



HERDEN IMMOBILIEN®

— *Finest Properties* —



## BEAUTIFUL LUXURY FLAT ON THE GROUND FLOOR OF A NEW BUILDING WITH 11 FLATS



377.741 €



72 m<sup>2</sup>



2



1

## Description

Manfred Herden Immobilien sells a nice flat on the ground floor of a new building with 11 flats. This is the flat (ground floor A). It is the flat on the left in the floor plans, with 2 bedrooms and a bathroom and a living area of 71,44 sqm plus 2 terraces of 27,72 sqm. It has a terrace in front of the house and another one in front of the garden and swimming pool. I have 2 other newly built flats in this building with 3 bedrooms and 2 bathrooms as well as 2 penthouses with 2 bedrooms each. Have a look at my other offers which are also advertised here. It is a modern and high quality construction with thermal insulation and heat protection and with underground parking for your vehicles and with direct access to the flat. The underground parking space is included in the price. In addition a photovoltaic system of self-consumption, generation of electric energy by means of monocrystalline

by means of monocrystalline photovoltaic panels, with modulating inverter, single-phase single-phase inverter with nominal power up to 5 kw with Wi-Fi communication for remote control remote control from Smartphone, tablet or PC.

Electric vehicle recharging station (optional), consisting of a metal electric vehicle electric vehicle charging box, metal, for single-phase power supply at 230 V and 50 Hz frequency, 2.3 kW power, with a 16 A Schuko socket.

In addition, a modern, high-quality fitted kitchen with 2 different options to choose from. El agua caliente se suministra mediante un termo eléctrico de 100 y 150 litros Calderas eléctricas de 100 y 150 litros, apoyadas por paneles solares térmicos para reducir el consumo de agua caliente, ventanas de aluminio con doble acristalamiento con rotura de puente térmico, aire acondicionado con bomba de calor, así como modernos cuartos de baño con sanitarios cromados y blancos de Duravit. Los suelos son una combinación de gres porcelánico y laminado. La piscina tendrá un acceso progresivo con resina y cuarzo tipo playa. Un hermoso edificio moderno con una muy buena relación calidad-precio. El centro de la ciudad está a sólo 3,5 km, por lo que a unos 10 minutos como máximo. Si he despertado su interés, póngase en contacto conmigo y concierte una cita para verlo. Espero su visita.

## More info

Utility surface 99 m<sup>2</sup>

Resilient door

Air condition

Parking

Pool



Energy rating

In process



