

Düsseldorf – Mörsenbroich

# High-quality modernized home with sunny balcony and underground car park

*Property ID: 25013075*



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**PURCHASE PRICE: 219.000 EUR • LIVING SPACE: ca. 46,41 m<sup>2</sup> • ROOMS: 2**

Property ID: 25013075 - 40470 Düsseldorf – Mörsenbroich

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## At a glance

Property ID	25013075
Living Space	ca. 46,41 m²
Floor	2
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	1983
Type of parking	127 x Duplex, 1 EUR (Sale)

Purchase Price	219.000 EUR
Commission	Buyer's commission is 2.5 % (plus VAT) of the notarized purchase price
Modernisation / Refurbishment	2025
Condition of property	Renovated
Construction method	Solid
Equipment	Balcony

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## Energy Data

Type of heating	Central heating
Energy Source	Gas
Energy certificate valid until	15.08.2027
Power Source	Gas

Energy Certificate	Energy consumption certificate
Final energy consumption	112.40 kWh/m²a
Energy efficiency class	D
Year of construction according to energy certificate	2002

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## The property



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## A first impression

This high-quality apartment is located in a well-kept apartment building from 1983, which impresses with its charming clinker brick façade. The property underwent extensive renovation in 2025, so you can enjoy the first occupancy after renovation. The 2-room apartment impresses with a well thought-out floor plan optimization, which optimally brings out the potential of the approx. 46m². Highlights include the newly created bedroom with recessed walls, which offers an ideal quiet zone. The open kitchen area is a modern, appealing element in the living area, which radiates a warm atmosphere thanks to its oak parquet flooring. The bathroom is state of the art and has been designed with large-format tiles in an elegant concrete look. Special features such as the walk-in shower with a Grohe fitting and the oak-look vanity unit give the room an exclusive touch. A high-quality LED mirror completes the bathroom. A sunny balcony completes the practical layout. The apartment's electrical installation, including the distribution box, was completely replaced as part of the refurbishment and is now state of the art. The walls are smoothly plastered (including painter's fleece) and the new doors and frames blend harmoniously into the overall appearance of the apartment. For additional convenience in everyday life, there is an associated cellar compartment and a duplex parking space, which fits seamlessly into the well-kept overall concept of the building. The communal stairwell is also in a very well-kept condition, which underlines the homely overall impression of the property. This apartment is ideal for singles or couples who want to find a new home in a quiet yet well-connected location. Thanks to the careful selection of materials and the modern refurbishment, the property offers a high level of living comfort and meets current living standards. Please do not hesitate to contact us for more information or to arrange a viewing.

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## Details of amenities

- Oak parquet
- smooth plastered walls with fleece
- new radiators
- new electrical wiring and fuse box
- floor plan optimization
- Bathroom with walk-in shower, large-format tiles in an elegant concrete look, LED mirror and washbasin with vanity unit
- Open kitchen area
- sunny balcony

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## All about the location

Mörsenbroich The property is centrally located in Mörsenbroich. Mörsenbroich is a charming district in Düsseldorf's district 6, which is characterized by a pleasant residential atmosphere and good connections to the city centre. The district is known above all for its quiet residential streets and green spaces, which offer a high quality of life. Mörsenbroich is home to numerous shopping facilities, cafés and restaurants offering both local and international cuisine. Its proximity to the city center allows residents to quickly reach Düsseldorf's diverse cultural offerings while enjoying the benefits of a quiet residential area. Another highlight of Mörsenbroich is the nearby Nordpark, which is a popular place for recreation and leisure activities with its extensive green spaces, ponds and playgrounds. Families, sports enthusiasts and nature lovers alike can relax and enjoy nature here. The transport links are also excellent, with several streetcar and bus lines providing quick connections to other parts of the city and the main train station.

Mörsenbroich is therefore an ideal location for anyone who appreciates urban life but still values a quiet residential environment. Overall, Mörsenbroich is a lively district that is attractive for both young families and older people and offers a harmonious mix of urban life and recreation close to nature. Kindergartens: St. Franziskus Xaverius,

Mörsenbroicher Weg 4, 40470 Düsseldorf Daycare center, Eugen-Richter-Straße 10,

40470 Düsseldorf Japanese Seibo Kindergarten, Sankt-Franziskus-Straße 5, 40470

Düsseldorf Elementary school: Community elementary school, Max-Halbe-Straße 14,

40470 Düsseldorf St. Franziskus School, Herchenbachstraße 2, 40470 Düsseldorf

Secondary schools: Heinrich-Heine-Gesamtschule Düsseldorf, Graf-Recke-Straße 170,

40237 Düsseldorf Lycée français international Simone Veil, Graf-Recke-Straße 220,

40237 Düsseldorf Friedrich-Rückert-Gymnasium, Rückertstraße 6, 40470 Düsseldorf

Transport connections: Train lines: U71, U72, 701, 708, S6 Bus routes: 730, 733, 752,

754, 756, 758, 776, 834 Highways: A52, B1, B7, B8 Supermarkets: Netto, Münsterstraße

398, 40470 Düsseldorf Aldi, Vogelsanger Weg 33, 40470 Düsseldorf Rewe, Zur alten

Kaserne 2, 40470 Düsseldorf Restaurant: Trattoria Zuccherò (Italian), Heinrichstraße

155, 40239 Düsseldorf La Tosca (Italian), Grashofstraße 1, 40470 Düsseldorf Hospital:

south: St. Vinzenz-Krankenhaus, Schloßstraße 85, 40477 Düsseldorf Local recreation:

West Grafenberg Forest

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## Other information

Es liegt ein Energieverbrauchsausweis vor. Dieser ist gültig bis 15.8.2027. Endenergieverbrauch beträgt 112.40 kwh/(m<sup>2</sup>\*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 2002. Die Energieeffizienzklasse ist D. On request, we will be happy to send you a detailed exposé with further information, a floor plan and a site plan or answer your initial questions by telephone! Thank you, we look forward to your inquiry or your call! Brokerage contract: You conclude a brokerage contract with VON POLL IMMOBILIEN if you use the services of VON POLL IMMOBILIEN with knowledge of the commission obligation. Commission: If you conclude a purchase contract that is attributable to the activities of VON POLL IMMOBILIEN, you as the buyer must pay the standard local commission to VON POLL IMMOBILIEN GmbH. The commission is due when the purchase contract becomes effective. Right of withdrawal: Your right of withdrawal is regulated in § 355 of the German Civil Code (BGB) and protects you as a consumer from contractual conditions. As a consumer, you have the right, under certain conditions, to withdraw from a contract that has already been concluded within the statutory periods by declaring your withdrawal. MONEY LAUNDERING: As a real estate brokerage company, von Poll Immobilien GmbH is obliged under § 1, 2 para. 1 no. 10, 4 para. 3 of the Money Laundering Act (GwG) to establish and verify the identity of the contractual partner before establishing a business relationship. For this purpose, it is necessary for us to record the relevant data of your identity card - for example by means of a copy. The Money Laundering Act (GwG) stipulates that the broker must keep the copies or documents for five years. OUR SERVICE FOR YOU AS THE OWNER: If you are planning to sell or let your property, it is important for you to know its market value. Have the current value of your property professionally assessed by one of our real estate specialists free of charge and without obligation. Our nationwide and international network enables us to bring sellers or landlords and interested parties together in the best possible way.

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## Contact partner

For further information, please contact your contact person:

Claudia Brakonier & Marius Grumbt

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