

Düsseldorf – Düsseltal-Zoo

# Stylish old building apartment in the central and green Zooviertel!

CODE DU BIEN: 24013091



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

PRIX D'ACHAT: 445.000 EUR • SURFACE HABITABLE: ca. 107 m<sup>2</sup> • PIÈCES: 3

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## En un coup d'œil

CODE DU BIEN	24013091	Prix d'achat	445.000 EUR
Surface habitable	ca. 107 m <sup>2</sup>	Type	Etage
Type de toiture	à deux versants	Commission pour le locataire	Buyer's commission amounts to 2.5% (plus VAT) of the notarized purchase price
Disponible à partir du	25.07.2024	État de la propriété	Bon état
Etage	1	Technique de construction	massif
Pièces	3	Surface de plancher	ca. 5 m <sup>2</sup>
Chambres à coucher	2	Aménagement	WC invités, Bloc-cuisine, Balcon
Salles de bains	1		
Année de construction	1914		

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## Informations énergétiques

Type de chauffage	Chauffage centralisé	Certification énergétique	Diagnostic énergétique
Chauffage	Gaz	Consommation d'énergie	116.60 kWh/m <sup>2</sup> a
Certification énergétique valable jusqu'au	01.02.2033	Classement énergétique	D
Source d'alimentation	Gaz		

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A composite image showing a smartphone and a tablet displaying a real estate valuation app. The smartphone screen shows a QR code and the text "Erfahren Sie hier den Wert Ihrer Immobilie." The tablet screen shows a detailed valuation report with various data points and charts. The background is a dark blue gradient.

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exklusiv und  
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- Wie entwickelt sich der Wert Ihrer Immobilie in Zukunft?
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## Une première impression

This charming old building apartment is centrally located in the sought-after district Düsseltal, popularly known as Zoo-Viertel. It can be reached comfortably via an elevator on the 1st floor of a well-kept apartment building, which was built in 1914. On about 107 m<sup>2</sup> of living space, you can expect stylish and upscale furnishings. Beautiful real wood flooring, floor-to-ceiling windows and modern bathrooms are just a few examples. From the apartment entrance are immediately in the entrance hall, which is equipped with fine marble flooring. Upon entering, you will notice the brightness of this property, which is provided by the many windows and ceiling spots. To the left of the entrance hall you reach the two bedrooms. The larger of the two is currently furnished with a generous bed, a massive wardrobe and a small reading corner. The adjacent bedroom was previously used as a guest room, study and children's room and was furnished accordingly. A high-quality parquet floor gives the bedrooms a homely ambience and the window fronts in each of the two rooms with a view of the Kittelbach provide plenty of brightness. One door further, a small storage room offers additional space to accommodate household appliances. Further along the hallway is the guest toilet with ventilation and a modern bathroom, which are also laid with marble tiles and clad on the walls. The chic bathroom, which is certainly a highlight of this property, has a large bathtub with adjacent shower, a toilet and two side-by-side sinks with a large mirror, which provides ample space for him and her. At the end of the hallway you reach the kitchen on the right. The kitchenette on the left side of the room offers all the necessary kitchen appliances and enough space to prepare food. There is also space for a sitting area and cabinets for temporary storage. A double French door gives access to the first balcony with a beautiful view. In addition, a skylight located above the balcony door brings plenty of sunlight throughout the kitchen. Immediately adjacent to the kitchen is the approx. 30 m<sup>2</sup> living and dining area. Behind the breakthrough in the room, which atmospherically separates the living room from the dining area, there is still enough space to accommodate a generous couch set including other interior furnishings. Floor-to-ceiling windows flood the airy room with plenty of brightness. From here you have direct access to the second balcony, which offers a view into the greenery. Let yourself be convinced by this chic apartment with its excellent location at a personal viewing appointment.



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## Détails des commodités

- Marble floor
- Parquet floor
- 2 balconies
- guest toilet
- Fitted kitchen
- furnished
- cellar room
- elevator
- storeroom
- High quality equipment
- bright and large rooms
- central location

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## Tout sur l'emplacement

The Düsseltal-Zooviertel district is one of the most attractive and sought-after parts of Düsseldorf. It is directly adjacent to Düsseldorf's city center and Pempelfort. Centrally yet quietly located, undisturbed by any aircraft noise, you will enjoy the accessibility of a central location here. Within walking distance are the Zoopark and the ice stadium. The nearby Rethelstraße offers excellent shopping opportunities. A diverse density of schools and kindergartens is one reason why families feel particularly comfortable here. Stores for daily needs, as well as doctors, kindergartens and schools can be reached by bike or car in a few minutes. Shopping facilities: REWE, Kaufland Düsseldorf, Lidl Kindergartens: Froschkönig pre-kindergarten, Zwergenlounge, St. Paulus daycare center Elementary schools: St. Paul's School, Brehm School - Protestant Elementary School, Carl Sonnenschein School Secondary schools: Goethe High School, Luisen High School, Görres High School Transport connections: U71, streetcar line 708, highway B59

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## Plus d'informations

Es liegt ein Energiebedarfsausweis vor. Dieser ist gültig bis 1.2.2033. Endenergiebedarf beträgt 116.60 kWh/(m<sup>2</sup>\*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 1914. Die Energieeffizienzklasse ist D. PROVISION NOTE: With the inquiry at and by using the service of the company von Poll Immobilien GmbH, a brokerage contract is concluded. If the activity of VON POLL IMMOBILIEN GmbH results in an effective main contract with the owner, the INTERESTED PARTY does not have to pay any commission/brokerage fee to von Poll Immobilien GmbH upon conclusion of a LEASE AGREEMENT. LIABILITY: We point out that the property information, documents, plans, etc. passed on by us originate from the seller or landlord. We therefore do not assume any liability for the correctness or completeness of the information. It is therefore incumbent on our customers to check the property information and details contained therein for accuracy. All real estate offers are subject to change without notice and subject to errors, prior sale and lease or other intermediate realization. OUR SERVICE FOR YOU AS AN 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

Pour de plus amples informations, veuillez contacter votre personne de contact :

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*To Disclaimer of von Poll Immobilien GmbH*

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