



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

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|                                |                          |                                  |                       |
|--------------------------------|--------------------------|----------------------------------|-----------------------|
| <b>object number external:</b> | Kensington_KKOE_424      | <b>as from:</b>                  | 20.12.2024            |
| <b>usage:</b>                  | habitation               | <b>marketing method:</b>         | purchase              |
| <b>property:</b>               | House                    | <b>construction year:</b>        | 1950                  |
| <b>place:</b>                  | 50858 Köln / Junkersdorf | <b>living space:</b>             | 217,75 m <sup>2</sup> |
| <b>Floor space:</b>            | 60,00 m <sup>2</sup>     | <b>Total size of site:</b>       | 421,00 m <sup>2</sup> |
| <b>Number of Rooms:</b>        | 8,0                      | <b>Number of bedrooms:</b>       | 4,0                   |
| <b>Number of bathrooms:</b>    | 4,0                      | <b>number of parking spaces:</b> | 3,0                   |
| <b>Condition:</b>              | groomed                  |                                  |                       |

## prices:

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|                        |              |                      |                  |
|------------------------|--------------|----------------------|------------------|
| <b>purchase price:</b> | 990.000,00 € | <b>broker's fee:</b> | 4,76% inkl. MwSt |
|------------------------|--------------|----------------------|------------------|

## energy certificate:

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|                             |                              |                                |            |
|-----------------------------|------------------------------|--------------------------------|------------|
| <b>type of energy ID:</b>   | BEDARF                       | <b>expiry date:</b>            | 2034-04-24 |
| <b>age group:</b>           | 2014                         | <b>value class:</b>            | H          |
| <b>beaconing:</b>           | gas                          | <b>primary energy sources:</b> | GAS        |
| <b>final energy demand:</b> | 274.40 kWh/m <sup>2</sup> /a |                                |            |

## contact person:

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|                 |   |               |   |
|-----------------|---|---------------|---|
| <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>   | 0170 50667 00   | <b>Email:</b> | Louisa.przygodda@kensington-international.com |
| <b>www:</b>     | <a href="https://kensington-international.com/de/de/koeln">https://kensington-international.com/de/de/koeln</a> |               |   |

# Infrastructure:

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## images

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Esszimmer



Wohnbereich



Wohnbereich



Küche





Flur



Flur



Schlafzimmer



Ankleidezimmer



Badezimmer



Garten



Terrasse



Zimmer



Küche



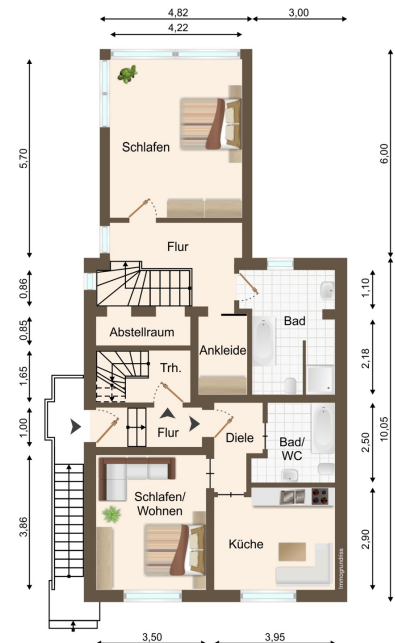
Zweites Badezimmer



Grundriss Erdgeschoss



Grundriss 1. Obergeschoss



Grundriss Dachgeschoss



Grundriss Kellergeschoss

