



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

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<b>object number external:</b>	Kensington_KBR_892	<b>as from:</b>	14.02.2025
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1962
<b>place:</b>	28355 Bremen / Oberneuland	<b>living space:</b>	392,00 m <sup>2</sup>
<b>Total size of site:</b>	2.166,00 m <sup>2</sup>	<b>Number of Rooms:</b>	9,0
<b>Number of bedrooms:</b>	8,0	<b>Number of bathrooms:</b>	3,0
<b>Number of sep. bathrooms:</b>	3,0	<b>number of parking spaces:</b>	5,0

## prices:

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<b>purchase price:</b>	2.290.000,00 €	<b>broker's fee:</b>	2,57 % Käufer-Provision inkl. 19% MwSt.
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## energy certificate:

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## contact person:

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## Infrastructure:

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## Description:

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\* This exclusive villa in Oberneuland, situated in the second row, impresses with its quiet and elegant location.

\* With a generous living space of approx. 329 m<sup>2</sup> and an impressive plot of approx. 2,166 m<sup>2</sup>, this property is a real gem.

\* The villa has a total of 9 rooms, including 8 spacious bedrooms. The rooms are complemented by 3 luxuriously equipped full bathrooms and 3 guest WCs.

\* A special highlight is the spacious living area with fireplace and floor-to-ceiling windows, which offer a wonderful view of the private garden.

\* The living area flows seamlessly into the designer kitchen from SieMatic, which is equipped with high-quality kitchen appliances from Miele.

\* The outdoor area offers two terraces, an outdoor pool, a wellness area (with sauna and shower) and a spacious lawn with impressive trees.

\* The property was extensively renovated to a high standard in 2023.

## images

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