

Düsseldorf / Oberkassel – Oberkassel

## Spacious 3 room apartment in sought after location of Düsseldorf - Oberkassel

Property ID: 22027134



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PURCHASE PRICE: 498.000 EUR • LIVING SPACE: ca. 96,57 m<sup>2</sup> • ROOMS: 3

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## At a glance

Property ID	22027134
Living Space	ca. 96,57 m²
Available from	According to the arrangement
Floor	1
Rooms	3
Bedrooms	2
Bathrooms	2
Year of construction	1986
Type of parking	1 x Underground car park, 25000 EUR (Sale)

Purchase Price	498.000 EUR
Commission	Buyer's commission amounts to 2.975 % (incl. VAT) of the notarized purchase price
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 0 m²
Equipment	Guest WC, Balcony

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## Energy Data

Type of heating	Underfloor heating
Energy certificate valid until	17.02.2024
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	111.60 kWh/m²a
Energy efficiency class	D

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## The property



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## The property



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## A first impression

This 3 room apartment is located on the 1st floor of an 8 party house in Düsseldorf Oberkassel. The hallway provides access to all rooms within the apartment. To the left you will find the spacious living/dining room which has an exit to the balcony with south-west orientation. The adjoining bedroom offers enough space for a large wardrobe and a bed with dresser. The two inside bathrooms are modern and have a tub with shower and in the guest bathroom an almost floor-to-ceiling shower. The kitchen is adjacent to the guest bathroom and offers enough space for a fully equipped fitted kitchen. A guest/study located next to the guest bathroom completes the well thought out floor plan. In the basement there is a cellar room assigned to the apartment. The current tenant has two separate leases for the apartment and the parking space.

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## Details of amenities

- currently rented
- Lease agreement & parking space treated separately by contract
- two brightly tiled bathrooms
- laminate floors
- balcony with south-west orientation

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## All about the location

Oberkassel is located where the Rhine bends its knee: across from the old town and only a few subway stops away from the shopping mile Kö. The traffic connections, also by public transport, are excellent. Two Rhine bridges connect Oberkassel with Düsseldorf's city center. On the Luegallee, which is within walking distance, and around Barbarossa-Platz, you will find numerous shopping opportunities for daily needs, doctors, banks, various schools and a weekly market that takes place twice a week in the heart of Oberkassel. Thanks to the lively pub scene, top restaurants, wonderful walks along the banks of the Rhine, numerous other entertainment and leisure opportunities and a perfect infrastructure, you can expect a real quality of life here, which makes Oberkassel one of the top locations in the state capital. Via the A 52 and A 57, you are also excellently connected here to the highway network around Düsseldorf and can reach the neighboring cities of Neuss, Krefeld, Mönchengladbach and Cologne very comfortably. Kindergartens: Milchzahnkiste e.V. Kindergarten in Oberkassel Niederkassel Lörick Emanuel-Leutze-Strasse 1B, 40547 Düsseldorf Zwergenreich Private pre-kindergarten, Cheruskerstrasse 20, 40545 Düsseldorf Elementary schools: Friedrich-von-Bodelschwingh School, Cimbernstrasse 24, 40545 Düsseldorf Don Bosco School, Salierstrasse 37, 40545 Düsseldorf KGS Niederkassel, Niederkasseler Strasse 36, 40547 Secondary schools: Comenius High School, Hansaallee 90, 40547 Düsseldorf Cecilien-Gymnasium, Schorlemer Strasse 99, 40545 Düsseldorf Carl-Benz secondary school, Lewitstrasse 2, 40547 Düsseldorf Japanese International School, Niederkasseler Kirchweg 38, 40547 Düsseldorf Rail lines: U70, U74, U75, U76, U77 Trunk roads: B 7, A52, A57 Bus lines: 828, 833, 834, 835, 836, 862, 863, M3, 805 Supermarkets: REWE Theo-Champion-Straße 1, 40549 Düsseldorf Wayo Delicatessen and Sushi Bistro Lütticher Str. 17, 40547 Düsseldorf ALDI SÜD Hansaallee 10-12, 40547 Düsseldorf Shopping: Künnemann Boutique Flair, Belsenstraße 1, 40545 Düsseldorf Hamburg Mode Luegallee 42, 40545 Düsseldorf Restaurant: Spaghetti & Stars, Oberkasseler Straße 65, 40545 Düsseldorf Zille Oberkassel, Lueg-Platz 1, 40545 Düsseldorf Stappen, Luegallee 50, 40545 Düsseldorf Muggel, Dominikanerstraße 4, 40545 Düsseldorf Brasserie Hülsmann Oberkassel, Belsenstraße 1, 40545 Düsseldorf Hospital: St. Martinus Hospital, Gladbacher Str. 26, 40219 Düsseldorf Local recreation: Rhine promenade, banks of the Rhine

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## Other information

Es liegt ein Energiebedarfsausweis vor. Dieser ist gültig bis 17.2.2024. Endenergiebedarf beträgt 111.60 kwh/(m²\*a). Das Baujahr des Objekts lt. Energieausweis ist 1986. Die Energieeffizienzklasse ist D. 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. Let one of our real estate specialists professionally assess the current value of your property 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. MONEY LAUNDRY: As a real estate brokerage company, von Poll Immobilien GmbH is obligated according to § 2 para. 1 No. 14 and § 11 para. 1, 2 of the Money Laundering Act (GwG) to establish and verify the identity of the contracting party when a business relationship is established, or as soon as there is a serious interest in the execution of the real estate purchase contract. For this purpose, it is necessary for us to record the relevant data of your identity card (if you are acting as a natural person) in accordance with Section 11 (4) GwG - for example, by means of a copy. If you are a legal entity, we require a copy of the extract from the commercial register showing the beneficial owner. The Money Laundering Act stipulates that the broker must keep the copies or documents for five years. As our contractual partner, you also have a duty to cooperate in accordance with Section 11 (6) GwG. 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.

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## Contact partner

For further information, please contact your contact person:

Claudia Brakonier & Marius Grumbt

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*To Disclaimer of von Poll Immobilien GmbH*

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