

Düsseldorf – Ludenberg

# Grüne Oase in begehrter Lage - Terrassenwohnung mit Traumgartenblick

Property ID: 25013087



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**PURCHASE PRICE: 579.000 EUR • LIVING SPACE: ca. 116 m<sup>2</sup> • ROOMS: 2.5**

Property ID: 25013087 - 40629 Düsseldorf – Ludenberg

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

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## At a glance

Property ID	25013087
Living Space	ca. 116 m²
Rooms	2.5
Bedrooms	1
Bathrooms	1
Year of construction	1974
Type of parking	1 x Underground car park, 30000 EUR (Sale)

Purchase Price	579.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Modernisation / Refurbishment	2023
Condition of property	Renovated
Construction method	Solid
Usable Space	ca. 6 m²
Equipment	Terrace, Guest WC, Swimming pool, Sauna, Garden / shared use, Built-in kitchen

Property ID: 25013087 - 40629 Düsseldorf – Ludenberg

## Energy Data

Type of heating	Central heating
Energy Source	Light natural gas
Energy certificate valid until	19.04.2030
Power Source	Gas

Energy Certificate	Energy consumption certificate
Final energy consumption	168.00 kWh/m²a
Energy efficiency class	F
Year of construction according to energy certificate	1974



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## The property



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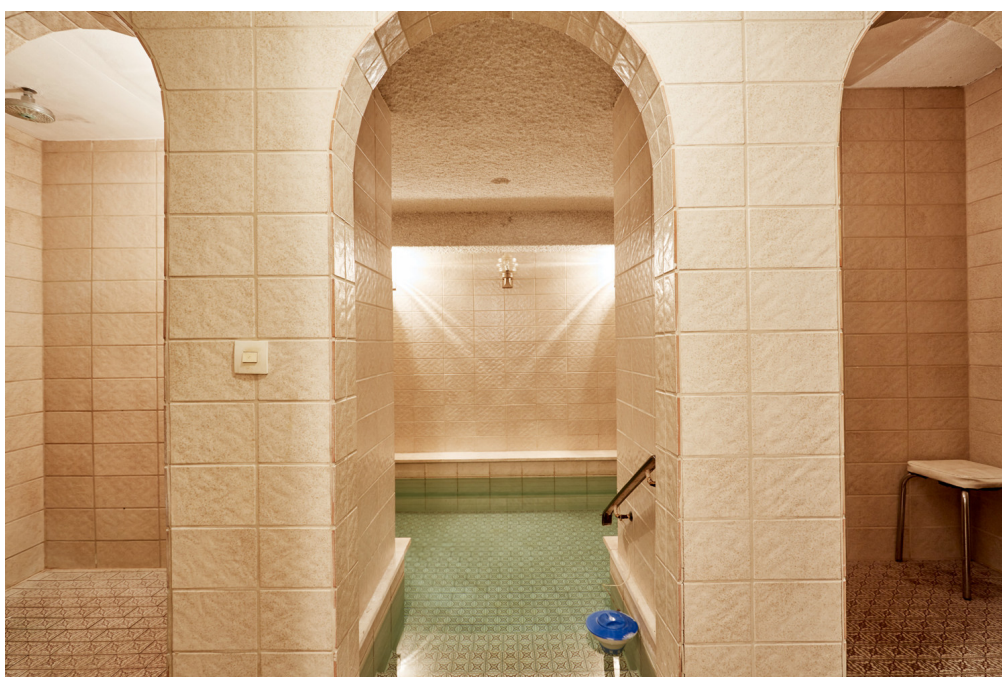
## The property





Property ID: 25013087 - 40629 Düsseldorf – Ludenberg

## The property



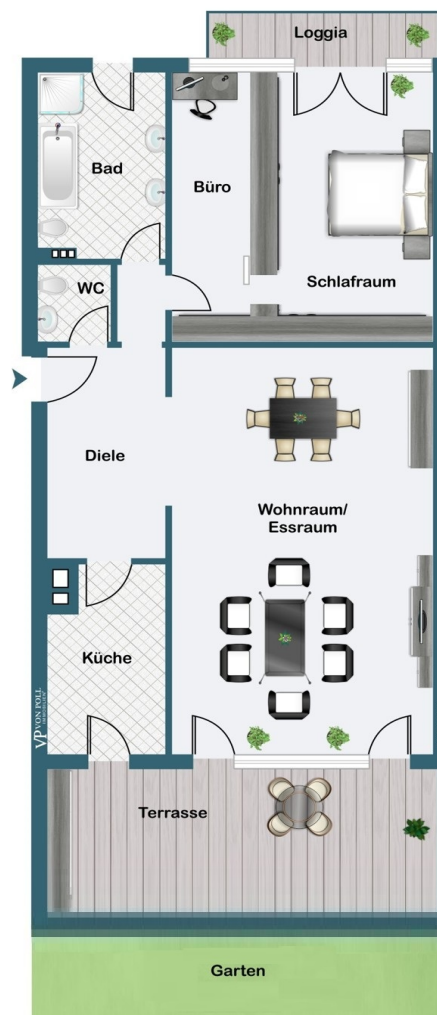
Property ID: 25013087 - 40629 Düsseldorf – Ludenberg

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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.



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## A first impression

This exclusive terrace apartment in a residential building built in 1974 is in excellent condition following extensive refurbishment in 2023. With a living space of approx. 116 m², the property offers modern living comfort in a sought-after residential area.

The apartment is characterized by a spacious living and dining area, which was laid with high-quality oak parquet in a herringbone pattern and oiled. The elegant ambience is further enhanced by the modern paint and plaster work, which was carried out in 2023. The luxurious fittings also include a high-quality fitted kitchen equipped with first-class electrical appliances from Miele and Liebherr. Electric shutters and a terrace awning provide additional comfort.

The living area comprises 2.5 rooms, including a bedroom, an office room and a stylishly designed bathroom with bathtub and walk-in shower, which leaves nothing to be desired in terms of comfort. A separate guest WC, which is fitted with fine marble, completes the living comfort of the apartment.

A particular highlight of the property is the spacious, approx. 30 m² south-facing terrace, which offers a wonderful view of the park-like garden. You can enjoy maximum privacy on the terrace, as others have no view of the (partially) covered terrace. The use of patio furniture allows for a relaxed atmosphere outdoors and invites you to spend cozy hours.

The building also offers additional amenities such as a private underground parking space and access to a functional swimming pool and sauna, which are available to residents.

The apartment was completely renovated in 2022/2023, including all electrical wiring and the distribution box. High-quality built-in furniture made of solid wood provides additional storage space and underlines the upscale standard of the property.

This first floor apartment combines the advantages of a quiet residential area with modern furnishings and exquisite details. It offers a spacious living area with numerous possible uses and is ideal for discerning buyers who value quality and an upscale living atmosphere. A viewing of this property is well worthwhile to experience the many benefits and high-quality fittings up close. Contact us today to arrange a viewing appointment.

Property ID: 25013087 - 40629 Düsseldorf – Ludenberg

## Details of amenities

- Oak parquet in herringbone pattern (laid and oiled 2023)
- Tiles in bathroom, WC and kitchen (2023)
- Washing machine connection in the bathroom
- Electric underfloor heating in the bathroom
- fitted kitchen with high-quality electrical appliances from Liebherr and Miele
- Terrace awning (2024)
- electric shutters
- smart home pre-installation
- Smoothly plastered walls with painter's fleece (2023)
- New electrical wiring / new distribution box incl. LAN network (2023)
- modern room doors
- high-quality built-in wardrobes
- passenger elevator
- predominantly owner-occupied

Property ID: 25013087 - 40629 Düsseldorf – Ludenberg

## All about the location

Düsseldorf-Ludenberg - green, exclusive and close to nature. The district in the north-east of the state capital is one of the most sought-after residential areas in Düsseldorf. Surrounded by extensive forests, idyllic bridle paths and the picturesque Aaper Forest, Ludenberg combines a high quality of life with excellent accessibility.

The neighborhood is characterized by stylish detached houses, well-kept villas and high-quality new builds. Despite the quiet, almost rural atmosphere, Düsseldorf city center is only about 15 minutes away by car. Public transport connections are very good, as is the proximity to the A3 and A44 highways.

Shopping facilities, schools, daycare centers and doctors can be found in the immediate vicinity or in the neighboring districts of Gerresheim and Grafenberg. Particularly noteworthy is the proximity to the renowned Düsseldorf racecourse, the Hubbelrath golf club and the Düsseldorf University Hospital, which also makes Ludenberg very popular with medical professionals and expats.

Anyone who wants to combine living close to nature with urban comfort will find the perfect environment in Ludenberg.

Property ID: 25013087 - 40629 Düsseldorf – Ludenberg

## Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 19.4.2030.

Endenergieverbrauch beträgt 168.00 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Erdgas leicht.

Das Baujahr des Objekts lt. Energieausweis ist 1974.

Die Energieeffizienzklasse ist F.

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.

Property ID: 25013087 - 40629 Düsseldorf – Ludenberg

## Contact partner

For further information, please contact your contact person:

Claudia Brakonier & Marius Grumbt

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*To the Disclaimer of von Poll Immobilien GmbH*

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