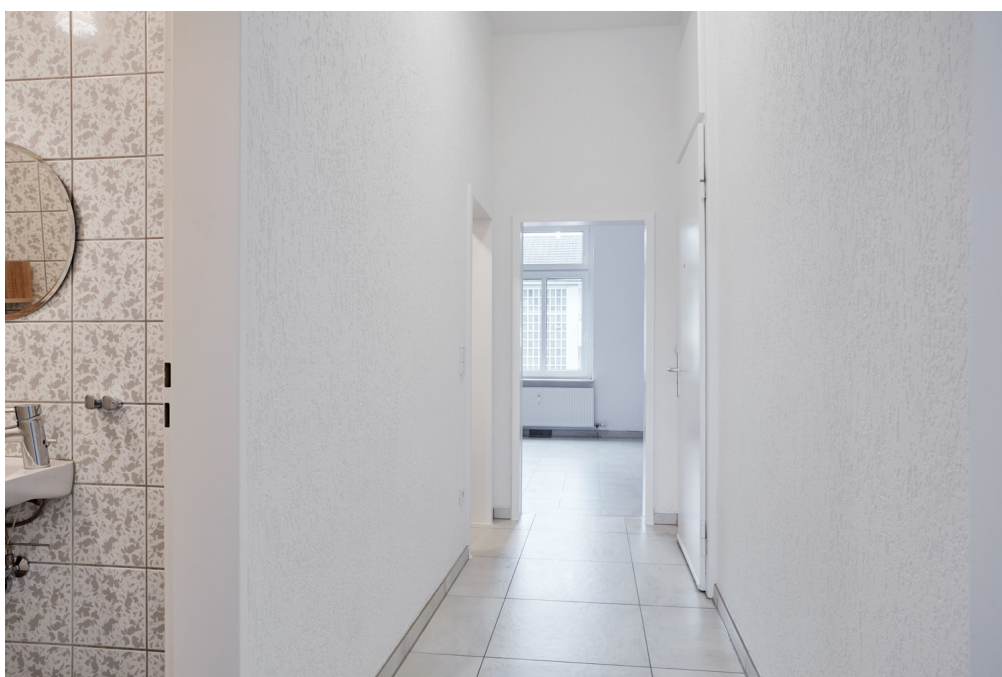
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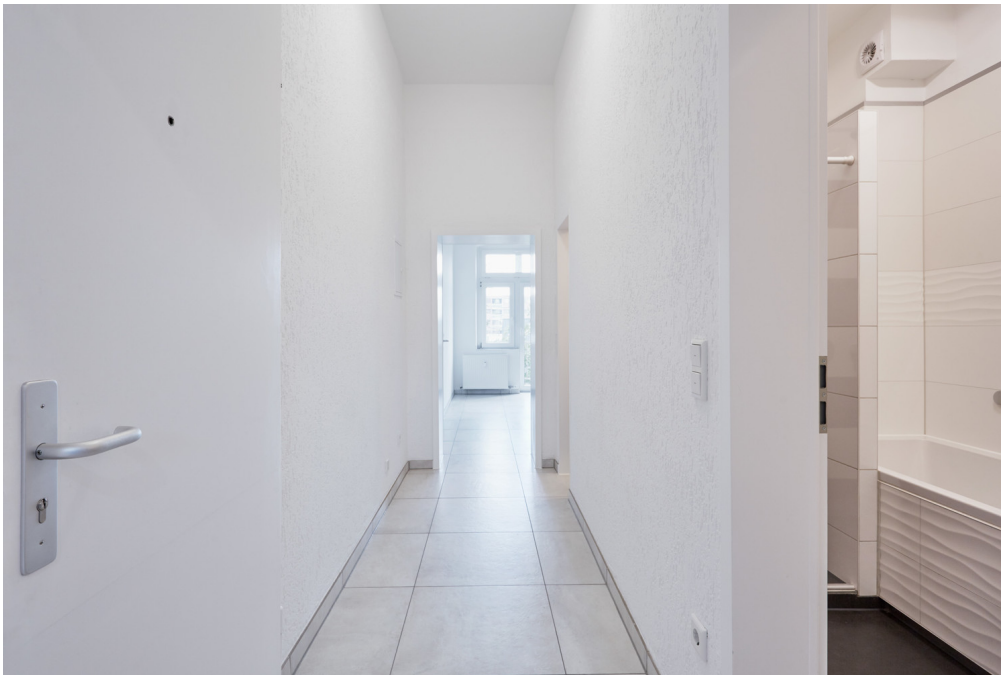
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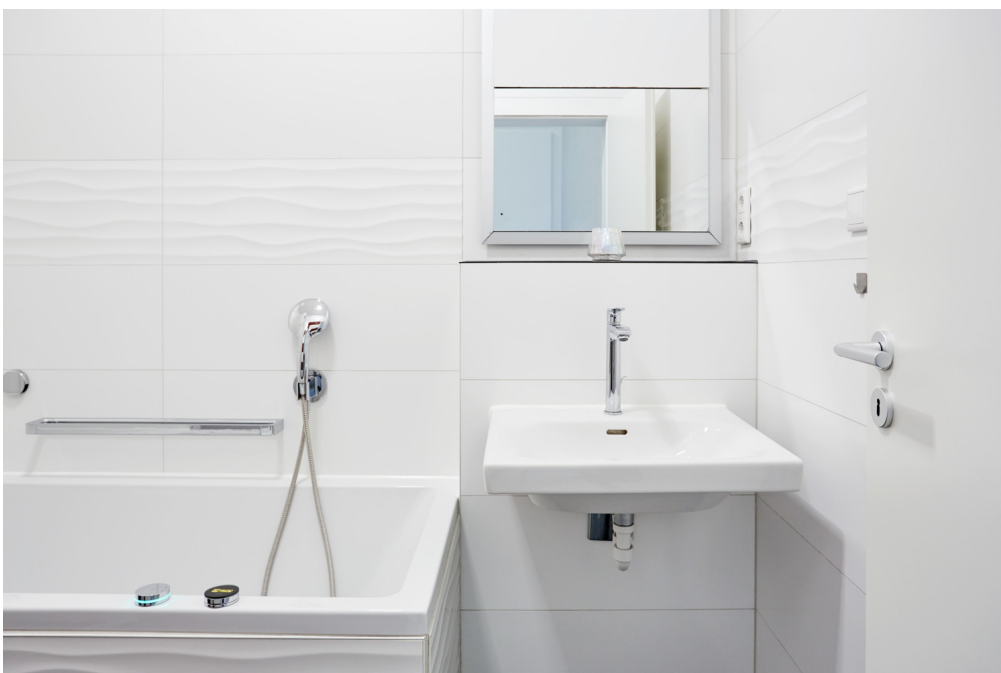
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A first impression

This charming apartment offers you a well thought-out room concept on a living space of approx. 63 m² in a modernized Art Nouveau building from 1910. The property is located in the up-and-coming district of Rath and is available for immediate occupancy. The spacious eat-in kitchen is a central feature of this apartment. It impresses with floor-to-ceiling windows that not only let in natural light, but also provide direct access to the large south-west-facing balcony. The balcony offers a pleasant view of the surroundings and invites you to linger. The kitchen offers enough space for a dining area, making it a cozy meeting place for communal meals. The adjoining living area blends harmoniously into the open-plan concept and offers a wide range of design options. High ceilings of 3.25 m, characteristic of the Art Nouveau style, lend the rooms a special atmosphere and create a generous sense of space. The bedroom is pleasantly sized and offers enough space for a closet and a double bed. The bathroom has been extensively renovated and presents itself in a modern design with high-quality tiles. It offers both a bathtub and a walk-in shower, which guarantees flexibility and comfort in everyday life. The WC is separate from the bathroom. Contemporary electrical equipment and heating by means of energy-efficient gas central heating from 2023 meet all modern requirements. The building is easily accessible by elevator, which also provides senior-friendly access to the apartment on the second floor. It is important to note that the energy certificate was issued before the conversion to gas condensing heating at the end of 2023. A monthly maintenance reserve of € 170 will be set aside to avoid future special levies. The apartment has a cellar compartment that offers additional storage space. The well-kept surroundings and good transport links and shopping facilities make this apartment an attractive place to live. The Rath district offers a good mix of urban life and a quiet residential area within walking distance of Grafenberg Forest. In summary, this apartment offers a modern and comfortable living ambience in a historic art nouveau building. It is ideal for singles or couples who appreciate the combination of historical flair and contemporary comfort. Arrange a viewing today to see the benefits of this property for yourself and get to know your new home.

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Details of amenities

The apartment has large windows in the kitchen/living room and access to the south-west-facing balcony

The south-west-facing balcony enjoys far-reaching views and has plenty of space for seating

The apartment is furnished with high-quality and well-kept tiles.

Living area adjacent to the eat-in kitchen

Renovated bathroom with walk-in shower and comfort bathtub from GKI with Viega fill/drain control

Contemporary electrics (3-core) throughout the apartment

Separate WC

High ceilings (3.25m) - Art Nouveau style

elevator

Cellar compartment

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All about the location

Düsseldorf-Rath is a lively district in the north of the state capital, which impresses with its excellent location and good transport connections. Only a few minutes away from Düsseldorf Airport and the A52 highway, Rath offers ideal connections to Düsseldorf city center and the surrounding cities and regions. Thanks to its central location and good connections, Düsseldorf-Rath is the perfect location for anyone who wants to enjoy both the benefits of the big city and live in a quiet, green environment. The infrastructure of Düsseldorf-Rath is characterized by good connections to all important facilities for daily needs as well as excellent transport links. The district offers a high quality of life thanks to a balanced mix of urban accessibility and a quiet residential environment. The district is expected to be further upgraded in the future. Planned development projects and investments in infrastructure will make the location even more attractive, which should both increase the quality of life and secure the value of properties in the long term. Rath is therefore a future-proof location for investors and private buyers alike.

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Other information

Es liegt ein Energiebedarfsausweis vor. Dieser ist gültig bis 28.4.2030. Endenergiebedarf beträgt 133.00 kwh/(m²*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 1910. Die Energieeffizienzklasse ist E. 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. 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 a statutory period 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

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