



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

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|                                  |                           |                                  |                                 |
|----------------------------------|---------------------------|----------------------------------|---------------------------------|
| <b>object number external:</b>   | Kensington_KLK_428        | <b>as from:</b>                  | 15.05.2024                      |
| <b>usage:</b>                    | habitation                | <b>marketing method:</b>         | purchase                        |
| <b>property:</b>                 | House                     | <b>construction year:</b>        | 1984                            |
| <b>place:</b>                    | 23570 Lübeck / Travemünde | <b>living space:</b>             | 115,00 m <sup>2</sup>           |
| <b>Floor space:</b>              | 35,00 m <sup>2</sup>      | <b>Total size of site:</b>       | 210,00 m <sup>2</sup>           |
| <b>Number of Rooms:</b>          | 5,0                       | <b>Number of bedrooms:</b>       | 3,0                             |
| <b>Number of bathrooms:</b>      | 1,0                       | <b>Number of sep. bathrooms:</b> | 2,0                             |
| <b>number of parking spaces:</b> | 1,0                       | <b>Condition:</b>                | part / full renovation required |

## prices:

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**broker's fee:** 3,33% inkl. MwSt.

## energy certificate:

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|                                |           |                                  |                             |
|--------------------------------|-----------|----------------------------------|-----------------------------|
| <b>type of energy ID:</b>      | VERBRAUCH | <b>expiry date:</b>              | 2033-02-16                  |
| <b>age group:</b>              | 2014      | <b>heating YOC:</b>              | 1984                        |
| <b>value class:</b>            | C         | <b>beaconing:</b>                | gas                         |
| <b>primary energy sources:</b> | GAS       | <b>energy consumption value:</b> | 90.30 kWh/m <sup>2</sup> /a |

## contact person:

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|                 |   |                    |                                    |
|-----------------|---|--------------------|------------------------------------|
| <b>company:</b> | Finest Properties Lübecker Bucht GmbH       | <b>name:</b>       | Timo Klöfkorn                      |
| <b>street:</b>  | Bäderstraße 24                              | <b>place:</b>      | 23626 Ratekau                      |
| <b>phone:</b>   | 04504 70 77 900                             | <b>fax number:</b> | 04504 - 81 69 699                  |
| <b>Email:</b>   | timo.kloefkorn@kensington-international.com | <b>www:</b>        | www.kensington-luebecker-bucht.com |



## Infrastructure:

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|                              |      |          |      |
|------------------------------|------|----------|------|
| Highway :                    | 8 km | Bus at : | 1 km |
| Intercity train station at : | 1 km |          |      |

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## images

Draufsicht mit Ostsee



Draufsicht



Flur



Haus- und Technikraum





Küche



Gäste-WC



Wohnzimmer mit Treppenaufgang



Wohnzimmer



Wohnzimmer



Schlafzimmer





Schlafzimmer



Schlafzimmer



Wannenbad



Wannenbad



WC auf dem Dachboden



Zimmer oben





Dachboden



Dachboden



Frontansicht



Rückansicht



Weitsicht



Draufsicht





Grundriss EG



Grundriss DG



**LEGENDE**

- 01 Flur - 4,54 m<sup>2</sup>
- 02 Kind I - 9,87 m<sup>2</sup>
- 03 Kind II - 8,40 m<sup>2</sup>
- 04 Bad - 4,64 m<sup>2</sup>
- 05 Schlafen - 20,76 m<sup>2</sup>