



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



## general:

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<b>object number external:</b>	Kensington_KKOE_433	<b>as from:</b>	10.01.2025
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	flat	<b>construction year:</b>	2022
<b>place:</b>	40215 Düsseldorf / Friedrichstadt	<b>living space:</b>	172,10 m <sup>2</sup>
<b>Floor space:</b>	183,10 m <sup>2</sup>	<b>Number of Rooms:</b>	2,5
<b>Number of bedrooms:</b>	1,0	<b>Number of bathrooms:</b>	1,0
<b>Number of sep. bathrooms:</b>	1,0	<b>Condition:</b>	as new

## prices:

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<b>purchase price:</b>	1.490.000,00 €	<b>house money:</b>	153,00 €
<b>broker's fee:</b>	3,57% inkl. MwSt.		

## energy certificate:

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<b>type of energy ID:</b>	BEDARF	<b>heating YOC:</b>	1954
<b>value class:</b>	A+	<b>beaconing:</b>	air heat pump
<b>primary energy sources:</b>	LUFTWP	<b>final energy demand:</b>	24.50 kWh/m <sup>2</sup> /a

## contact person:

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<b>name:</b>	Andrés N. Krause	<b>street:</b>	Offenbachplatz 3
<b>place:</b>	50667 Köln	<b>phone:</b>	+49 163 6050578
<b>Email:</b>	andres.krause@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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<b>Highway :</b>	2 km	<b>Airport at :</b>	12 km
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# images

Küche



Wohnzimmer



Atrium / Schlafzimmer



Schlafzimmer



Atrium / Office



Badezimmer / Badewanne





Badezimmer / Regendusche



Flur / Gäste-WC



Ankleide / Zugang Hauswirtschaftsraum & UG



Fitnessraum



Sauna



Außenblick Perspektive 1



Außenblick Perspektive 2



Dachgarten



Dachgarten Twilight



Atrium außen Twilight

