

Düsseldorf / Ludenberg – Ludenberg

Living at the racecourse - Exclusive terrace apartment in the countryside

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????? ?????????: 549.000 EUR • ??????????: ca. 102 m² • ?????????: 3

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?????????????	ca. 102 m ²	?????????????	
????????????? ???	24.06.2024	?????????????	Buyer's commission 3.57% (incl. VAT) of the notarized purchase price.
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?????????????		????? ???????????????	2017
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????? ??????????????	1974	???????????????	ca. 10 m ²
?????? ??????????????	1 x ?????????? ???????????	???????	?????????, WC ?????????????, ??????, ????????????????? ?????????
?????? ??????????????	1 x ?????????? ???????????, 15000 EUR (????????)		

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????? ????????????	??????	???????	221.10 kWh/m²a
??????????????	01.08.2029	??????????????	
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Close to nature and yet centrally located, this timelessly furnished 3-room apartment with a large garden terrace impresses with its high quality and its top location right next to the racecourse and Grafenberg Forest. The apartment for sale is located on the garden floor of a well-kept terraced house with 7 residential units, which was built in 1974 based on the plans of the well-known architect Prof. Hecker. You enter the hallway of the apartment via a solid security door and immediately notice the high quality of the property through the Venetian smooth plaster and the Solnhofer natural stone floor. From the hallway, you will find the guest WC with first-class sanitary facilities and a shower on the right. Right next to it is a practical storage room. To the left of the hallway is the first small room, which can be used as a study or guest room. From the hallway on the left, you can also reach the newly fitted, high-quality kitchen, which is open to the living/dining area. The hallway finally leads into the spacious living/dining area, which was renovated in 2017 and remodeled with an open, integrated kitchen concept. Upon entering the living/dining area, the view falls directly into the greenery - thanks to the large window front and access to the idyllic and spacious garden terrace. The living area leads to the bedroom with practical built-in wardrobes and adjoining en suite bathroom, which is timelessly elegant and equipped with a bathtub. The bedroom also has a large window front and thus further access to the terrace. The approx. 60 m² large, dreamlike south-facing terrace is partially covered, equipped with electric awnings across the entire width of the terrace and offers optimal privacy thanks to the newly laid and skillfully planted natural stone wall. The apartment has two separate cellar rooms and an underground parking space (plus €15,000). A laundry/drying room is also available for communal use. The apartment is available for short-term occupancy. Come and see for yourself the advantages of this beautiful garden apartment in an exclusive green location.

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The apartment is furnished to a high standard throughout:

- Elevator available on all floors
- gas central heating
- Exceptionally high ceilings
- Walls filled and polished using an elaborate Venetian stucco technique
- the upper floors are laid with "Solnhofer natural stone" throughout
- the high-quality kitchen is equipped with Miele electrical appliances (induction hob, steam cooker with microwave, fridge-freezer, oven and dishwasher)
- elegantly designed bathroom en suite and guest WC / shower room with high-quality sanitary facilities
- Floor-to-ceiling, double-glazed wooden windows in the living and sleeping areas
- Partially electric shutters
- cable TV
- approx. 60 m² garden terrace
- Electric awnings
- Renewal of the heating in 2019 (only after the energy certificate has been issued)

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Uniquely beautiful, natural TOP location in the Grafenberg district adjacent to Ludenberg. Grafenberg is one of the most sought-after locations in Düsseldorf. The adjacent Grafenberg Forest with its large woodland and recreational areas offers numerous sports and leisure opportunities. The well-known Rochusclub, the 1904 Blau-Schwarz tennis club, the racecourse with its integrated golf course and the enchanting Wildpark are all in the immediate vicinity. The nearby Staufenplatz and Grafenberger Allee are home to doctors, banks and shops for everyday needs. The Lycée Francais and other primary and secondary schools are also in the immediate vicinity. The excellent transport links to the highway, the airport and the city center with the popular Königsallee complete the high quality of living in this great location. You live here very exclusively, surrounded by top-class villas, in a quiet residential cul-de-sac.

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Es liegt ein Energieverbrauchsausweis vor. Dieser ist gültig bis 1.8.2029.
Endenergieverbrauch beträgt 221.10 kwh/(m²*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 1974. Die Energieeffizienzklasse ist G. 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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Claudia Brakonier & Marius Grumbt

Kaiserstraße 50 ??????????????
E-Mail: Duesseldorf@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

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