

2 villas on 2000 m² of land in a prime location at Lindenpark in Kühlungsborn Ost.

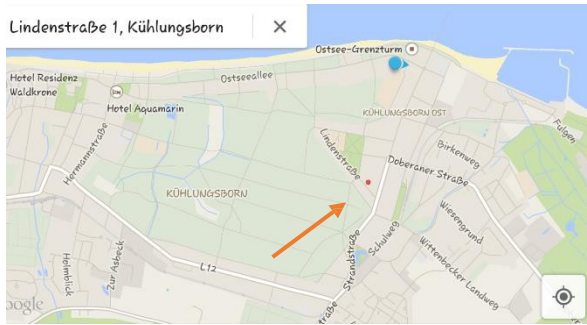
The attractive and listed Villa Tiliae from 1920 in attractive spa architecture, consists of 2 separate residential units and was completely renovated in 2013 - 2014 with attention to detail and according to old documents from the Schwerin state archives.

The rear Villa Opera is a new build from 2014 and corresponds to the latest luxurious living comfort with very high-quality furnishings and bus technology.

Total property area:		2000 m ²
Villa Tiliae:	OG	142,36 m ²
	HP	156,93 m ²
	Attic	approx. 30 m ² (with bevelled edges)
	Cellar	approx. 30 m ² (partial basement)
Villa Opera:	Living space	198,99 m ²
	Double garage	57.25 m ²

Rico Mehling

Please send enquiries or bids of € 4.2 million or more by email to emailadresse66@yahoo.com



Location description

The coastal town of Kühlungsborn is the largest Baltic seaside resort on the Mecklenburg Baltic coast. The longest German beach promenade of approx. 3.5 kilometres was completed in 2007. It stretches from Kühlungsborn-West to the marina and always offers a clear view of the Baltic Sea. On the harbour promenade, art and crafts mingle with a wide variety of restaurants and boutiques. With its marina, the Baltic seaside resort of Kühlungsborn presents itself as sporty and modern, but at the same time very traditional. The charm of bygone times is reflected above all in the unmistakable spa architecture. The six kilometre long sandy beach and the clean sea air are a guarantee for rest and relaxation. A wide range of activities such as horse riding, cycling, tennis, golf, surfing and sailing make it possible to be active by the sea. Specialised wellness hotels also offer exercise and sports courses. Experience the charm of times gone by and the comfort of today.

You can reach Kühlungsborn by car from the west via the A20 motorway and from the south via the A19 motorway.

The property in question is in the most sought-after quiet and central location, just 100 metres from Strandstrasse, which boasts numerous boutiques, cafés and restaurants, 100 metres from Lindenpark and 100 metres from the city forest.

The marina of Kühlungsborn is a very popular attraction, which is only 1000 metres away (free boat moorings are available).

Villa Tiliea



Villa Opera



Property description Villa Tilia flat on mezzanine floor with cellar

The flat on the mezzanine floor is accessed via a bright, spacious hallway with LED light wall, from which the living room, kitchen and a separate room are connected. All installations for built-in appliances are available in the kitchen.

An original, restored sliding hatch to the living room is functional.

The living room impresses with florally designed cast iron radiators, a warm reclaimed pitch pine plank floor and a marble gas fireplace. Stucco with indirect dimmable LED lighting, which illuminates the marbled transition from the walls to the ceiling, gives this room a stately aura.

The loggia is separated by a large, four-part double door with original bevelled glass and fanlight openings. The loggia with marble tiling has a mosaic tiled floor from the period. From here you can reach the garden via a granite staircase framed by two bronze sculptures.

The further room (office), which can be accessed from the living room via a sliding door, has a window extending to the floorboards with access to the garden.

A further room can be accessed both from the living room and directly from the hallway. accessible from the centre. A detail worth seeing: the artistic locking technology of the sliding doors running in the wall to these two rooms.

Furthermore, the living room leads to the bedroom, which also has floor-to-ceiling windows for direct access to the garden. The absolute

The highlight here is a historic radiator with an integrated warming compartment. The two large original built-in cupboards were already a rarity in 1920.

The adjoining small dressing room with window offers functional storage space. The bathroom can be accessed either from the bedroom or from the kitchen.

Modern and tasteful furnishings with a bathtub, double washbasin, large walk-in shower and a WC with integrated bidet leave nothing to be desired.

For connoisseurs of old villas, the restored crank constructions for the exterior shutters are also noteworthy.

Underfloor heating is installed in the hallway, bathroom and kitchen. Heating is provided by gas with modern condensing boiler technology.

The basement can be accessed via a small hallway from the hallway. Here there is a small storage room for a Hoover and various household appliances as well as further access to the garden.

The flat has a cellar room and separate spaces for the washing machine and tumble dryer with the connections belonging to the flat.

A pavilion in the garden area can be used for this flat. There are 2 car parking spaces available.

The property is fenced and accessible via an automatic gate. The flat could also be used commercially.

Further equipment details:

- Stucco rosettes on the ceilings
- All windows with heat-insulating glass and concealed larch fittings,
- Wooden interior window sills, copper exterior window sills
- Flat with its own gas meter and its own new Buderus gas heating system with hot water preparation
- New electrical system with its own electricity meter and bus technology for room temperature control and for the lighting concept
- Remote control and camera door intercom function via mobile device (I Pad Mini included)
- Camera-monitored entrance area up to the electric gate
- high-quality fitted kitchen with Miele appliances





Entrance area



Hallway



Living

roomGas fireplace



Bus technology for room temperature control and for the lighting concept

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Loggia



Kitchen



antique hatch into the living room



BadBD with remote control



Office



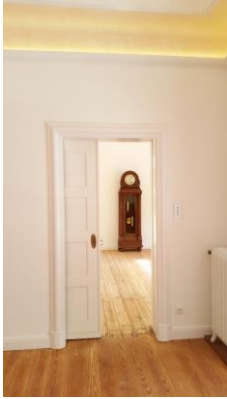
Original cast iron radiator

Bedroom



Dressing room

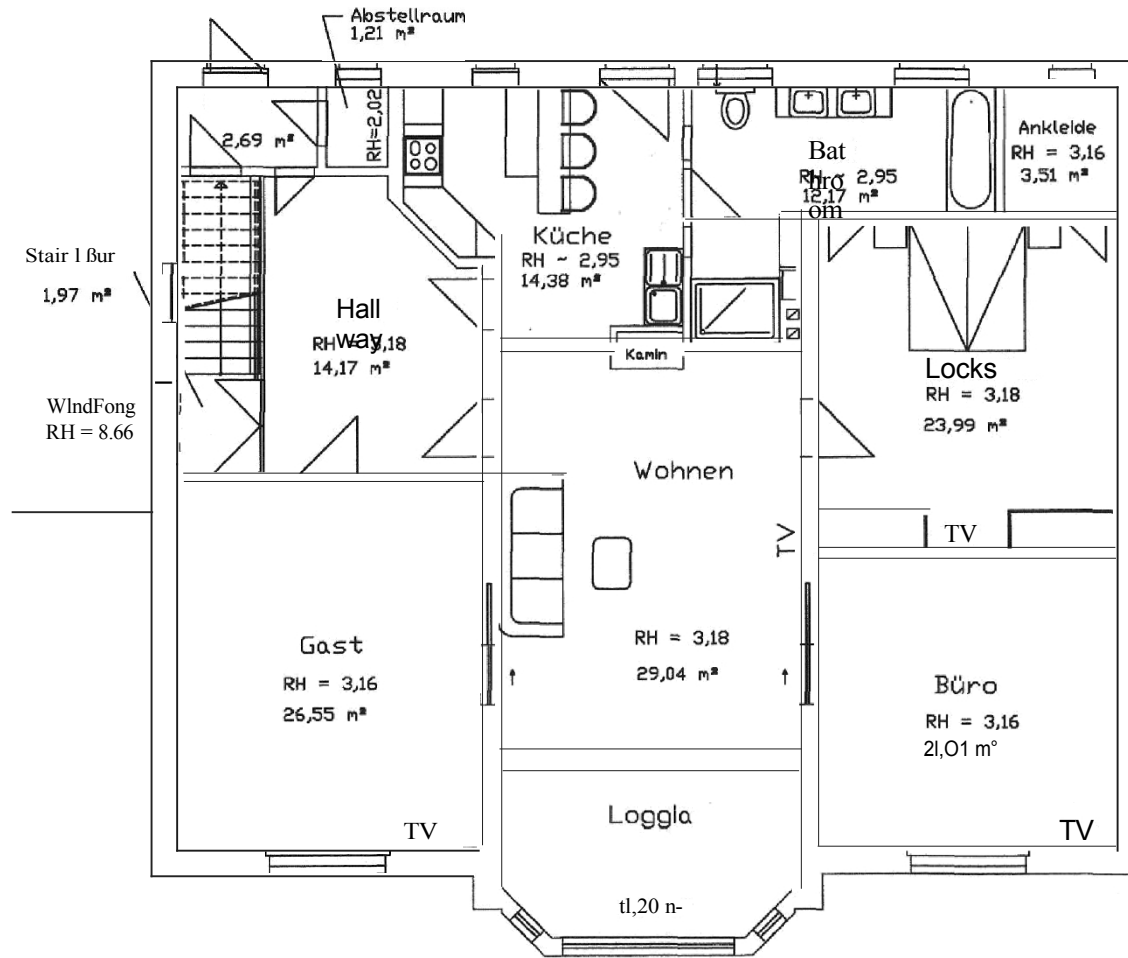
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Guest room



Cellar



Ground floor
H1100

Property description Villa Tilia upper floor with attic

The flat on the upper floor is accessed via a bright vestibule with LED light wall from which you enter the flat via a staircase. The small hallway leads into the light-flooded hallway. This is characterised by a floral cast iron radiator, a warm, reclaimed Pitch Pein floorboard and a tunnel gas fireplace set into the wall. From this centre of the flat, you can access the dressing room, bedroom, living room, dining room, bathroom and, via a further staircase, the attic. The thermally insulated loft with two Velux windows offers storage space which corresponds to approx. 70% of the living space. The small dressing room with window offers functional storage space. The living room impresses with a warm, reclaimed Pitch Pein floorboard and a marble-framed gas fireplace. The office is accessed from here. The dining room with adjoining open-plan kitchen is characterised by exposed beams. All installations for built-in appliances are prepared in the kitchen. The guest room is located opposite and is accessible through the dining room. The large Velux roof windows in the kitchen, guest room and office can be darkened using remote controls with external blinds. The bathroom is accessed via the hallway. The modern and tasteful fittings with bathtub, washbasin, large walk-in shower, WC and mirror heating leave nothing to be desired. For connoisseurs of old villas, the restored crank constructions for the exterior shutters are also noteworthy.

Heating is by gas with modern condensing boiler technology. The cellar can be reached via a small hallway.

There are separate spaces for the washing machine and tumble dryer with the connections belonging to the flat.

In the garden area, a large terrace with barbecue area and sunbathing lawn can be used for this flat. There are 2 car parking spaces available. The property is fenced and accessible via an automatic gate.

The flat is ideal for a 2-person household.

Shared flats or pets are not intended for this property.

Further equipment details:

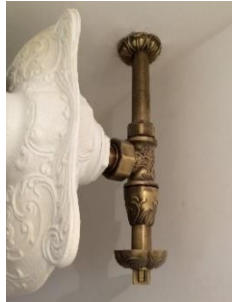
- All windows with heat-insulating glass and concealed larch fittings,
- Wooden interior window sills, copper exterior window sills
- refurbished Pitch Pein plank flooring
- Flat with its own gas meter and its own new Buderus gas heating system with hot water preparation
- New electrical system with its own electricity meter
- Door intercom function
- Camera-monitored entrance area up to the electric gate
- high-quality fitted kitchen with Miele appliances



Entrance area



DG Corridor/ hallway



Gas fireplace

Cast iron radiator

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Dressing room



Bedroom



Living room



Dining room



Kitchen



Bathroom



Guest room

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Office



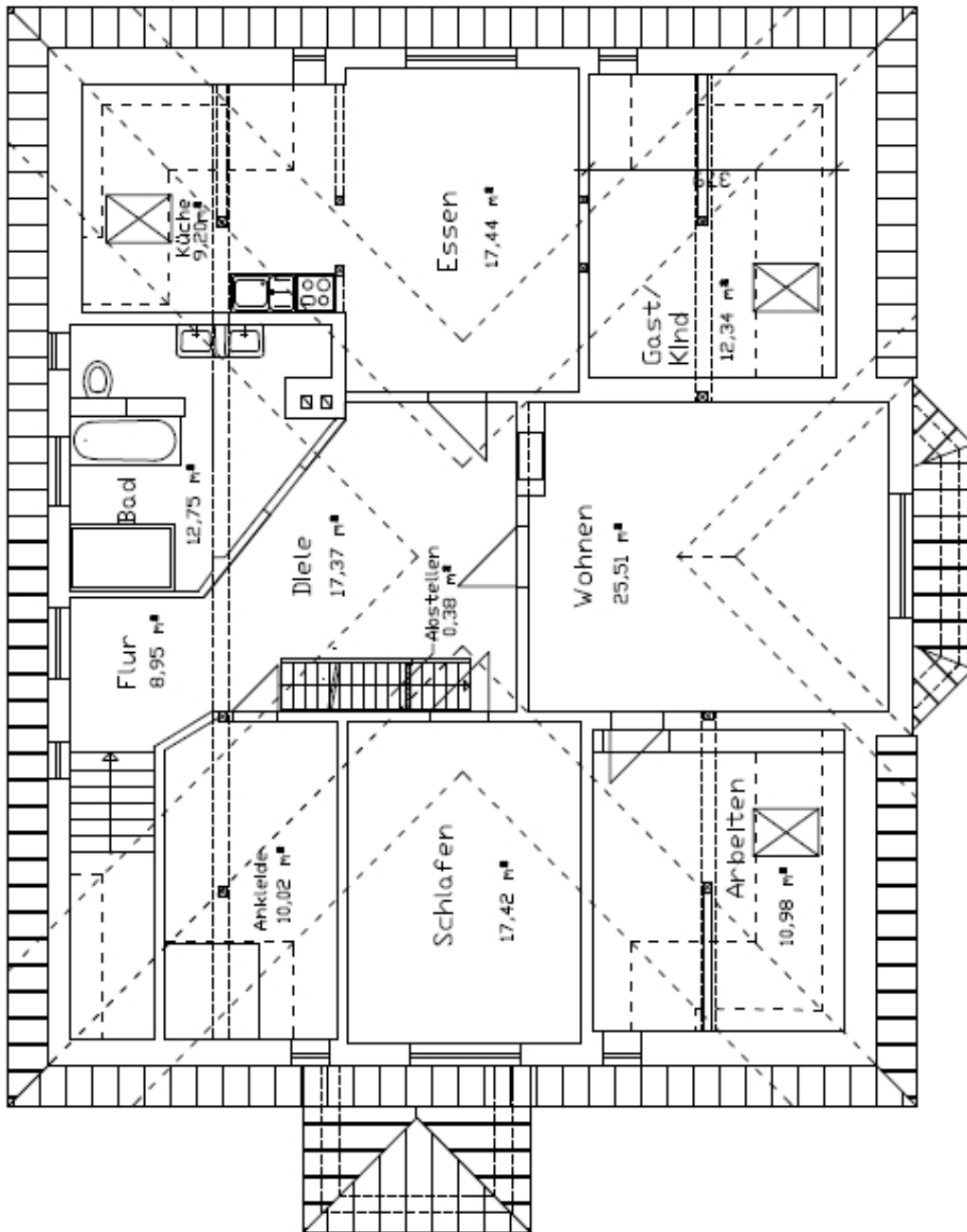
Attic



Each flat has a separate heating system



Intercom system



Obergeschoss

M 1:100

25.08.2014

Property description Villa Opera with double garage & private garden

The rear Villa Opera (workshop) is a new build from 2021 with 200 m² of living space and high-quality fittings. The large double garage with workshop, water softener and heating system leads to the utility room. This has two windows, the electrical distribution system, washing machine, tumble dryer and its own customised furniture with integrated washbasin and large freezer. Passing the guest bathroom with walk-in shower, you reach the spacious entrance area. A ceiling-high wardrobe with three large sliding doors and two wall-mounted shoe cupboards with seating area are integrated into this. The custom-made furniture has a mirrored glass surface, textured, matt and mirrored. The living room with dining and kitchen area adjoins from there. Here, two large sliding door systems with triple glazing and electric external blinds open onto the two terraces. The high-quality, handleless kitchen is fitted with a continuous natural stone worktop and Miele appliances. The wall-mounted 5 Kw gas fireplace is controlled by remote control.

A white larch staircase with stainless steel banisters and dark grey brushed oak steps and handrail takes you to the upper floor. Large and bright thanks to the floor-to-ceiling windows with a view of the greenery, this is ideal as a yoga room. From here you reach the bedroom and from there a dressing room with custom-made built-in furniture. Also on this floor is a spacious office, a guest room and a large bathroom with bidet and walk-in shower. Flush doors with internal fittings, solar for heating and hot water, all three flats with gas fireplaces and KNX technology, so that the electrical system can also be controlled via iPad or telephone. Also alarm system, door intercom and camera surveillance. Water filter, softening and osmosis system as well as an ABB PowerScale 50 kVA low-voltage power supply. Villa Opera is owner-occupied and is being vacated. High-quality furnishings can be taken over on request.



Hallway



Guest WC on the ground floor



HWR with access to the double garage



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Spacious open-plan kitchen/living room with several exits to the garden

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Upper floor Hallway



Office



Guest room



Bedroom



Dressing room



DG Master Bathroom



Garden area for use Villa Opera



Greenhouse/ conservatory

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Stylish, very well-kept garden

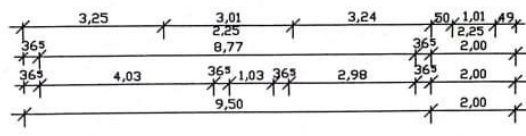
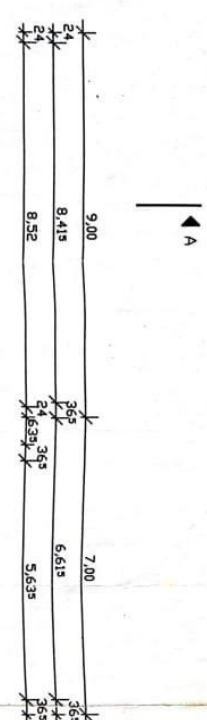
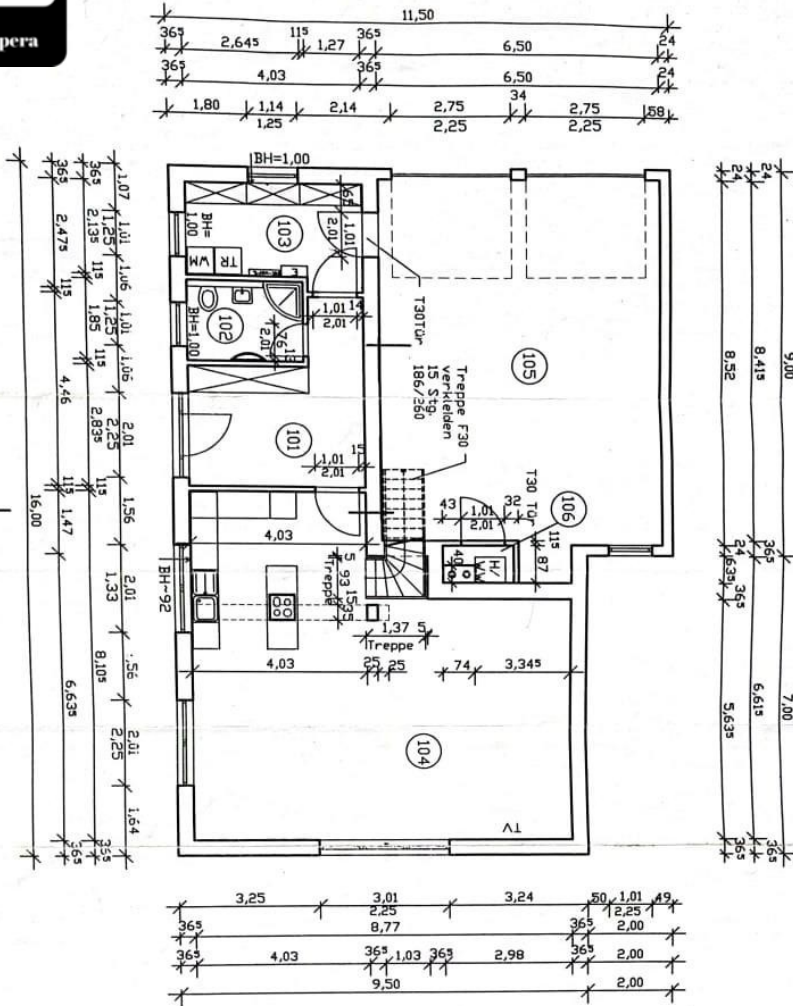


Aerial photos of the entire property

The stylish garden offers various quiet zones, which have been planted with loving attention to detail and are illuminated with indirect light in the evening.

The lime trees, painstakingly draped on trellises, frame the property and thus offer plenty of privacy. An elaborately installed irrigation system keeps the garden looking lush and green even in the height of summer. Together with the robot lawn mower, this makes the garden very easy to maintain.

There is a new greenhouse on the property, worth € 20,000.

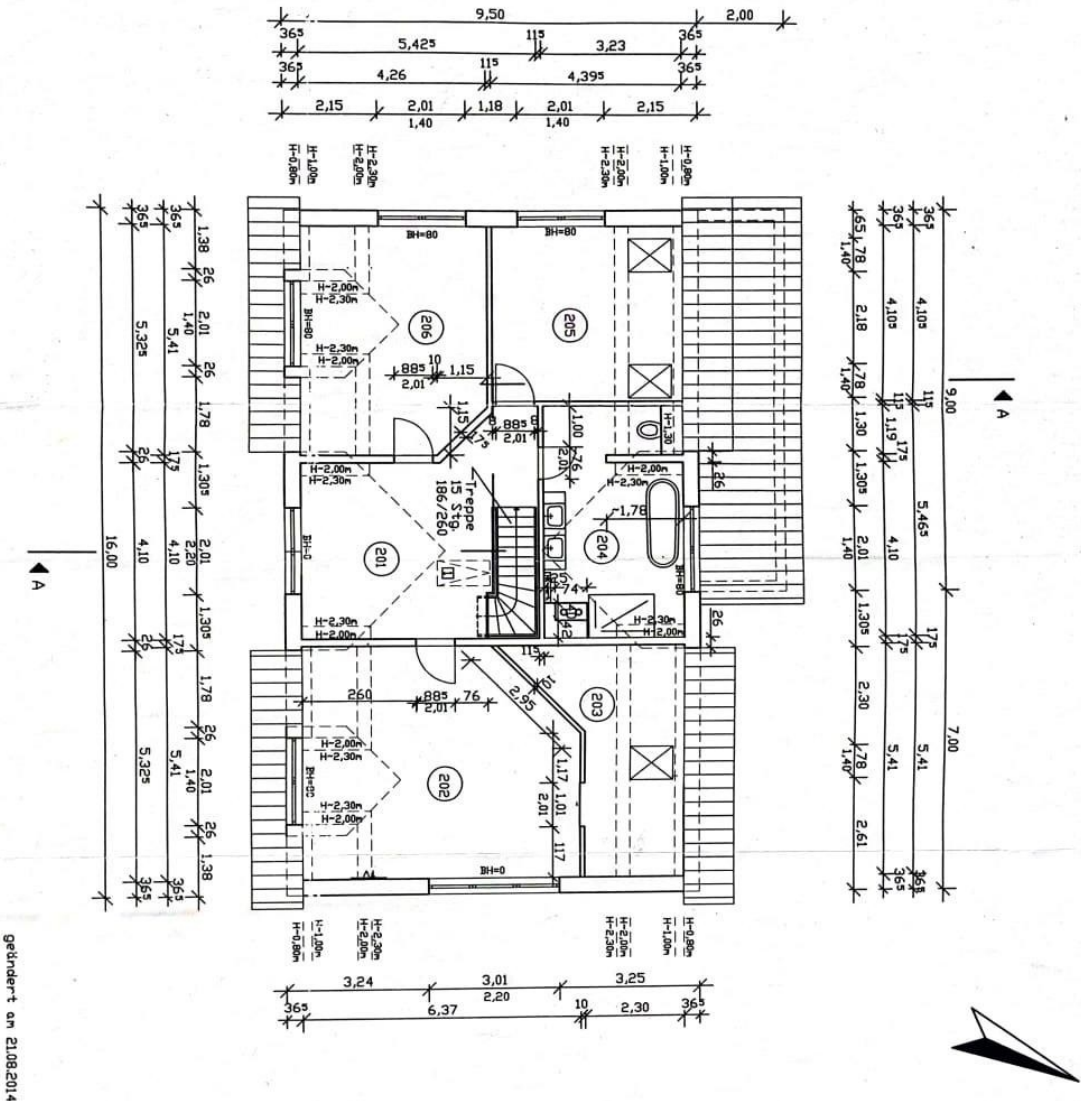


geändert am 21.08.2014

Raumprogramm Erdgeschoss

Raum-Nr.	Bezeichnung	Wohn-Nutzfläche in m²
101	Flur	13,42 m²
102	Dusche / WC	4,89 m²
103	HWR / HAK	8,99 m²
104	Wohnzimmer / Küche	60,70 m²
Wohnfläche Erdgeschoss =		88,00 m²
105	Abstellraum	59,13 m²
108	Heizung	1,12 m²
Nutzfläche EG		= 57,25 m²





geändert am 21.08.2014

Raumprogramm Dachgeschoss		
Raum- Nr.	Bezeichnung	Wohn-/Nutz- fläche in m²
201	Flur / Arbelken	20,93 m²
202	Schlafzimmer	28,97 m²
203	Ankleide	10,55 m²
204	Bad / WC	15,62 m²
205	Gästezimmer	15,04 m²
206	Kinderzimmer	19,88 m²
Wohnfläche DG		= 110,99 m²
□ Bodeneinschubtreppe		60/120