



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

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<b>object number external:</b>	Kensington_KKOE_411	<b>Date:</b>	05.08.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	flat	<b>construction year:</b>	1996
<b>place:</b>	50937 Köln / Sülz	<b>living space:</b>	72,00 m <sup>2</sup>
<b>Floor space:</b>	5,00 m <sup>2</sup>	<b>rentable space:</b>	72,00 m <sup>2</sup>
<b>floor:</b>	3	<b>Number of Rooms:</b>	3,0
<b>Number of bedrooms:</b>	2,0	<b>Number of bathrooms:</b>	1,0
<b>number of parking spaces:</b>	1,0	<b>Condition:</b>	groomed

## prices:

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<b>purchase price:</b>	345.000,00 €	<b>house money:</b>	320,00 €
<b>broker's fee:</b>	3,57%		

## energy certificate:

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<b>type of energy ID:</b>	VERBRAUCH	<b>expiry date:</b>	2019-05-28
<b>age group:</b>	2008	<b>heating YOC:</b>	2011
<b>value class:</b>	B	<b>beaconing:</b>	gas
<b>primary energy sources:</b>	GAS	<b>energy consumption value:</b>	73.00 kWh/m <sup>2</sup> /a

## contact person:

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<b>company:</b>	Finest Properties Köln GmbH	<b>name:</b>	Louisa Przygodda
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<b>phone:</b>	+49 170 50667 00	<b>Email:</b>	Louisa.przygodda@kensington-international.com

# Infrastructure:

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## images

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Offener Wohnbereich



Eingangsbereich



Offener Wohnbereich



Küche





Balkon



Drittes Zimmer



Badezimmer



Schlafzimmer



Stellplatz



Frontansicht



Rückansicht



Grundriss

