



Germany. Cologne. Pulheim. New home. House cottage



Information de l'agent

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Détails de l'annonce

Propriété à: Vendre
Prix: USD 2,201,665.96

Location

Pays: Allemagne
État/Région/Province: Rhénanie du Nord-Westphalie
Ville: Cologne
Adresse: Пульхайм
Soumis: 02/06/2025

Description:

Germany. Cologne. Pulheim. New home. House cottage in 50259 Pulheim, 360 m2 (plot 522 m2)

Object code: 17970

Online viewing Remote purchase

1,870,000 €

5,194 €/m2

Object type houses and cottages

Year of construction 2022

Floor 1-2-3

Total area 360 m2

Object status-partially rented

Number of rooms 13 rooms

Modern residential house-cottage

50259 Pulheim, Germany

Object code: 17970

Sale price 1,870,000 €

Building / plot area 360 m² / 522 m²

Year of construction 2022

Total rooms / Apartments 13 / 4

Buyer commission 4.76% (incl. VAT)

Status All apartments rented



Online viewing Available

Remote purchase Possible

50259 Pulheim is a quiet, green street in the new residential area Pulheim-Brauweiler, only:

- 14 minutes by car / 8-10 minutes by train to the center of Cologne (Köln Hbf)
- 25 minutes to the airport Köln/Bonn (CGN) - direct access via A59 / A4
- 1.5 km to the S-Bahn station Pulheim, direct connection to Cologne and the airport
- 2 grammar schools are located nearby:
 - o Geschwister-Scholl-Gymnasium (1.3 km)
 - o Abtei-Gymnasium Brauweiler (2.5 km)
- The property borders a protected nature area Pulheimer Bach, 300 m away — RegioGrün cycle routes, which ensure excellent ecology and high quality of life

Apartment Rooms Area Status

A 1-room 25 m² rented

B 3-room 80 m² rented

C 4-room 100 m² rented

separately 160 m² is a separate living space, which is used by the owner for personal residence with a separate entrance.

The remaining area is used as common technical and utility areas, corridors, stairwell, storage rooms and maintenance rooms.

Energy efficiency and technologies

- Modern energy-saving technologies (KfW standard):
 - o Air-to-water heat pump
 - o Hydronic underfloor heating
 - o Triple energy-saving windows
 - o Ventilation system with heat recovery
 - o Ready for solar panels
- Smart home control system ("Smart Home")
- Connection to the fiber-optic network (FTTH)
- 2 parking spaces (prepared for EV charging)
- Plot with automa

Lease terms

Date Available:

Contact information

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