



Dannenberg & Söhne GbR

est. 2006

Luxury 5-bedroom apartment with 2 balconies in „Garten Carré Twedter Feld“ - Mürwik



**Twedter Feld 12
24944 Flensburg - Mürwik**

Rooms: 5
Living area: 172,37 qm
Floor: 3. Upper Floor

directly from owner

detailed description of luxury-apartment at page no. 3

Bed-/Livingroom:	5	Type energy certificate:	Verbrauchsausweis
Bathroom:	3	Type of heating:	central heating
Cellar:	2	Energy source:	direct heating
Balcony:	2	Energy charac. value:	49,00 kWh/(qm*a)
Garden sharing:	Yes	Parking space:	1x parking space
Accessible/ step-free:	Yes	E-Car connectivity:	possible
built-in kitchen:	Bulthaup-Kitchen	Bike parking place:	In-/outdoor
Lift:	Yes	E-Bike connectivity:	possible
Year of construction:	1993	Condition of building:	modernized

Your contacts:

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Selbsthilfe Bauverein eG (Property Management)

Johanna Doose

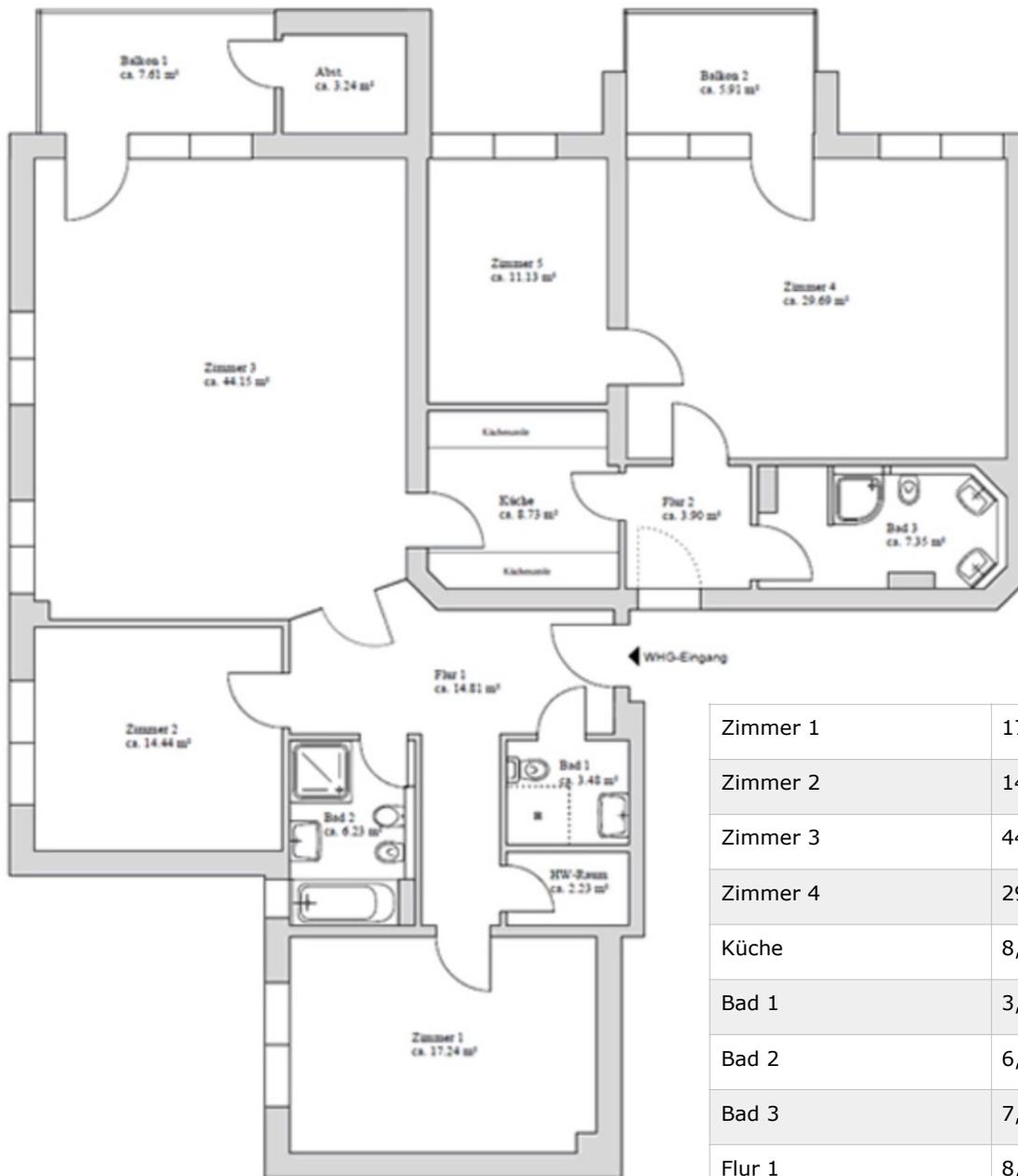
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Ground Plan

Wohnung 10

3. Obergeschoss links



Zimmer 1	17,24 qm
Zimmer 2	14,44 qm
Zimmer 3	44,15 qm
Zimmer 4	29,69 qm
Küche	8,73 qm
Bad 1	3,48 qm
Bad 2	6,23 qm
Bad 3	7,35 qm
Flur 1	8,73 qm
Flur 2	3,90 qm
Abstellraum 1	3,24 qm
Hauswirtschaftsraum	2,23 qm
Balkon (1/2 angesetzt)	7,81 qm
Balkon 2 (1/2 angesetzt)	5,91 qm
Gesamt	ca. 173,37 qm



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, Solitüde 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).

Highlights of the apartment:

- 5 rooms with parquet floors, tiles and carpet
- 2 large balconies with electronic patio heaters
- High level of comfort and safety standards (alarm and smoke detector system, etc.)
- Disabled-access apartment
- Bulthaupt luxury kitchen, 3 bathrooms, 2 storage rooms in the apartment
- 2 cellar rooms and 2 parking spaces directly in front of the entrance
- Supervision by the owner and the property management
- A lovingly landscaped garden with green areas, barbecue area, table tennis table and much more.

Why a luxury apartment? In the year of construction of this building - 1993 - the Berlin-based family of property developers integrated a private holiday apartment with selected interior design and fine materials into the premises of this residential complex.

For example, the floors in the 45 sqm living room are laid in real wood parquet, as are the floors in the corridors and in the kitchen. All the recessed spotlights and lighting installations (islands of light) can be dimmed. The apartment has an anti-intrusion alarm system and smoke detectors in all the rooms.

The 2 apartment entrance doors are each sound-insulated and the frames feature steel plates and multiple locking. There are 2 intercom systems. All the windows feature modern integrated designer sun shades (blinds).

As one member of the family of builders was once in a wheelchair, one of the total of three bathrooms has a disabled-accessible bath with shower for wheelchair users. There is a lift and throughout the apartment, there are no thresholds and/or steps.

Following the death of the senior member of the family of property developers, the successors withdrew from this Flensburg holiday home because the younger members of the

family were making use of the rooms too little and too rarely. With attention paid to detail, the apartment was then restored, modernised and renovated by specialist contractors.

