



Exclusive 3-bedroom penthouse apartment with 50sqm roof terrace in the „Garten Carré Twedter Feld“ - Mürwik



Twedter Feld 14 24944 Flensburg - Mürwik

Rooms: 3
Living area: 106.10 sqm
Floor: 4. Upper Floor

directly from owner

Bed-/Livingroom:	3	Type energy certificate:	Verbrauchsausweis
Bathroom:	1	Type of heating:	central heating
Cellar:	Yes	Energy source:	direct heating
Roof terrace:	50 sqm	Energy charac. value:	43.00 kWh/(sqm*a)
Garden sharing:	Yes	Parking space:	1x parking space
Accessible/ step-free:	Yes	E-Car connectivity:	possible
built-in kitchen:	Yes	Bike parking place:	In-/outdoor
Lift:	Yes	E-Bike connectivity:	possible
Year of construction:	2017	Condition of building:	New construction

Your contacts:

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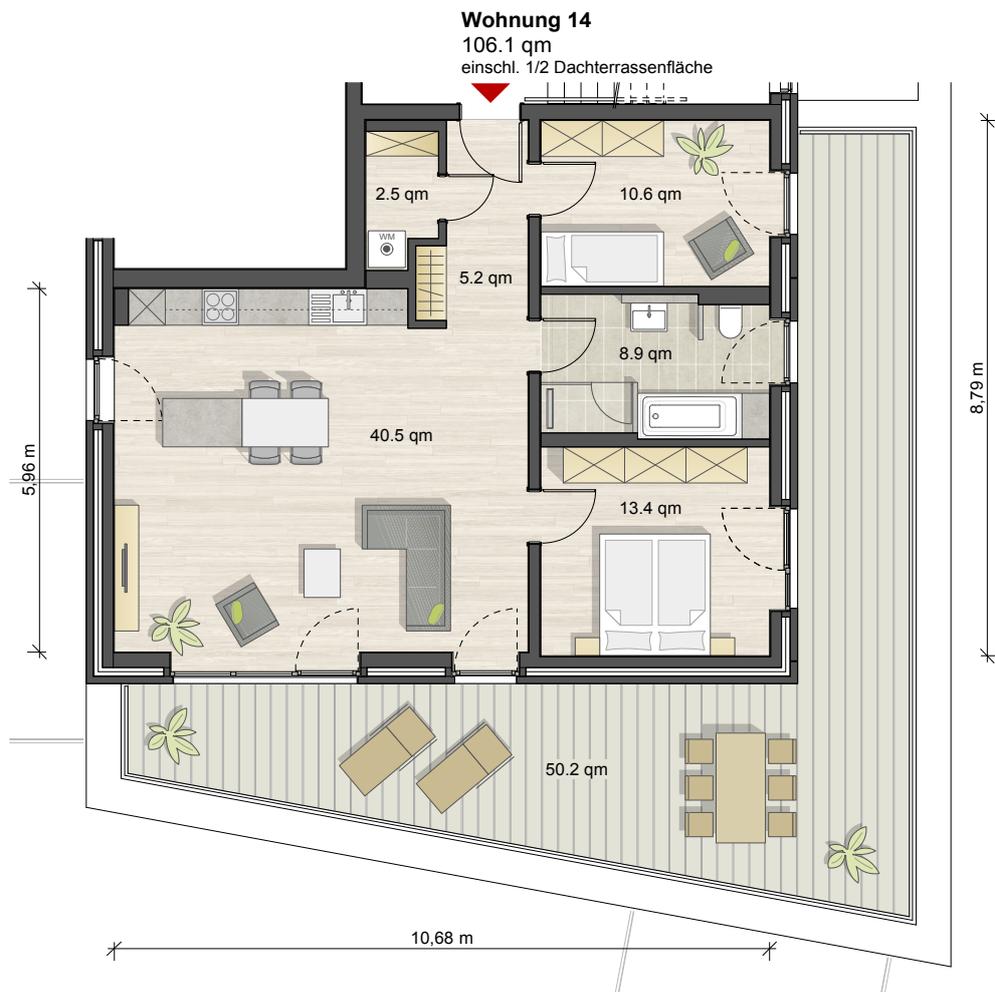
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Ground Plan



Wohnung 14 4. Obergeschoss links



0m 5m

Maßstab 1:100

Bei den angegebenen Raumflächen handelt es sich um gerundete Größenangaben

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. Tenants old and new can expect lovingly crafted gardens, with a new communal BBQ corner with lighting, grill and table tennis. All around the house and grounds, there is a wide variety of local summer blooms, grasses, colourful flowering shrubs and beds of decorative chipped bark. With magnolias on lilac, guelder roses, hydrangeas and even cherry laurel and beech hedges, both the aesthetic appearance and your privacy are assured in the **Garten Carré Twedter Feld**

With the construction of this unique property in the Garten Carré Twedter Feld, the property developer family sought to involve architectural-psychological, experience-specific and forward-looking aspects in the planning; but also a great deal of love. Meaning that in 2017, apartments came into being which clearly stand out on the market. The property was not only designed taking modern-day requirements into account, but also takes on board the new living situation with regard to digitalisation with a view to creating a unique ambience for our tenants. For example, the first ever private "Paketbox" package system in the Flensburg area for the time-independent sending and receiving of packages, makes deliveries possible and even the collection of ironing or the receipt of groceries. Furthermore, electrical charging stations for both cars and bicycles have been created to meet the needs of each individual person.

Location

Located in the close 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

On entering this unique penthouse apartment, you not only get an unforgettable view over the Twedter Feld nature reserve, but also have an all-round 50 sqm roof terrace. You can reach all the rooms of your apartment from the roof terrace and still have enough space for a dining and BBQ area as well as room for sun loungers and smaller private seating areas. The southerly / south-easterly orientation promises cosy relaxation in the sunlight.

Thanks to floor-to-ceiling windows and the large roof terrace, the adjoining 40 sqm living area with its open plan kitchen creates a sense of endless transparency into the Twedter Feld nature reserve. It consciously combines two worlds and creates both greater transparency and improved communication. With the choice of an underfloor heating system and high-quality PVC tiles, generous floors are created in the rooms and this increases both the level of comfort and the living ambience. The transparency is supported by a variety of large, floor-to-ceiling windows in all of the apartment's rooms.

The bathroom features a walk-in shower, a bath and high-quality materials. The apartment is designed to be disabled-friendly and is at ground level. The property also has a lift. Smoke detectors, a video intercom system, and triple glazed windows will enhance the degree of comfort and the safety standard of your apartment. This apartment also engages with energy aspects and thoughts to the future. In addition to up to 400 MBit internet in every room, a ventilation system ensures the optimal exchange of room air and thus reduces ancillary costs.