

## Exclusive 3-bedroom apartment with balcony in „Garten Carré Twedter Feld“ - Mürwik

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**Twedter Feld 12  
24944 Flensburg - Mürwik**

**Rooms: 3**  
**Living area: 107.80 sqm**  
**Floor: 1. Upper Floor**

**directly from owner**

Bed-/Livingroom: 3  
Bathroom: 2  
Cellar: Yes  
Terrace: Yes  
Garden sharing: Yes  
Accessible/ step-free: Yes  
built-in kitchen: Yes  
Lift: Yes  
Year of construction: 1993

Type energy certificate: Verbrauchsausweis  
Type of heating: central heating  
Energy source: direct heating  
Energy charac. value: 49,00 kWh/(qm\*a)  
Parking space: 1x parking space  
E-Car connectivity: possible  
Bike parking place: In-/outdoor  
E-Bike connectivity: possible  
Condition of building: modernized

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### Your contacts:

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#### **Selbsthilfe Bauverein eG (Property Management)**

##### **Johanna Doose**

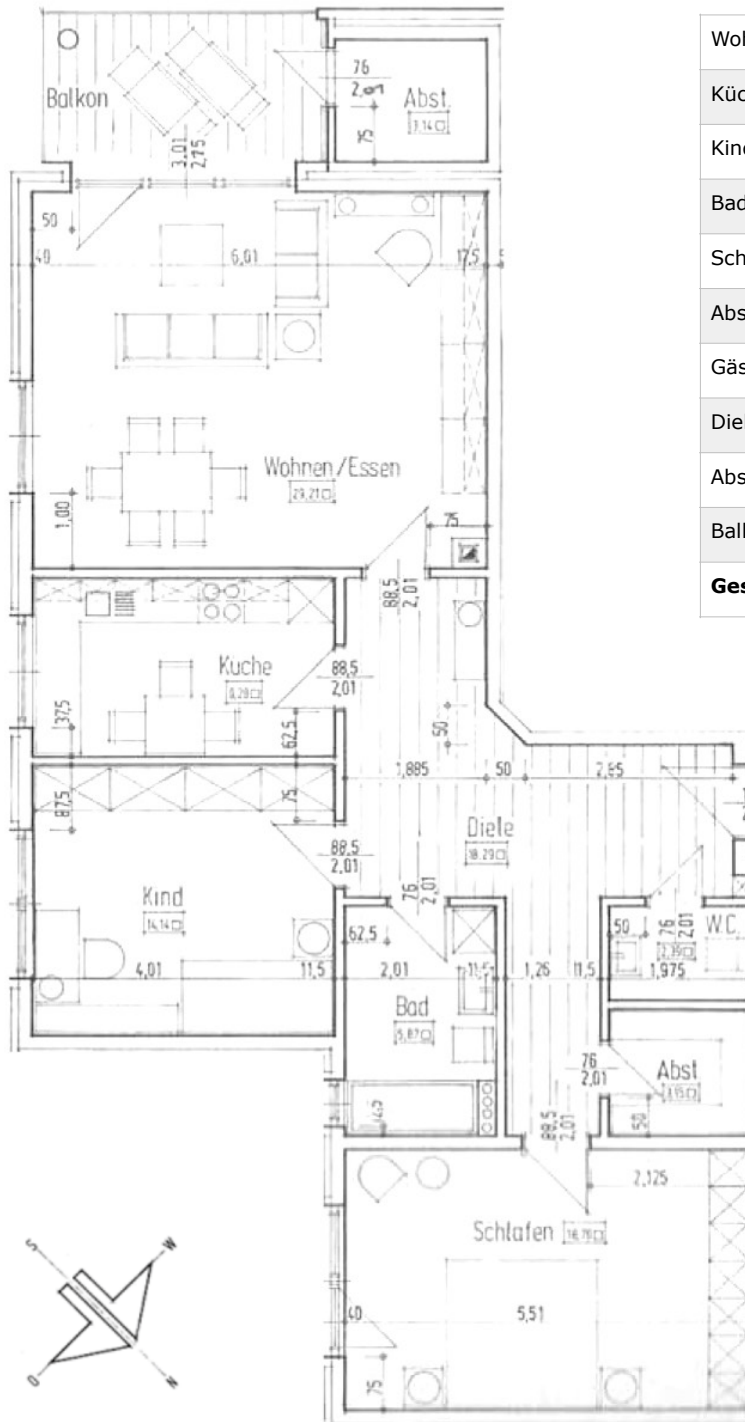
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# Ground Plan

## Wohnung 04

### 1. Obergeschoss links



|                        |                      |
|------------------------|----------------------|
| Wohnen/Essen           | 30,0 qm              |
| Küche                  | 8,5 qm               |
| Kind/ Schlafzimmer     | 14,1 qm              |
| Bad                    | 5,9 qm               |
| Schlafzimmer           | 17 qm                |
| Abstellraum 1          | 3,8 qm               |
| Gäste WC               | 2,5 qm               |
| Diele                  | 19,3 qm              |
| Abstellkammer          | 3,1 qm               |
| Balkon (1/2 angesetzt) | 6,5 qm               |
| <b>Gesamt</b>          | <b>ca. 107,80 qm</b> |

## About this property

In the north-eastern part of the city of Flensburg, 28 apartments were built in 1993 in Twedter Field 10-12 - in the immediate vicinity of the Flensburg Fjord. After almost 25 years, the site was expanded by a new building with 16 apartments. In addition to the new property at Twedter Field 14, the entire garden area on the site was also re-designed. The new flower beds in the entrance areas and in the garden, harmonious lighting of the site as a whole and the newly-built BBQ area with table tennis for communal tenants' evenings, all gave rise to what is now known as **G a r t e n C a r r é T w e d t e r F e l d .**

## Location

Located in the near vicinity are the Twedter Feld nature reserve, Solitude beach and the Twedter Plack with all its opportunities for shopping for one's daily needs. The apartments offer beautiful, unobstructed views right onto the nature reserve and the Flensburg Fjord.

Despite the close proximity to the town centre and the old town, the location is very quiet. Flensburg City can be easily reached either by public transport or by car (10-15 min).

## Facilities

You enter this beautiful 3-bedroom apartment and via the hallway you get direct access to the open-plan living and dining area with its adjoining balcony, which has a south-easterly orientation and thus invites you to linger and enjoy the afternoon sun. From your balcony, you will have a beautiful view of the Twedter Feld nature reserve.

The hallway offers access to all the apartment's other rooms, two bathrooms and the bright kitchen with tiled floors. The remaining rooms are consistently fitted with high-quality laminate floors.

The apartment is designed to be disabled-friendly and is at ground level. The property also has a lift. Lockable window handles, smoke detectors and a video intercom system will all serve to increase the level of comfort and the safety standard of your apartment. This apartment also engages with energy aspects and thoughts to the future. Along with 200 MBit internet in every room, we have become the first private housing company in Flensburg to offer its tenants the opportunity of e-car/e-bike parking spaces and a "Paketbox" package system for the time-independent sending and receiving of packages.