

# EXPOSÉ GRAFENBERGER ALLEE

## *Key Facts - Type D2*

<b>Type:</b>	new building
<b>Rooms:</b>	3
<b>Living space:</b>	78 - 83 sqm
<b>Elevator:</b>	available
<b>Balcony:</b>	available
<b>Rent</b>	€ 1,699.00
<b>incl. utility bills:</b>	yes
<b>Furnishing:</b>	fully furnished / ready to move in
<b>Parking:</b>	optional € 100.00 per month
<b>Bicycle stand:</b>	inclusive
<b>Deposit:</b>	2 overall rents
<b>Rental period:</b>	at least 6 months



## *About our apartments*

Whether employee or student accommodation, long-term or short-term residence - everyone feels at home in our high-quality new building in the central yet green district of Düsseltal, east of the city!

108 fully furnished apartments, in different sizes and of the highest standard, are available for rent: Triple-glazed windows with metal fittings (increased burglary protection), underfloor heating with individual room temperature control, sun protection by means of high-quality blackout curtains and blinds in the apartments make comfortable living possible. The custom-made furnishing of our apartments was sensibly thought out and planned by interior designers. Both the comfortably designed living area and the high-grade fitted kitchen invite you to linger. Nothing stands in the way of moving into your new home.

The building has several elevators that lead from the underground car park to each floor. There are secure parking spaces in the underground car park for both your car and your bicycle.

A high-quality planting of the inner courtyard makes it a place with a lingering character. Look forward to a green view in the middle of the urban jungle directly from your new home!

## *Equipment*

- Underfloor heating
- Individual temperature control in every room
- Special equipped triple-glazed windows (increased burglary protection)
- Sun protection through blackout curtains
- High-quality furniture
- Made-to-measure furniture & kitchen
- Walk-in shower with glass partition
- Towel radiator in the bathroom
- Bathroom mirror with integrated lighting

## *Sustainability*

- KfW 55 energy efficient house with triple glazing
- Economical and low-CO<sub>2</sub>-heating








## Location

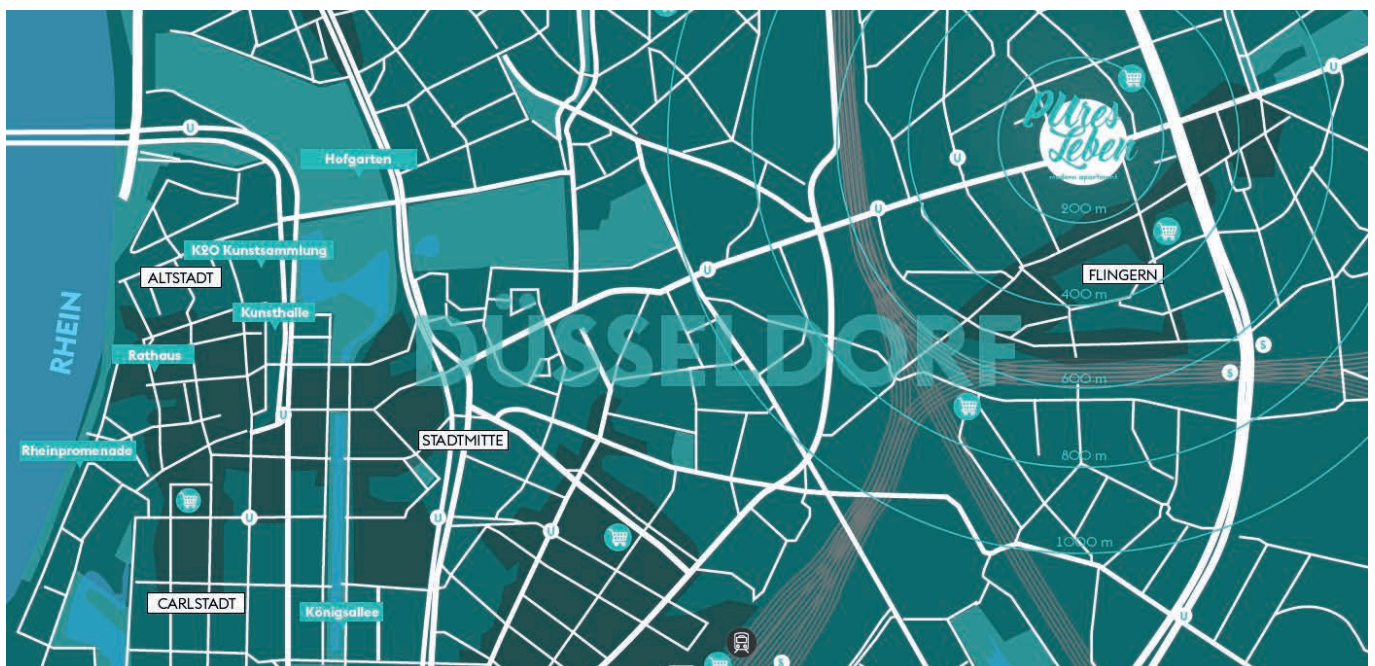
The micro-apartment complex „Grafenberger Allee“ by Pures Leben is located in the Düsseltal district, adjacent to the creative and trendy Flingern district. Over here, industrial romance meets trendy districts, families meet business people, modern cafés meet long-established retailers. This diversity is probably also one of the reasons why Düsseldorf has the second highest quality of life rate among German cities.

Since the bus and train stops are right on the doorstep, the main train station, the airport and the city's hotspots can be reached quickly. The more distant destinations can also be easily accessed by using the B8 federal highway.

However, also around the „Grafenberger Allee“, there are supermarkets, bakeries and many other shops, as well as daycare centers, schools, pharmacies, doctors and banks. Düsseldorf's old town with its diverse restaurants and bars invites you to a sociable evening, while the Grafenberg Forest with its wildlife park is the perfect place to relax or go jogging.

## Distances

			
<b>Central Station</b>	10 Min.	10 Min.	7 Min.
<b>Old Town/Rhine</b>	12 Min.	18 Min.	11 Min.
<b>Trade fair arena</b>	26 Min.	32 Min.	15 Min.
<b>Media harbour</b>	20 Min.	24 Min.	13 Min.
<b>Airport</b>		17 Min.	16 Min.
<b>Motorway / A52</b>			9 Min.



## *Apartment Plan Example Type D2*

The apartment is rented fully furnished and ready to move in: Kitchen with electrical appliances, bed, side table, desk and chair, wardrobe, cloakroom and bathroom cabinet.

