

# Exposé

## Wohnung in Düsseldorf

**Renovated, modern, fully furnished, 2 rooms + eat-in fitted kitchen, bathtub, balcony**



Objekt-Nr. OM-446823

### Wohnung

Vermietung: **1.490 € + NK**

Ansprechpartner:  
Yalcin

Bilker Allee 53  
40219 Düsseldorf  
Nordrhein-Westfalen  
Deutschland

Baujahr	1954	Miete Garage/Stellpl.	125 €
Etagen	4	Mietsicherheit	4.470 €
Zimmer	2,50	Übernahme	sofort
Wohnfläche	60,00 m <sup>2</sup>	Zustand	renoviert
Nutzfläche	10,00 m <sup>2</sup>	Schlafzimmer	2
Energieträger	Gas	Badezimmer	1
Nebenkosten	95 €	Etage	2. OG
Heizkosten	32 €	Garagen	1
Summe Nebenkosten	127 €	Heizung	Etagenheizung

# Exposé - Beschreibung

## Objektbeschreibung

Renovated, Modernized, Fully Furnished, 2 Rooms + Eat-in Kitchen, Fitted Kitchen, Bathroom with Bathtub and Sunlight, South-Facing Balcony

A completely renovated, modernized, fully and luxuriously furnished, quiet apartment in an energy-efficient building, with the option to rent a garage. After moving in, you'll hardly need anything besides your clothes.

A beautifully designed staircase leads to this nearly new, completely renovated, quiet apartment on the second floor, facing the courtyard.

The entire window front and the balcony face south, providing sunlight throughout the day. In summer, you can use modern zip screens to shade the rooms with a remote control.

The apartment has had very low heating costs in recent years, using approximately 3200 kWh per year for the last four years! That's equivalent to €29 per month, based on current gas prices! The apartment building underwent energy-efficient renovations in 2024 and 2025, bringing it up to the latest standards and resulting in incredibly low heating costs. The 16cm exterior wall insulation and triple-glazed, thermally insulated windows not only reduced heating costs to negligible amounts but also made the already quiet apartment even quieter. Marble windowsills were also installed, further enhancing the apartment's beauty and quality.

The flooring is high-quality laminate with the feel of parquet. Walking barefoot is a real pleasure. You'll also appreciate how easy it is to clean.

All light fixtures are LEDs, consuming very little energy and providing a beautiful warm white light.

All electrical appliances in the apartment are the most energy-efficient models on the market.

In the entrance hall, you'll find a mirror, a high-gloss shoe cabinet, and a wardrobe.

The stylish, modern, open-plan kitchen is equipped with brand-name appliances and utensils, including a dishwasher, induction cooktop, microwave, oven, fridge/freezer, ample storage for kitchenware, a 160x80cm rosewood table, four cantilever chairs, a chic red bar stool, and a side table.

The bright bathroom features a Siemens washing machine and a Siemens tumble dryer. In addition, there is a bathtub, a wall-hung toilet, and bathroom furniture available for rent.

The living room features a three-seater sofa bed, a rocking chair with a footstool, and a state-of-the-art 43" UHD 4K LED TV. A shelf and TV stand are also available for storing books and other items. From the living room, you have access to the south-facing balcony in the backyard, furnished with two wooden chairs, a wooden table, and your lovely plants, perfect for relaxing.

The bedroom boasts a spacious 3-meter-long and 2.4-meter-high wardrobe with mirrored sliding doors and oak veneer, as well as a double bed, a chest of drawers, and a bedside table.

The apartment is fully equipped with everything you need for comfortable living, including hand and bath towels, a vacuum cleaner, a hairdryer, cookware, dishes, cutlery, a knife set, an iron and ironing board, and a cleaning set.

Heating and hot water are provided by a gas-fired central heating system located in the bathroom. Gain control over your heating and energy costs, which have been drastically reduced thanks to the energy-efficient renovation.

The apartment is in excellent, like-new condition and offers spacious, light-filled living space in a prime location in the heart of Unterbilk.

## Ausstattung

The apartment is fully equipped with everything you need for comfortable living: hand and bath towels, a vacuum cleaner, a hairdryer, cookware, dishes, cutlery, a knife set, an iron and ironing board, and a cleaning set.

The cost of these furnishings is already included in the rent.

A garage in the backyard is available for rent, but it is not mandatory.

The larger pieces of furniture and appliances are listed below:

Entrance:

Mirror, shoe cabinet, wardrobe, LED lampshade

Kitchen:

Modern fitted kitchen with a nearly new dishwasher, induction hob, oven, microwave, 160x80cm solid wood table, 4 swivel chairs, bar stools, and a side table.

... Dishes, cutlery, knife set, pots and pans, dish drainer, dishcloth

**Fußboden:**

Laminat, Fliesen

**Weitere Ausstattung:**

Balkon, Keller, Vollbad, Duschbad, Einbauküche

## Sonstiges

The apartment is fully equipped with everything you need for comfortable living: hand and bath towels, a vacuum cleaner, a hairdryer, cookware, dishes, cutlery, a knife set, an iron and ironing board, and a cleaning set.

The cost of these furnishings is already included in the rent.

A garage in the backyard is available for rent, but it is not mandatory.

The following documents are required to finalize a rental agreement:

- Copy of your ID card/passport/residence permit
- Proof of income for the last 3 months
- Credit report (Schufa)

The same applies to any guarantors.

Any guarantee declarations must be submitted by mail.

Der Anbieter benötigt folgende Bewerbungsunterlagen für diese Immobilie:

## Lage

The building is located at Bilker Allee 53 in Düsseldorf-Unterbilk.

The building is quiet, and the neighbors are helpful and friendly.

Numerous shops, a savings bank, a REWE supermarket, a DM drugstore, and a fruit and vegetable vendor are all within 20-50 meters of the apartment.

The Rhine River, the beach, the Media Harbour, the Rhine promenade, and Königsallee are all within easy walking distance.

The apartment is very well connected to public transportation. The city center can be reached in ten minutes, and the university in 15 minutes. Tram line 708 is 150 meters away, and lines 709 and 719 are 350 meters away. The Rhine River is 900 meters away, and Königsallee is 1.8 kilometers away.

Düsseldorf-Unterbilk borders directly on the Media Harbour and, with its cozy cafes, bars, and restaurants, is one of the most popular districts for all ages.

**Infrastruktur:**

Apotheke, Lebensmittel-Discount, Allgemeinmediziner, Kindergarten, Grundschule, Hauptschule, Realschule, Gymnasium, Gesamtschule, Öffentliche Verkehrsmittel

# Exposé - Energieausweis

Energieausweistyp	Bedarfsausweis
Erstellungsdatum	ab 1. Mai 2014
Endenergiebedarf	129,36 kWh/(m <sup>2</sup> a)
Energieeffizienzklasse	D

## Exposé - Galerie



# Exposé - Galerie



# Exposé - Galerie



# Exposé - Galerie



# Exposé - Grundrisse

