



**KENSINGTON**<sup>®</sup>  
Finest Properties International



## general:

---

|                                  |                       |                                  |                         |
|----------------------------------|-----------------------|----------------------------------|-------------------------|
| <b>object number external:</b>   | Kensington_KKOE_402   | <b>as from:</b>                  | 22.08.2024              |
| <b>usage:</b>                    | habitation            | <b>marketing method:</b>         | purchase                |
| <b>property:</b>                 | House                 | <b>construction year:</b>        | 2016                    |
| <b>place:</b>                    | 53757 Sankt Augustin  | <b>living space:</b>             | 415,00 m <sup>2</sup>   |
| <b>Floor space:</b>              | 108,00 m <sup>2</sup> | <b>Total size of site:</b>       | 1.388,00 m <sup>2</sup> |
| <b>Number of Rooms:</b>          | 8,0                   | <b>Number of bedrooms:</b>       | 5,0                     |
| <b>Number of bathrooms:</b>      | 4,0                   | <b>Number of sep. bathrooms:</b> | 1,0                     |
| <b>number of parking spaces:</b> | 4,0                   | <b>Condition:</b>                | as new                  |

## prices:

---

**broker's fee:** 3,57% inkl. MwSt

## energy certificate:

---

|                                |           |                                  |                              |
|--------------------------------|-----------|----------------------------------|------------------------------|
| <b>type of energy ID:</b>      | VERBRAUCH | <b>expiry date:</b>              | 2033-08-23                   |
| <b>age group:</b>              | 2014      | <b>heating YOC:</b>              | 1960                         |
| <b>value class:</b>            | D         | <b>beaconing:</b>                | gas, air heat pump           |
| <b>primary energy sources:</b> | GAS       | <b>energy consumption value:</b> | 115.10 kWh/m <sup>2</sup> /a |

## contact person:

---

|                 |                             |               |   |
|-----------------|-----------------------------|---------------|---|
| <b>company:</b> | Finest Properties Köln GmbH | <b>name:</b>  | Louisa Przygodda                              |
| <b>street:</b>  | Offenbachplatz 3            | <b>place:</b> | 50667 Köln                                    |
| <b>phone:</b>   | +49 170 50667 00            | <b>Email:</b> | Louisa.przygodda@kensington-international.com |

## Infrastructure:

---

# images

Wohnbereich



Küche



Essbereich



Wohnzimmer



Schlafzimmer



Badezimmer



Fitnessraum



Pool



Rückansicht

