



## Germany. Dusseldorf. Land plot 1772m2 with buildin



### Информация об агенте

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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 3,907,761.52

### Местоположение

Страна:	Германия
Адрес:	Дюссельдорф
Добавлено:	20.06.2025

#### Описание:

Germany. Dusseldorf. Land plot 1772m2 with building permit. Land in Germany (with building permit)

Eller in 40229 Düsseldorf, 1,772 m2

Object ID: 17963

Online viewing Remote purchase

€3,350,000

€1,890/m2

Floor 1-2-3-4

Total area 1,772 m2

Object status available

Number of rooms

28 apartments modern apartments with balconies and terraces, Underground parking: 30 parking spaces, outdoor parking: 61 parking spaces for bicycles

Annual income (actual) on request €

Annual income (possible) on request €

Land with building permit

28 high-quality apartments in ownership with underground parking

Grüner Weg 40229 Düsseldorf-Eller

Location

District: Düsseldorf-Eller — a sought-after green residential area with excellent transport and motorway accessibility

• Address: Grüner Weg 65, 40229 Düsseldorf



- Cadastre: Flur 16 / Flurstück 222

## Property details

Property type Land plot with approved development plan

Plot area 1,772 m<sup>2</sup>

Development type (purpose) Residential complex with 28 apartments in ownership + underground parking (30 spaces)

Number of floors 3 full floors + 1 attic (Staffelgeschoss)

Number of apartments 28 high-quality apartments in ownership

Area of apartments approx. 56 – 180 m<sup>2</sup>, each with a balcony or terrace

Total living area 2,513.33 m<sup>2</sup>

Total area (living + usable) 3,761.65 m<sup>2</sup>

Underground parking 30 parking spaces

Bike parking 61 outdoor spaces

Building permit Available

Certificate of separateness (Abgeschlossenheit) Available

## Key features of the project

- Ready to start - building permit and documents for separateness have already been received
- A variety of housing formats - from 2- to 5-room apartments (areas from 56 to 180 m<sup>2</sup>)
- Modern architecture with an attic floor, large windows and private outdoor areas
- Underground parking (30 parking spaces) and 61 bicycle spaces - high level of comfort
- Popular micro-location: quiet street, proximity to the city center, A46, S-Bahn Eller-Süd

## Price information

Price (plot + pr

## Lease terms

Date Available:

## Contact information

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