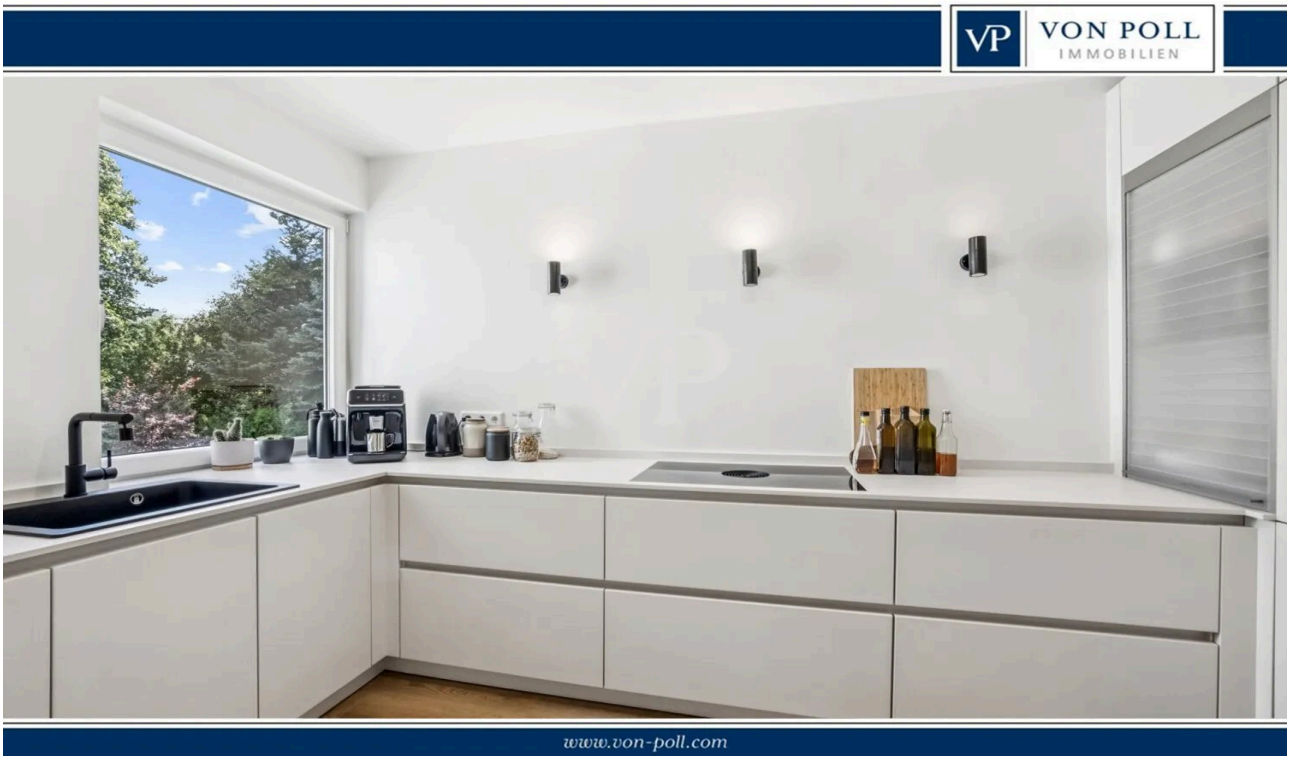
Hamburg – Eilbek

Stylish and newly renovated—a cool 3-room apartment with a balcony in beautiful Eilbek!

Property ID: 26187015a



PURCHASE PRICE: 548.500 EUR • LIVING SPACE: ca. 72 m² • ROOMS: 3

Property ID: 26187015a - 22089 Hamburg – Eilbek

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Property ID: 26187015a - 22089 Hamburg – Eilbek

At a glance

Property ID	26187015a
Living Space	ca. 72 m²
Floor	1
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	1956

Purchase Price	548.500 EUR
Type	Apartment
Provision	Käuferprovision 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2025
Condition of property	Modernised
Construction method	Solid
Equipment	Garden / shared use, Built-in kitchen, Balcony

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Energy Data

Energy Source	Oil
Energy certificate valid until	13.08.2027
Power Source	Oil

Energy Certificate	Energy consumption certificate
Final energy consumption	157.3 kWh/m²a
Energy efficiency class	E
Year of construction according to energy certificate	1956

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The property





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Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

This apartment exudes confidence and style: a home that combines the solid construction of a building from 1956 with the benefits of a comprehensive interior renovation completed in 2025. Spanning approximately 72 m², the apartment features a clear, harmonious floor plan with three rooms—two bedrooms, a bathroom, and a beautiful west-facing balcony. Everything feels modern and exclusive, yet retains its cozy charm.

The living area serves as the tranquil centerpiece. Here, there's space for a cozy dining table, a spacious seating area, and the west-facing balcony just beyond. The separation from the kitchen is particularly well-designed: a modern sliding glass door takes up minimal space while allowing plenty of light into the hallway. Behind it, the stylish, built-in designer kitchen adds a clean, ultra-modern touch—it looks exceptionally tidy and offers plenty of storage space and countertop area. The timeless, exclusive shower room leaves nothing to be desired. It is modern, comfortable, and practical for everyday use, featuring a convenient bench in the shower and a flat wall-mounted radiator. The two bedrooms are generously sized and can easily be used as a home office, guest room, or children's room.

The fact that the apartment has been completely renovated is evident in its cohesive overall appearance. The finishes, built-in fixtures, and technical features all speak the same language: high-quality, contemporary, and pleasantly understated. Only the windows were not part of the renovation, though they were also replaced after 2010. The result is a living environment that relies not on flashy effects but on harmony: manageable in size and refined in execution.

Nestled on a quiet residential street, very centrally located and close to public transportation, this is a wonderful place to live. The building is heated by an oil-fired central heating system. Among other things, the homeowners' association is saving for a district heating connection, which is expected to be installed within the next 1–2 years. Fiber-optic internet is also scheduled to be installed soon. The monthly housing cost, including the €110 reserve fund contribution and €95 in heating costs, totals €426. In addition to the living space, a large attic room and an additional basement storage room are available,

The apartment is currently well-leased—for reasons of discretion, we provide details regarding the lease exclusively in person. Investors also benefit from the neighborhood's stable to positive value trends.

Please feel free to contact us to schedule a viewing.

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All about the location

Hamburg is one of Germany's most vibrant and livable cities, impressing residents with its excellent infrastructure, diverse cultural scene, and a balanced mix of urban charm and green spaces. The city offers families a safe, modern environment with outstanding educational opportunities and a stable economy that provides long-term prospects. The excellent public transportation connections noticeably enhance the quality of life and make Hamburg an ideal place for families to live.

The Eilbek district presents itself as an urban yet family-friendly neighborhood that creates a cozy home with its charming historic architecture and lively community. The neighborhood's ongoing revitalization through modernization and sustainable new construction underscores its appeal as a place to live.
Here, the dynamism of a young, educated community meets a quiet and safe atmosphere that particularly appeals to families.
The central location, with excellent access to the S-Bahn and U-Bahn, as well as a variety of green spaces and playgrounds, offers both children and parents space for development and recreation.
For families, the area offers a wide range of first-class educational institutions that are just a few minutes' walk away. From the Wielandstraße School to the Friedrich-Robbe-Institut, the Gymnasium im Eilbektal, and renowned universities such as the Northern Business School—children and teenagers find ideal conditions here for a comprehensive and future-oriented education. The proximity to several daycare centers guarantees reliable care for the youngest children.
Healthcare and safety are further enhanced by easy access to doctors and hospitals. Numerous parks, such as Mühlenteichpark and Friedrichsberger Park, with their playgrounds and expansive green spaces, invite residents to enjoy relaxing hours outdoors. For daily needs, several supermarkets are just a few minutes' walk away.

The Hamburg-Eilbek neighborhood is thus an ideal place to live for families who value a safe, well-connected environment where children can grow up in a nurturing setting and parents can enjoy a high quality of life.

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Other information

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Contact partner

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