

New Bungalow with Fitted Kitchen - Barrier-Free

only approx. 4 km to the banks of the Elbe, near Hamburg



Key data

Legal form	Detached bungalow
Total living space	126 m ² (incl. 18 m ² covered terrace)
Terrassenfläche gesamt	36 m ² (18 m ² covered/ 18 m ² open)
Land & Soil	533 m ²
Year of construction	2024
Room	3,5
Bedroom	2
Study	1
Bathroom	1
Condition	New building - barrier-free
Type of heating	Heat pump
Certificate	Is available
Purchase price	715.000,00 Euro
Outside commission	3,35 % Buyer's commission plus statutory VAT.

An offer from: **Claudia Wolf Capital Relocation Services**

Diploma in Business Administration Claudia B. Wolf

Obermarkstraße 3, 44267 Dortmund

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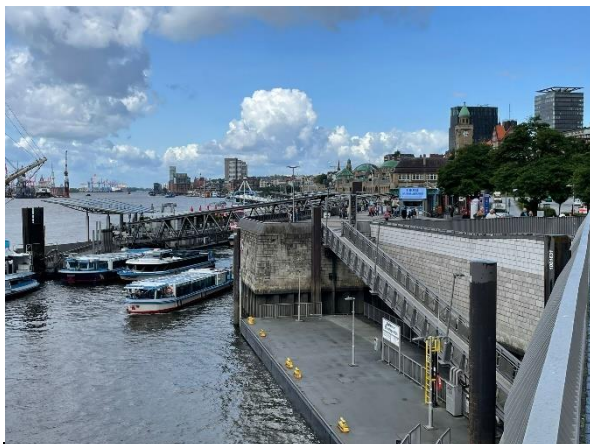
Would you like to enjoy the cosmopolitan flair of the metropolis of Hamburg? 1.89 million people live here and 198 million tourists visit Hamburg every year!

With a purchasing power of 29,857 euros per capita and a purchasing power index of 106.5, Hamburg is one of the three richest and most beautiful cities in Germany. With a centrality index of 108.4, Hamburg is a magnet for the whole of northern Germany.



Would you like to have culture in all its facets and an internationally well-connected airport on your doorstep? And at the same time peace and security of an upscale environment for your new property. Then come to us in Geesthacht near Hamburg!

Your new home is ideally connected via the A25. In just 30 minutes you can reach the main train station and in less than 50 km the airport of Hamburg.



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Layer:

For sale is a modern, Nordic maritime corner bungalow in Geestacht, just outside the gates of the cosmopolitan city of Hamburg. And at a distance of only 4.2 km to the Elbe.

Your future home presents itself in a wonderful natural environment. Geestacht has its own natural sandy beach.

Via the A 25 you can reach the centre of Hamburg in just 30 minutes by car. The airport is less than 50 km away.

With 32,000 inhabitants, Geestacht naturally has a complete urban infrastructure with all facilities for daily needs.

Property description/ Floor plan / Equipment:

The property is a single-storey ground-level new building according to the latest standards and energy specifications. The total of 126 m² of living space is surrounded on two sides by a large, half-covered sun terrace and an easy-to-maintain dune landscape. The sun shines here from 9 a.m. until sunset.

The spacious terrace offers you plenty of outdoor space for seating groups, plants, outdoor kitchen and invites you to linger and relax outdoors.

The hallway opens to a very spacious living-dining area with an open kitchen. This area has floor-to-ceiling windows and both the living room and kitchen have direct access to the sun terrace.

In addition, the bungalow includes two bedrooms and a small study. The master bedroom also has a direct terrace exit. The above-average daylight bathroom has two windows. It is equipped with a long bathtub (180 cm x 80 cm) with deep entry and with a walk-in open shower in large format of 120 cm x 120 cm. This shower would be easily accessible with a walker or wheelchair. Glass walls can be attached to both sides according to individual wishes.

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In addition, the house has a large house connection and technical room. The plot is 533 m² in size and very well squared. In any case, it allows the accommodation of an additional tool and garden shed.

In addition, the addition of a garage with storage room is possible to the right of the house.

In front of the house there are 3 parking spaces on the public road and on the property itself up to four cars can be parked at the same time. Corresponding areas will be paved for this purpose. The power connection for a wallbox is available.

The floors in the bathroom are finished. All other floors are tiled according to the buyer's wishes. A visualization of the various alternatives can be seen further back in the exposé.

Heating, sound insulation and running costs

Of course, the bungalow was built in solid construction (see construction description Town & Country). It is equipped with a powerful heat pump from Vaillant, a matching heat exchanger and hot water tank from Vaillant, as well as a modern ventilation system from Bosch. Of course, the new building is fully insulated in accordance with regulations and equipped with high-quality triple-glazed windows. The whole house thus guarantees its new owner an efficient, resource-saving and environmentally friendly heating situation and optimal sound insulation.

Transaction Flow

The bungalow is completed and was handed over to the seller by the general contractor on September 17, 2024.

The bungalow has a 36m² terrace with dune landscape.

Currently, the outdoor facilities are in the final phase of design by the seller.

A house with finished floor coverings is then handed over to the buyer and all walls are painted white.

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Show house – house view with front



Show house – entrance and hallway to the

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Show house – dining area with a view of the



Show house – living and dining area

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Show house – living and dining area



Show house – open kitchen area

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Show house – kitchen View into living/dining area and onto



Show house – bathtub (bathroom)

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Show house – washbasin (bathroom)



Show house – floor-level shower
with seat



Show house – WC

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Show house – bedroom



Show house – bedroom with terrace view

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Show house – side view left and right



Show house – terrace and front with 3 parking spaces

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In the southeast of Hamburg lies a small refuge on the banks of the Elbe. With its 32,000 inhabitants, Geesthacht has a complete urban infrastructure with 3 hospitals, 5 schools, a city library, its own theatre, various museums and many attractive employers.

For years, the purchasing power per capita in Geesthacht has been rising steadily. This indicates that the well-earning bourgeoisie likes to settle here and concentrates more and more.



Their new home in Geesthacht near Hamburg impresses with a fantastically developed leisure infrastructure. That's why this place attracts more and more well-off pensioners. The proportion of the non-German population is well below the national average.

Its own motor yacht club, the MYCG Motor-Yacht-Club-Geesthacht e.V., is idyllically located on the offshore Elbe island. A second small harbour is located on the banks of the Elbe.



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New Bungalow – Terrace – Dune Landscape Garden – Beach Chair



New building - terrace with dune landscape

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Heat pump



Hot water tank



Meter main distribution



Ventilator

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Living room



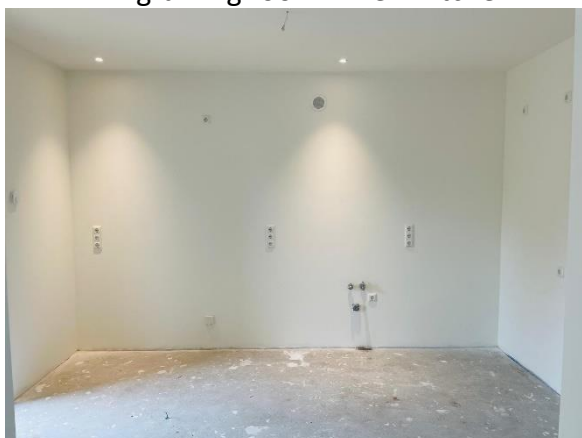
Visualization living room



Living-dining room – view kitchen



Visualisierung Küche



Kitchen



Visualization kitchen

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Bedroom



Visualization bedroom



Children's room



Visualization of children's rooms



Study



Visualization of the study

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New building – bathroom with walk-in shower (120x120 cm)

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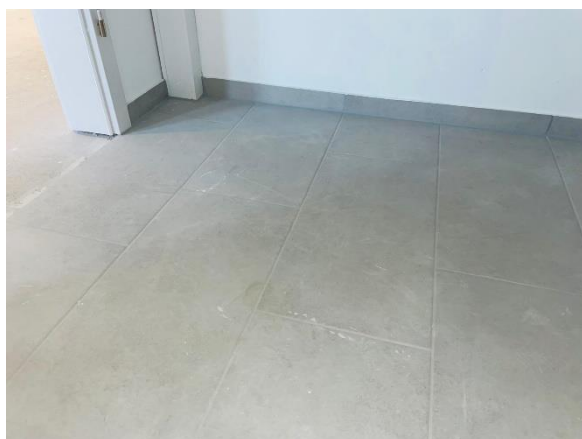
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New construction - bathtub



New building – bathtub – toilet



New building – floor all rooms

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Your new home is only 4.2 km to the Elbe and has its own picturesque unguarded lido. This gem invites you to swim, sunbathe and picnic. Idyllic walking paths line the banks of the Elbe.



Not far from Geesthast – in Lauenburg – begins the 61 km long Elbe-Lübeck Canal, which connects the Elbe with the Baltic Sea. The popular long-distance cycle path "Alte Salzstraße" runs along its banks - a special pleasure and an ideal starting point for cycling enthusiasts.



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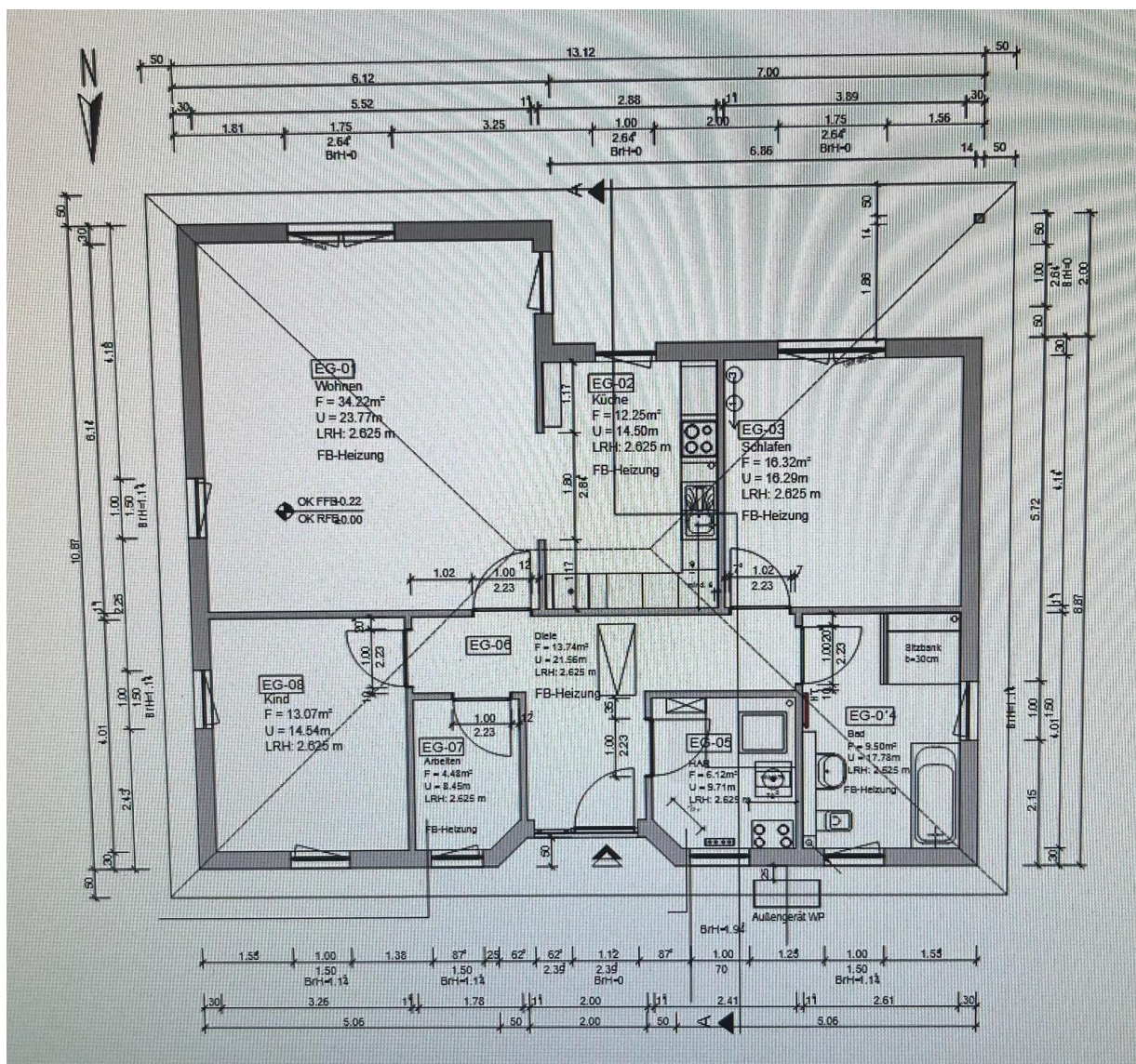
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Floor plan



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Geesthacht not only offers a beautiful home, but also a unique range of leisure activities right on the doorstep. Water sports enthusiasts in particular get their money's worth here. The Elbe is a popular area for dragon boaters and canoeists. Exciting dragon boat races take place regularly on the river and canoe enthusiasts also like to meet at the Geesthacht Canoe Club. An ideal environment for those who like to be active in nature and want to explore the picturesque surroundings from the water.



For cyclists and walkers, there is an extensive network of well-developed cycle paths and walking paths in and around Geesthacht. These invite you to extensive tours along the Elbe and through the surrounding natural landscapes.



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