

# Exposé

## Wohnung in Düsseldorf

### Lakeside Living at Volksgarten | 70 sqm Furnished | Quiet & Central in Düsseldorf



Objekt-Nr. OM-466512

#### Wohnung

Vermietung: **1.250 € + NK**

Ansprechpartner:  
Milad

40591 Düsseldorf  
Nordrhein-Westfalen  
Deutschland

Baujahr	1987	Übernahme	sofort
Zimmer	2,00	Zustand	gepflegt
Wohnfläche	70,00 m <sup>2</sup>	Schlafzimmer	1
Summe Nebenkosten	250 €	Badezimmer	2
Miete Garage/Stellpl.	50 €	Tiefgaragenplätze	1
Mietsicherheit	3.750 €		

# Exposé - Beschreibung

## Objektbeschreibung

A rare opportunity in one of Düsseldorf's most peaceful and sought-after residential pockets.

This bright, well-designed 70 sqm ground-floor apartment is fully furnished and ready to move into – no stress, no waiting. Just bring your suitcase and settle in.

The layout offers two rooms: a separate bedroom and a generous, light-filled living room. The bathroom (with shower and bathtub) and the toilet are in two separate rooms – practical for everyday living. The fully equipped kitchen means you can cook from day one, and a covered balcony (loggia) gives you your own quiet outdoor space surrounded by greenery.

For years this has been a clean, well-kept home for international tenants and professionals, making it ideal for anyone relocating who wants comfort from the very first day.

Highlights at a glance:

- 70 sqm, ground floor – bright and quiet
- 2 rooms: 1 bedroom + spacious living room
- Separate bathroom (shower/bathtub) and separate toilet
- Fully fitted kitchen with dishwasher
- Washing machine included
- Covered balcony (loggia)
- Truly move-in ready – furniture, dishes, appliances and even pillows are here. Just bring your own bed linen and you're set.
- Private garage parking optionally available (€50/month)

Rent breakdown (fully transparent):

€1,250 base rent (incl. furniture) + €250 utilities = €1,500 per month total. Deposit: €3,750. Electricity and internet are arranged by the tenant. Optional garage parking: €50/month.

Minimum rental period: 1 year.

Please note: no pets like cat or dogs allowed.

Good to know: although officially listed as ground floor, the apartment is raised – you enter through the front door and walk up a flight of stairs to reach it, so it feels more like a first-floor home. This means privacy from the street: passers-by can't see in through your windows, while you still enjoy the easy access and quiet of a lower level.

If this sounds like your next home, send me a short message about yourself (job, planned move-in date, number of people) and we'll arrange a viewing soon.

## Ausstattung

Fully furnished and genuinely move-in ready – everything you need is already here. You only need to bring your own bed linen, and you're ready to go.

Minimum rental period: 1 year.

Please note: no pets like cat or dogs allowed.

Included:

- Fully fitted kitchen (Einbauküche) with dishwasher
- Washing machine

- Complete tableware, dishes and kitchen equipment
- Iron
- Pillows and furnishings provided (bring your own covers/linen)
- Comfortable living-room furniture and a furnished bedroom
- Separate bathroom with shower/bathtub
- Separate toilet
- Covered balcony / loggia
- Garage / parking space (optional, €50/month)

Electricity and internet are registered by the tenant in their own name. Furniture and the parking option are already reflected in the rent structure above, so there are no hidden surprises. If you'd like a full list of exactly what's included, just ask and I'll gladly send it over.

**Fußboden:**

Laminat

**Weitere Ausstattung:**

Balkon, Vollbad, Gäste-WC

**Sonstiges**

Minimum rental period: 1 year.

Please note: no pets like cat or dogs allowed.

**Lage**

The apartment sits in a quiet, green residential area in Düsseldorf-Wersten, right by a peaceful lake in one of the city's most charming neighbourhoods – an architecturally attractive district built around the parkland of the Südpark/Volksgarten. It's a setting that combines calm, green surroundings with genuinely good city access.

You're steps from water and parkland: walking and cycling paths, lawns, a café and even a small petting zoo nearby make this a relaxed spot for downtime, joggers and families alike. Despite the greenery, the city centre is close – roughly 4 km from Düsseldorf's main station and the Altstadt.

Connections are excellent. Tram and light-rail lines (U-Bahn/Straßenbahn) are within walking distance and link directly to the city centre, main station and old town, with further bus connections toward Hilden, Erkrath and Haan. By car, the A46 motorway is just minutes away, and Düsseldorf Airport is around 13 km.

Day-to-day life is easy: supermarkets and everyday shops are right around the corner, and a gym is nearby. The Heinrich-Heine University campus is also close, making the area popular with professionals and academics. In short – quiet and green, yet perfectly connected.

**Infrastruktur:**

Apotheke, Lebensmittel-Discount, Allgemeinmediziner, Kindergarten, Grundschule, Gymnasium, Öffentliche Verkehrsmittel

# Exposé - Galerie



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# Exposé - Galerie



# Exposé - Galerie



# Exposé - Grundrisse

