



KENSINGTON[®]
Finest Properties International



general:

object number external:	Kensington_KKOE_444	as from:	05.03.2025
usage:	habitation	marketing method:	purchase
property:	flat	construction year:	2022
place:	40215 Düsseldorf / Friedrichstadt	living space:	172,10 m ²
Floor space:	183,10 m ²	floor:	1
Number of Rooms:	2,5	Number of bedrooms:	1,0
Number of bathrooms:	1,0	Number of sep. bathrooms:	1,0
Condition:	as new		

prices:

house money:	153,00 €	broker's fee:	3,57% inkl. MwSt.
---------------------	----------	----------------------	-------------------

energy certificate:

type of energy ID:	BEDARF	expiry date:	2035-01-06
age group:	2014	heating YOC:	1954
value class:	A+	beaconing:	air heat pump
final energy demand:	24.50 kWh/m ² /a		

contact person:

name:	Andrés N. Krause	street:	Alte Wallgasse 31
place:	50672 Köln	phone:	+49 163 6050578
Email:	andres.krause@kensington-international.com	www:	https://kensington-international.com/de/de/koeln

Infrastructure:

Highway :	2 km	Airport at :	12 km
------------------	------	---------------------	-------

images

Wohnzimmer



Essbereich / Küche



Küche



Atrium / Schlafzimmer



Schlafzimmer



Badezimmer / Badewanne



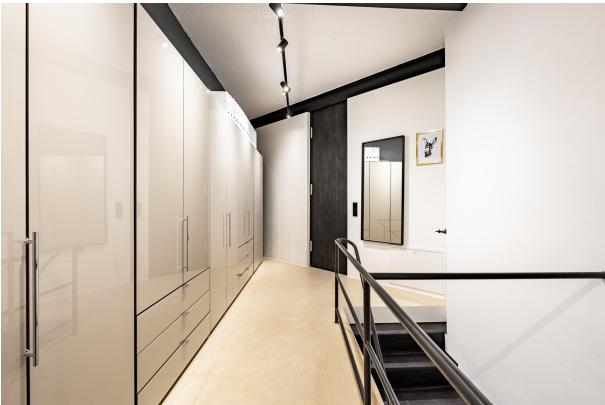
Badezimmer / Regendusche



Flur / Gäste-WC



Ankleide / Zugang Hauswirtschaftsraum & UG



Fitnessraum



Sauna



Außenblick Perspektive 1



Außenblick Perspektive 2



Dachgarten



Dachgarten Twilight



Atrium außen Twilight



Grundrisse

