

Kappeln

Einmalige Investition mit Meerblick – Vier hochwertige Ferienwohnungen in erster Linie zum Wasser

Objektnummer: 25471024.10



www.von-poll.com

KAUFPREIS: 1.830.650 EUR • WOHNFLÄCHE: ca. 408,22 m²

Objektnummer: 25471024.10 - 24376 Kappeln

- Auf einen Blick
- Die Immobilie
- Auf einen Blick: Energiedaten
- Ein erster Eindruck
- Ausstattung und Details
- Alles zum Standort
- Sonstige Angaben
- Ansprechpartner

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Auf einen Blick

Objektnummer	25471024.10
Wohnfläche	ca. 408,22 m ²
Dachform	Satteldach
Baujahr	2019
Stellplatz	1 x Carport

Kaufpreis	1.830.650 EUR
Haustyp	Mehrfamilienhaus
Provision	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Gesamtfläche	ca. 457 m ²
Zustand der Immobilie	gepflegt
Bauweise	Massiv
Nutzfläche	ca. 49 m ²
Vermietbare Fläche	ca. 457 m ²

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Auf einen Blick: Energiedaten

Heizungsart	Fußbodenheizung	Energieausweis	Verbrauchsausweis
Wesentlicher Energieträger	Gas	Endenergieverbrauch	44.50 kWh/m²a
Energieausweis gültig bis	28.05.2035	Energie-Effizienzklasse	B
Befuerung	Gas	Baujahr laut Energieausweis	2019

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Die Immobilie



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Die Immobilie

VON POLL
IMMOBILIEN

**Eine ausgezeichnete Wahl:
VON POLL IMMOBILIEN.**

Capital
MAKLER-KOMPASS
HEFT 10/2023
Top-Makler Kiel
★★★★★
Höchstnote für
von Poll Immobilien
Quelle: IIR Institut
18. TEST: 5.081 Makler
GEHTIG: 88% 10/23

MONEY
HÖCHSTE
KUNDEN-
ZUFRIEDEN-
HEIT
VON POLL IMMOBILIEN
12 weitere Anbieter
erhielten die Tests-Satz-Gut-
im Test: 48 Immobilien-
makler in Deutschland
Ausgabe 9/2024
★★★★★

TEST
UNTERNEHMEN
DES JAHRES
2025
VON POLL IMMOBILIEN
ANALYSE
KUNDENZUFRIEDENHEIT
FOCUS 10/2024 DEUTSCHLANDTESTIDE

DEUTSCHLAND
TEST
HÖCHSTE
REPUTATION
PRÄDIKAT
„HERAUSRAGEND“
VON POLL IMMOBILIEN
ANALYSE
FOCUS 10/2024 DEUTSCHLANDTESTIDE

F.A.Z. INSTITUT
DEUTSCHLANDS
BEGEHRTESTE
IMMOBILIENMAKLER
VON POLL IMMOBILIEN
Basis: Anbieterreputation
02/2025
1st/2nd/3rd/4th/5th/6th/7th/8th/9th/10th/11th/12th/13th/14th/15th/16th/17th/18th/19th/20th/21st/22nd/23rd/24th/25th/26th/27th/28th/29th/30th/31st/32nd/33rd/34th/35th/36th/37th/38th/39th/40th/41st/42nd/43rd/44th/45th/46th/47th/48th/49th/50th/51st/52nd/53rd/54th/55th/56th/57th/58th/59th/60th/61st/62nd/63rd/64th/65th/66th/67th/68th/69th/70th/71st/72nd/73rd/74th/75th/76th/77th/78th/79th/80th/81st/82nd/83rd/84th/85th/86th/87th/88th/89th/90th/91st/92nd/93rd/94th/95th/96th/97th/98th/99th/100th/101st/102nd/103rd/104th/105th/106th/107th/108th/109th/110th/111th/112th/113th/114th/115th/116th/117th/118th/119th/120th/121st/122nd/123rd/124th/125th/126th/127th/128th/129th/130th/131st/132nd/133rd/134th/135th/136th/137th/138th/139th/140th/141st/142nd/143rd/144th/145th/146th/147th/148th/149th/150th/151st/152nd/153rd/154th/155th/156th/157th/158th/159th/160th/161st/162nd/163rd/164th/165th/166th/167th/168th/169th/170th/171st/172nd/173rd/174th/175th/176th/177th/178th/179th/180th/181st/182nd/183rd/184th/185th/186th/187th/188th/189th/190th/191st/192nd/193rd/194th/195th/196th/197th/198th/199th/200th/201st/202nd/203rd/204th/205th/206th/207th/208th/209th/210th/211st/212nd/213rd/214th/215th/216th/217th/218th/219th/220th/221st/222nd/223rd/224th/225th/226th/227th/228th/229th/230th/231st/232nd/233rd/234th/235th/236th/237th/238th/239th/240th/241st/242nd/243rd/244th/245th/246th/247th/248th/249th/250th/251st/252nd/253rd/254th/255th/256th/257th/258th/259th/260th/261st/262nd/263rd/264th/265th/266th/267th/268th/269th/270th/271st/272nd/273rd/274th/275th/276th/277th/278th/279th/280th/281st/282nd/283rd/284th/285th/286th/287th/288th/289th/290th/291st/292nd/293rd/294th/295th/296th/297th/298th/299th/300th/301st/302nd/303rd/304th/305th/306th/307th/308th/309th/310th/311st/312nd/313rd/314th/315th/316th/317th/318th/319th/320th/321st/322nd/323rd/324th/325th/326th/327th/328th/329th/330th/331st/332nd/333rd/334th/335th/336th/337th/338th/339th/340th/341st/342nd/343rd/344th/345th/346th/347th/348th/349th/350th/351st/352nd/353rd/354th/355th/356th/357th/358th/359th/360th/361st/362nd/363rd/364th/365th/366th/367th/368th/369th/370th/371st/372nd/373rd/374th/375th/376th/377th/378th/379th/380th/381st/382nd/383rd/384th/385th/386th/387th/388th/389th/390th/391st/392nd/393rd/394th/395th/396th/397th/398th/399th/400th/401st/402nd/403rd/404th/405th/406th/407th/408th/409th/410th/411st/412nd/413rd/414th/415th/416th/417th/418th/419th/420th/421st/422nd/423rd/424th/425th/426th/427th/428th/429th/430th/431st/432nd/433rd/434th/435th/436th/437th/438th/439th/440th/441st/442nd/443rd/444th/445th/446th/447th/448th/449th/450th/451st/452nd/453rd/454th/455th/456th/457th/458th/459th/460th/461st/462nd/463rd/464th/465th/466th/467th/468th/469th/470th/471st/472nd/473rd/474th/475th/476th/477th/478th/479th/480th/481st/482nd/483rd/484th/485th/486th/487th/488th/489th/490th/491st/492nd/493rd/494th/495th/496th/497th/498th/499th/500th/501st/502nd/503rd/504th/505th/506th/507th/508th/509th/510th/511st/512nd/513rd/514th/515th/516th/517th/518th/519th/520th/521st/522nd/523rd/524th/525th/526th/527th/528th/529th/530th/531st/532nd/533rd/534th/535th/536th/537th/538th/539th/540th/541st/542nd/543rd/544th/545th/546th/547th/548th/549th/550th/551st/552nd/553rd/554th/555th/556th/557th/558th/559th/560th/561st/562nd/563rd/564th/565th/566th/567th/568th/569th/570th/571st/572nd/573rd/574th/575th/576th/577th/578th/579th/580th/581st/582nd/583rd/584th/585th/586th/587th/588th/589th/590th/591st/592nd/593rd/594th/595th/596th/597th/598th/599th/600th/601st/602nd/603rd/604th/605th/606th/607th/608th/609th/610th/611st/612nd/613rd/614th/615th/616th/617th/618th/619th/620th/621st/622nd/623rd/624th/625th/626th/627th/628th/629th/630th/631st/632nd/633rd/634th/635th/636th/637th/638th/639th/640th/641st/642nd/643rd/644th/645th/646th/647th/648th/649th/650th/651st/652nd/653rd/654th/655th/656th/657th/658th/659th/660th/661st/662nd/663rd/664th/665th/666th/667th/668th/669th/670th/671st/672nd/673rd/674th/675th/676th/677th/678th/679th/680th/681st/682nd/683rd/684th/685th/686th/687th/688th/689th/690th/691st/692nd/693rd/694th/695th/696th/697th/698th/699th/700th/701st/702nd/703rd/704th/705th/706th/707th/708th/709th/710th/711st/712nd/713rd/714th/715th/716th/717th/718th/719th/720th/721st/722nd/723rd/724th/725th/726th/727th/728th/729th/730th/731st/732nd/733rd/734th/735th/736th/737th/738th/739th/740th/741st/742nd/743rd/744th/745th/746th/747th/748th/749th/750th/751st/752nd/753rd/754th/755th/756th/757th/758th/759th/760th/761st/762nd/763rd/764th/765th/766th/767th/768th/769th/770th/771st/772nd/773rd/774th/775th/776th/777th/778th/779th/780th/781st/782nd/783rd/784th/785th/786th/787th/788th/789th/790th/791st/792nd/793rd/794th/795th/796th/797th/798th/799th/800th/801st/802nd/803rd/804th/805th/806th/807th/808th/809th/810th/811st/812nd/813rd/814th/815th/816th/817th/818th/819th/820th/821st/822nd/823rd/824th/825th/826th/827th/828th/829th/830th/831st/832nd/833rd/834th/835th/836th/837th/838th/839th/840th/841st/842nd/843rd/844th/845th/846th/847th/848th/849th/850th/851st/85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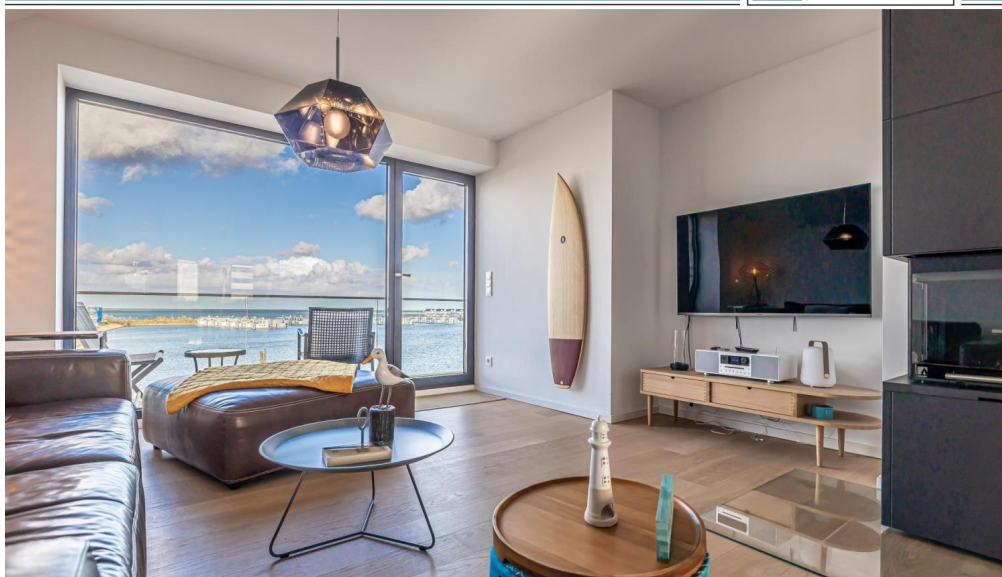
Unsere Finanzierungsexperten bescheinigen Ihnen Ihren Finanzierungsrahmen. Bestätigen Sie Eigentümern und Maklern Ihre Kaufkraft mit unserem Hypothekenzertifikat und verschaffen Sie sich damit einen Vorsprung gegenüber anderen Kaufinteressenten.

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IMMOBILIEN

**Eine ausgezeichnete Wahl:
VON POLL IMMOBILIEN.**

Capital
MAKLER-KOMPASS
HEFT 10/2023
Top-Makler Kiel
★★★★★
Höchstnote für
von Poll Immobilien
Quelle: IIR Institut
18. TEST: 5.000 Makler
GEHTIG: 80% 10/23

MONEY
HÖCHSTE
KUNDEN-
ZUFRIEDEN-
HEIT
VON POLL IMMOBILIEN
12 weitere Anbieter
erhielten die Tests-Satz-Gut-
im Test: 48 Immobilien-
makler in Deutschland
Ausgabe 9/2024
★★★★★

TEST
UNTERNEHMEN
DES JAHRES
2025
VON POLL IMMOBILIEN
ANALYSE
KUNDENZUFRIEDENHEIT
FOCUS 10/2024 DEUTSCHLANDTESTIDE

DEUTSCHLAND
TEST
HÖCHSTE
REPUTATION
PRÄDIAK
„HERAUSRAGEND“
VON POLL IMMOBILIEN
ANALYSE
FOCUS 10/2024 DEUTSCHLANDTESTIDE

F.A.Z. INSTITUT
DEUTSCHLANDS
BEGEHRTESTE
IMMOBILIENMAKLER
VON POLL IMMOBILIEN
Basis: Anbieterreputation
02/2025
1st/2nd/3rd/4th/5th/6th/7th/8th/9th/10th/11th/12th/13th/14th/15th/16th/17th/18th/19th/20th/21st/22nd/23rd/24th/25th/26th/27th/28th/29th/30th/31st/32nd/33rd/34th/35th/36th/37th/38th/39th/40th/41st/42nd/43rd/44th/45th/46th/47th/48th/49th/50th/51st/52nd/53rd/54th/55th/56th/57th/58th/59th/60th/61st/62nd/63rd/64th/65th/66th/67th/68th/69th/70th/71st/72nd/73rd/74th/75th/76th/77th/78th/79th/80th/81st/82nd/83rd/84th/85th/86th/87th/88th/89th/90th/91st/92nd/93rd/94th/95th/96th/97th/98th/99th/100th/101st/102nd/103rd/104th/105th/106th/107th/108th/109th/110th/111th/112th/113th/114th/115th/116th/117th/118th/119th/120th/121st/122nd/123rd/124th/125th/126th/127th/128th/129th/130th/131st/132nd/133rd/134th/135th/136th/137th/138th/139th/140th/141st/142nd/143rd/144th/145th/146th/147th/148th/149th/150th/151st/152nd/153rd/154th/155th/156th/157th/158th/159th/160th/161st/162nd/163rd/164th/165th/166th/167th/168th/169th/170th/171st/172nd/173rd/174th/175th/176th/177th/178th/179th/180th/181st/182nd/183rd/184th/185th/186th/187th/188th/189th/190th/191st/192nd/193rd/194th/195th/196th/197th/198th/199th/200th/201st/202nd/203rd/204th/205th/206th/207th/208th/209th/210th/211st/212nd/213rd/214th/215th/216th/217th/218th/219th/220th/221st/222nd/223rd/224th/225th/226th/227th/228th/229th/230th/231st/232nd/233rd/234th/235th/236th/237th/238th/239th/240th/241st/242nd/243rd/244th/245th/246th/247th/248th/249th/250th/251st/252nd/253rd/254th/255th/256th/257th/258th/259th/260th/261st/262nd/263rd/264th/265th/266th/267th/268th/269th/270th/271st/272nd/273rd/274th/275th/276th/277th/278th/279th/280th/281st/282nd/283rd/284th/285th/286th/287th/288th/289th/290th/291st/292nd/293rd/294th/295th/296th/297th/298th/299th/300th/301st/302nd/303rd/304th/305th/306th/307th/308th/309th/310th/311st/312nd/313rd/314th/315th/316th/317th/318th/319th/320th/321st/322nd/323rd/324th/325th/326th/327th/328th/329th/330th/331st/332nd/333rd/334th/335th/336th/337th/338th/339th/340th/341st/342nd/343rd/344th/345th/346th/347th/348th/349th/350th/351st/352nd/353rd/354th/355th/356th/357th/358th/359th/360th/361st/362nd/363rd/364th/365th/366th/367th/368th/369th/370th/371st/372nd/373rd/374th/375th/376th/377th/378th/379th/380th/381st/382nd/383rd/384th/385th/386th/387th/388th/389th/390th/391st/392nd/393rd/394th/395th/396th/397th/398th/399th/400th/401st/402nd/403rd/404th/405th/406th/407th/408th/409th/410th/411st/412nd/413rd/414th/415th/416th/417th/418th/419th/420th/421st/422nd/423rd/424th/425th/426th/427th/428th/429th/430th/431st/432nd/433rd/434th/435th/436th/437th/438th/439th/440th/441st/442nd/443rd/444th/445th/446th/447th/448th/449th/450th/451st/452nd/453rd/454th/455th/456th/457th/458th/459th/460th/461st/462nd/463rd/464th/465th/466th/467th/468th/469th/470th/471st/472nd/473rd/474th/475th/476th/477th/478th/479th/480th/481st/482nd/483rd/484th/485th/486th/487th/488th/489th/490th/491st/492nd/493rd/494th/495th/496th/497th/498th/499th/500th/501st/502nd/503rd/504th/505th/506th/507th/508th/509th/510th/511st/512nd/513rd/514th/515th/516th/517th/518th/519th/520th/521st/522nd/523rd/524th/525th/526th/527th/528th/529th/530th/531st/532nd/533rd/534th/535th/536th/537th/538th/539th/540th/541st/542nd/543rd/544th/545th/546th/547th/548th/549th/550th/551st/552nd/553rd/554th/555th/556th/557th/558th/559th/560th/561st/562nd/563rd/564th/565th/566th/567th/568th/569th/570th/571st/572nd/573rd/574th/575th/576th/577th/578th/579th/580th/581st/582nd/583rd/584th/585th/586th/587th/588th/589th/590th/591st/592nd/593rd/594th/595th/596th/597th/598th/599th/600th/601st/602nd/603rd/604th/605th/606th/607th/608th/609th/610th/611st/612nd/613rd/614th/615th/616th/617th/618th/619th/620th/621st/622nd/623rd/624th/625th/626th/627th/628th/629th/630th/631st/632nd/633rd/634th/635th/636th/637th/638th/639th/640th/641st/642nd/643rd/644th/645th/646th/647th/648th/649th/650th/651st/652nd/653rd/654th/655th/656th/657th/658th/659th/660th/661st/662nd/663rd/664th/665th/666th/667th/668th/669th/670th/671st/672nd/673rd/674th/675th/676th/677th/678th/679th/680th/681st/682nd/683rd/684th/685th/686th/687th/688th/689th/690th/691st/692nd/693rd/694th/695th/696th/697th/698th/699th/700th/701st/702nd/703rd/704th/705th/706th/707th/708th/709th/710th/711st/712nd/713rd/714th/715th/716th/717th/718th/719th/720th/721st/722nd/723rd/724th/725th/726th/727th/728th/729th/730th/731st/732nd/733rd/734th/735th/736th/737th/738th/739th/740th/741st/742nd/743rd/744th/745th/746th/747th/748th/749th/750th/751st/752nd/753rd/754th/755th/756th/757th/758th/759th/760th/761st/762nd/763rd/764th/765th/766th/767th/768th/769th/770th/771st/772nd/773rd/774th/775th/776th/777th/778th/779th/780th/781st/782nd/783rd/784th/785th/786th/787th/788th/789th/790th/791st/792nd/793rd/794th/795th/796th/797th/798th/799th/800th/801st/802nd/803rd/804th/805th/806th/807th/808th/809th/810th/811st/812nd/813rd/814th/815th/816th/817th/818th/819th/820th/821st/822nd/823rd/824th/825th/826th/827th/828th/829th/830th/831st/832nd/833rd/834th/835th/836th/837th/838th/839th/840th/841st/842nd/843rd/844th/845th/846th/847th/848th/849th/850th/851st/852nd/853rd/854th/855th/856th/857th/858th/859th/860th/861st/862nd/863rd/864th/865th/866th/867th/868th/869th/870th/871st/872nd/873rd/874th/875th/876th/877th/878th/879th/880th/881st/882nd/883rd/884th/885th/886th/887th/888th/889th/890th/891st/892nd/893rd/894th/895th/896th/897th/898th/899th/900th/901st/902nd/903rd/904th/905th/906th/907th/908th/909th/910th/911st/912nd/913rd/914th/915th/916th/917th/918th/919th/920th/921st/922nd/923rd/924th/925th/926th/927th/928th/929th/930th/931st/932nd/933rd/934th/935th/936th/937th/938th/939th/940th/941st/942nd/943rd/944th/945th/946th/947th/948th/949th/950th/951st/952nd/953rd/954th/955th/956th/957th/958th/959th/960th/961st/962nd/963rd/964th/965th/966th/967th/968th/969th/970th/971st/972nd/973rd/974th/975th/976th/977th/978th/979th/980th/981st/982nd/983rd/984th/985th/986th/987th/988th/989th/990th/991st/992nd/993rd/994th/995th/996th/997th/998th/999th/1000th/1001st/1002nd/1003rd/1004th/1005th/1006th/1007th/1008th/1009th/1010th/1011st/1012nd/1013rd/1014th/1015th/1016th/1017th/1018th/1019th/1020th/1021st/1022nd/1023rd/1024th/1025th/1026th/1027th/1028th/1029th/1030th/1031st/1032nd/1033rd/1034th/1035th/1036th/1037th/1038th/1039th/1040th/1041st/1042nd/1043rd/1044th/1045th/1046th/1047th/1048th/1049th/1050th/1051st/1052nd/1053rd/1054th/1055th/1056th/1057th/1058th/1059th/1060th/1061st/1062nd/1063rd/1064th/1065th/1066th/1067th/1068th/1069th/1070th/1071st/1072nd/1073rd/1074th/1075th/1076th/1077th/1078th/1079th/1080th/1081st/1082nd/1083rd/1084th/1085th/1086th/1087th/1088th/1089th/1090th/1091st/1092nd/1093rd/1094th/1095th/1096th/1097th/1098th/1099th/1100th/1101st/1102nd/1103rd/1104th/1105th/1106th/1107th/1108th/1109th/1110th/1111st/1112nd/1113rd/1114th/1115th/1116th/1117th/1118th/1119th/1120th/1121st/1122nd/1123rd/1124th/1125th/1126th/1127th/1128th/1129th/1130th/1131st/1132nd/1133rd/1134th/1135th/1136th/1137th/1138th/1139th/1140th/1141st/1142nd/1143rd/1144th/1145th/1146th/1147th/1148th/1149th/1150th/1151st/1152nd/1153rd/1154th/1155th/1156th/1157th/1158th/1159th/1160th/1161st/1162nd/1163rd/1164th/1165th/1166th/1167th/1168th/1169th/1170th/1171st/1172nd/1173rd/1174th/1175th/1176th/1177th/1178th/1179th/1180th/1181st/1182nd/1183rd/1184th/1185th/1186th/1187th/1188th/1189th/1190th/1191st/1192nd/1193rd/1194th/1195th/1196th/1197th/1198th/1199th/1200th/1201st/1202nd/1203rd/1204th/1205th/1206th/1207th/1208th/1209th/1210th/1211st/1212nd/1213rd/1214th/1215th/1216th/1217th/1218th/1219th/1220th/1221st/1222nd/1223rd/1224th/1225th/1226th/1227th/1228th/1229th/1230th/1231st/1232nd/1233rd/1234th/1235th/1236th/1237th/1238th/1239th/1240th/1241st/1242nd/1243rd/1244th/1245th/1246th/1247th/1248th/1249th/1250th/1251st/1252nd/1253rd/1254th/1255th/1256th/1257th/1258th/1259th/1260th/1261st/1262nd/1263rd/1264th/1265th/1266th/1267th/1268th/1269th/1270th/1271st/1272nd/1273rd/1274th/1275th/1276th/1277th/1278th/1279th/1280th/1281st/1282nd/1283rd/1284th/1285th/1286th/1287th/1288th/1289th/1290th/1291st/1292nd/1293rd/1294th/1295th/1296th/1297th/1298th/1299th/1300th/1301st/1302nd/1303rd/1304th/1305th/1306th/1307th/1308th/1309th/1310th/1311st/1312nd/1313rd/1314th/1315th/1316th/1317th/1318th/1319th/1320th/1321st/1322nd/1323rd/1324th/1325th/1326th/1327th/1328th/1329th/1330th/1331st/1332nd/1333rd/1334th/1335th/1336th/1337th/1338th/1339th/1340th/1341st/1342nd/1343rd/1344th/1345th/1346th/1347th/1348th/1349th/1350th/1351st/1352nd/1353rd/1354th/1355th/1356th/1357th/1358th/1359th/1360th/1361st/1362nd/1363rd/1364th/1365th/1366th/1367th/1368th/1369th/1370th/1371st/1372nd/1373rd/1374th/1375th/1376th/1377th/1378th/1379th/1380th/1381st/1382nd/1383rd/1384th/1385th/1386th/1387th/1388th/1389th/1390th/1391st/1392nd/1393rd/1394th/1395th/1396th/1397th/1398th/1399th/1400th/1401st/1402nd/1403rd/1404th/1405th/1406th/1407th/1408th/1409th/1410th/1411st/1412nd/1413rd/1414th/1415th/1416th/1417th/1418th/1419th/1420th/1421st/1422nd/1423rd/1424th/1425th/1426th/1427th/1428th/1429th/1430th/1431st/1432nd/1433rd/1434th/1435th/1436th/1437th/1438th/1439th/1440th/1441st/1442nd/1443rd/1444th/1445th/1446th/1447th/1448th/1449th/1450th/1451st/1452nd/1453rd/1454th/1455th/1456th/1457th/1458th/1459th/1460th/1461st/1462nd/1463rd/1464th/1465th/1466th/1467th/1468th/1469th/1470th/1471st/1472nd/1473rd/1474th/1475th/1476th/1477th/1478th/1479th/1480th/1481st/1482nd/1483rd/1484th/1485th/1486th/1487th/1488th/1489th/1490th/1491st/1492nd/1493rd/1494th/1495th/1496th/1497th/1498th/1499th/1500th/1501st/1502nd/1503rd/1504th/1505th/1506th/1507th/1508th/1509th/1510th/1511st/1512nd/1513rd/1514th/1515th/1516th/1517th/1518th/1519th/1520th/1521st/1522nd/1523rd/1524th/1525th/1526th/1527th/1528th/1529th/1530th/1531st/1532nd/1533rd/1534th/1535th/1536th/1537th/1538th/1539th/1540th/1541st/1542nd/1543rd/1544th/1545th/1546th/1547th/1548th/1549th/1550th/1551st/1552nd/1553rd/1554th/1555th/1556th/1557th/1558th/1559th/1560th/1561st/1562nd/1563rd/1564th/1565th/1566th/1567th/1568th/1569th/1570th/1571st/1572nd/1573rd/1574th/1575th/1576th/1577th/1578th/1579th/1580th/1581st/1582nd/1583rd/1584th/1585th/1586th/1587t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Objektnummer: 25471024.10 - 24376 Kappeln

Ein erster Eindruck

In einer einzigartigen Lage direkt an der Ostsee, im beliebten Ostseeresort Olpenitz, bietet sich eine seltene Gelegenheit für Investoren mit Anspruch: eine hochwertige Kapitalanlage bestehend aus vier hochwertig ausgestatteten Ferienwohnungen. Diese sind vereint in einem modernen Gebäudeensemble in erster Wasserreihe. Jede einzelne Wohnung bietet einen unverbaubaren Blick auf das Meer und verbindet stilvolles Wohnen mit maritimer Lebensqualität.

Die im Jahr 2019 errichtete Immobilie wurde mit viel Liebe zum Detail und einem klaren Fokus auf Qualität und Komfort gestaltet, was sich in der Gestaltung der Räumlichkeiten und der Auswahl der Materialien widerspiegelt. Hochwertige Materialien, durchdachte Grundrisse und ein harmonisches Zusammenspiel von Architektur und Umgebung machen dieses Objekt zu einer erstklassigen Investition, sowohl in Bezug auf Rendite als auch auf Lebensgefühl.

Alle vier Wohneinheiten sind großzügig geschnitten und verfügen über offene Küchen, die sich elegant in die Wohnbereiche integrieren. Große Fenster durchfluten die Räume mit Tageslicht und eröffnen beeindruckende Ausblicke auf das Meer, während die Zimmer selbst in einem hellen und freundlichen Ambiente gestaltet sind. Echtholzböden und die Fußbodenheizung schaffen auch eine gemütliche Atmosphäre.

Besonders hervorzuheben sind die Außenbereiche, die zum Verweilen einladen. Jede Wohnung verfügt über einen eigenen Balkon mit Blick auf das Wasser und vor den Eingängen befindet sich eine große, gemeinschaftlich nutzbare Dachterrasse, die zusätzlichen Raum für Erholung und Begegnung bietet.

In den oberen Etagen befinden sich großzügige Galerien mit offenen Studios, die sich ideal als Rückzugsort, Arbeitsbereich oder zusätzlicher Schlafraum eignen. Ein besonderes Highlight ist die hauseigene Wellnessoase mit großer Dusche, Sauna und separatem Gäste-WC. Sie sorgt sowohl bei Feriengästen als auch bei Eigennutzern für Begeisterung.

Weitere Ausstattungsmerkmale unterstreichen die hohe Qualität dieser Immobilie, zu denen Privatsphäre, Aufzug, ein Fahrradraum, eigene Kellerabteile und ausreichend Stellplätze direkt am Haus gehören, die sowohl praktischen Nutzen als auch zukunftsorientierte Ausstattung bieten. Die Immobilie kann vollständig möbliert verkauft. Sie ist stilvoll, hochwertig und direkt bezugsbereit.

Die Lage ist hervorragend, die Ausstattung hochwertig und die architektonische Qualität überzeugt – somit stellt diese Immobilie eine attraktive und werthaltige Investition dar – heute und in Zukunft.

Erleben Sie den Zauber der Ostsee in seiner schönsten Form und investieren Sie in eine Immobilie, die Meerwert schafft, denn die Ostsee ist ein ganz besonderes Fleckchen Erde.

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Ausstattung und Details

- Erste Wasserreihe im Ostseeresort Olpenitz
- Vier hochwertige Ferienwohnungen
- Unverbaubarer Meerblick aus allen Wohnungen
- Großzügige Balkone mit direktem Blick auf das Wasser
- Große Dachterrasse vor den Eingangsbereichen
- Offene Küchen mit moderner Ausstattung
- Hochwertige Echtholzböden
- Zur jeder Wohnung gehört eine Sauna
- Fußbodenheizung in allen Wohnbereichen
- Bodentiefe Fenster für lichtdurchflutete Räume
- Große Galerien mit Studios in den Obergeschossen
- Exklusive Wellnessoase mit Sauna, großer Dusche und Gäste-WC
- Abstellraum für jede Einheit
- Gemeinschaftsraum für u.a. Fahrräder
- Stellplätze direkt am Haus
- Wallboxanschluss nach Wunsch
- Inklusive Möblierung

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Alles zum Standort

Das Ostseeresort Olpenitz ist einer der außergewöhnlichsten Orte an der deutschen Ostseeküste – ein maritimes Refugium zwischen Schleimündung und freier Ostsee, das sich zu einem der attraktivsten Ferien- und Wohngebiete in Norddeutschland entwickelt hat. Die exklusive Wasserlage, die moderne Infrastruktur und die direkte Nähe zur Natur machen diesen Standort einzigartig.

Die hier angebotene Immobilie befindet sich in absoluter Premiumlage – in erster Reihe direkt am Wasser, mit einem unverbaubaren Blick auf die Ostsee. Nur wenige Schritte trennen Sie vom Strand, dem Yachthafen und der belebten Promenade mit kleinen Geschäften, Cafés und Restaurants.

Das Ostseeresort Olpenitz kombiniert Erholung und Aktivität auf ideale Weise: Ob Segeln, Schwimmen, Radfahren oder Spaziergänge entlang der Küste – hier erleben Sie das Meer mit allen Sinnen. Gleichzeitig profitieren Sie von einer ruhigen, privaten Atmosphäre abseits des Massentourismus.

Die nahegelegene Stadt Kappeln an der Schlei – nur wenige Autominuten entfernt – bietet eine charmante Altstadt mit guter Infrastruktur, Einkaufsmöglichkeiten, ärztlicher Versorgung sowie einem vielfältigen gastronomischen Angebot.

Dank der guten Anbindung über die B203 und die A7 sind auch größere Städte wie Kiel, Flensburg oder Hamburg schnell erreichbar.

Port Olpenitz steht für das Besondere – ein Ort, an dem Investoren, Urlauber und Eigentümer gleichermaßen das exklusive Lebensgefühl direkt am Meer genießen.

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Sonstige Angaben

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