



JK

Jurkeit Komplettbau & Immobilienkontor

AGENCY — BREMERHAVEN

CUXHAVEN — NIEDERSACHSEN

Historic living & working  
with garden in the pilot  
quarter of Cuxhaven

€ 618.500

PRICE

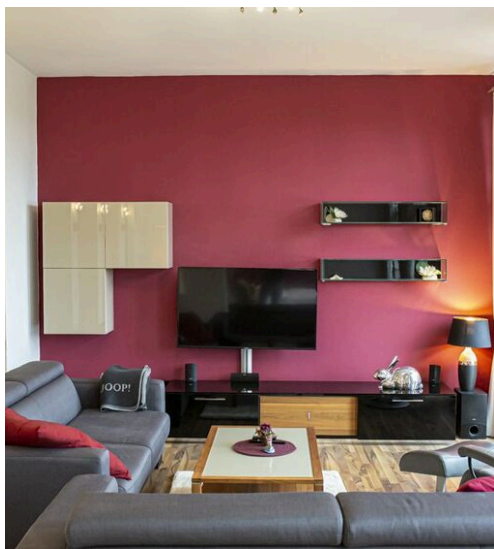
197 m<sup>2</sup>

SQUARE METRES

5

ROOMS

# The Spaces



## DESCRIPTION

# Historic living & working with garden in the pilot quarter of Cuxhaven

This beautiful condominium impresses with its extraordinary layout. The apartment is divided from the foyer. The main apartment has 140 m<sup>2</sup> of living space. It impresses with its open-plan living area with fitted kitchen and unobstructed view of the garden. The bathroom measures 38 m<sup>2</sup> and is furnished as a wellness oasis with sauna, whirlpool bath and large shower. The bedroom and living room have direct access to the spacious balcony. From there, a stately staircase leads to the private garden, which is assigned to the apartment as a special right of use. High ceilings with stucco elements complete the picture of this exclusive apartment, and the separate granny apartment is also directly connected to the foyer. The apartment is 57 m<sup>2</sup> in size and has a living area with fitted kitchen. A shower room and the bedroom offer enough space for 1-2 people.

 **197 m<sup>2</sup>**  
AREA

 **2**  
BATHROOMS

 **5**  
ROOMS

 **€ 618.500**  
PRICE

The apartment can be used for a housekeeper, a carer, adult children, as a home office or for good friends, among other things. There are 33.72 m<sup>2</sup> of storage space in the basement, which offers sufficient space for storage and supplies. Cuxhaven impresses with its location at the mouth of the Elbe on the North Sea. The town of around 50,000 inhabitants has all the public facilities and the appeal of a small tourist town. The residential complex is only approx. 100m from the Cuxhaven sea dyke on Grimmershörner Bucht. The historic Schillerstrasse and the town center are within walking distance. From the sea dike, the Weltschiffahrtsweg is a feast for the eyes for daily strolls. The stated buyer's commission (2.975 % incl. VAT) is earned and due upon notarization of the notarial purchase contract. Energy certificate: V; 118 kWh; gas; 1908; D.



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## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.

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