

BADES HUK · BALTIC SEA · HOHEN WIESCHENDORF

# Beach Apartment No. 01

**EUR 540,000** EUR 5,732/m²

**Commission-free for the buyer**

## KEY FACTS

| | | | |
|---|---|---|---|
| Property type | **Apartment** | Rooms | **3** |
| Bedrooms | **2** | Bathrooms | **1** |
| Living space | **94.21 m²** | Buyer's commission | **commission-free** |
| Reference | **Bades Huk · Unit 01** | Floor | **Erdgeschoss** |
| Parking | **1** | Year built | **2021** |
| Heating | **Fußbodenheizung** | Energy source | **Flüssiggas, Strom** |
| Energy certificate | **liegt vor** | | |

## DESCRIPTION

Ground-floor apartment in the Bades Huk beach-apartment ensemble with two sun decks. Two bedrooms – the master with a dressing area – offer room for up to four guests.

The apartment is furnished in a modern, comfortable style and has a fully fitted, high-quality kitchen with Miele appliances. It can be let through the resort concept with its ongoing lease.

## FEATURES

- Ground-floor apartment with 2 sun decks
- 2 bedrooms, master bedroom with dressing area
- Fully fitted high-quality kitchen (Miele)
- Modern, comfortable furnishing
- Resort concept with letting (ongoing lease)

## IMPRESSIONS









## PURCHASE COSTS · GERMANY

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|---|---|
| Real-estate transfer tax (Mecklenburg-Vorpommern) | **6,0 %** |
| Notary & land register | **ca. 2,0 %** |
| Agent's commission (commission-free for the buyer) | **none** |
| **Guide total** | **ca. 8 %** |

Transfer tax 3.5–6.5 % depending on federal state. No agent's commission for the buyer. Guide values for foreign buyers; rates vary by region, value and ownership type. Without guarantee.

## YOUR CONTACT

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BADES HUK
HOHEN WIESCHENDORF




| | |
|---|---|
| **Haus** | **1** |
| **Wohneinheit** | **01** |
| **Betten** | **4** |

| Raumname | | Fläche |
|---|---|---|
| Essen | ca. | 12,58 qm |
| Küche | ca. | 14,47 qm |
| Junior | ca. | 10,65 qm |
| Master | ca. | 11,79 qm |
| Ankleide | ca. | 3,44 qm |
| Flur | ca. | 2,79 qm |
| Duschbad | ca. | 5,39 qm |
| HWR | ca. | 1,44 qm |
| Wohnen | ca. | 26,13 qm |
| Terrasse (zu 50%) | ca. | 5,53 qm |
| | **ca.** | **94,21 qm** |

| | | |
|---|---|---|
| Deck (zu 50%) | ca. | 9,63 qm |
| Deck II (zu 50%) | ca. | 5,00 qm |
| | **ca.** | **14,63 qm** |