



## Germany. Cologne. Pulheim. New home. House cottage



### Ügynök információ

Név: Юрий М  
Email: youland@mail.ru  
Cégnév: EUROPE Gmbh  
Ország: Russia  
Specialties:  
Telefon: +7921 (906) 737-7  
Languages: English, Russian  
Weboldal: <http://www.youland.org>

### Hirdetés részletei

Ingatlan: Eladó  
Ár: USD 2,201,998.82

### Elhelyezkedés

Ország: Germany  
Állam/Régió/Tartomány: North Rhine-Westphalia  
Város: Cologne  
Cím: Пульхайм  
Feladta: 2025. 07. 04.

### Leírás:

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 m<sup>2</sup> / 522 m<sup>2</sup>

Year of construction 2022

Total rooms / Apartments 13 / 4

Buyer commission 4.76% (incl. VAT)

Status All apartments rented

Online viewing Available



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## 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 m<sup>2</sup> rented

B 3-room 80 m<sup>2</sup> rented

C 4-room 100 m<sup>2</sup> rented

separately 160 m<sup>2</sup> 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

Telefon:

+7921 (90673) 77-

IMLIX ID:

IX6.984.455



# IMLIX

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<https://www.imlix.com/hu/>

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