

ALTES HAFEN-ZOLLAMT

RHEINPROMENADE 1, 46446 EMMERICH AM RHEIN



DISCOVER EXCLUSIVE, HOTEL-STYLE LIVING
RIGHT ON THE RHINE



WELCOME TO ALTES HAFEN-ZOLLAMT

PROPERTY

The “Altes Hafen-Zollamt” in Emmerich seamlessly blends the unique charm of a historic building with modern living comforts. Following an extensive renovation, this property offers not only style but also impressive energy efficiency thanks to state-of-the-art heat pump technology, keeping operating costs low.





MAIN FEATURES AND SERVICES

Luxury, comfort, and convenience—all tailored to you:

- **Concierge Service** (everyday support, shopping, events)
- **Community Spaces** (sauna, wine bar, salt grotto, room-sharing salon)
- **Uninterrupted Rhine views** from most apartments
- **Secure private parking** with electric vehicle charging stations
- **Barrier-free access** and elevators



APARTMENT OPTIONS

Prices: €286.400 – €824.209

Living Spaces: 52 m² – 159 m²

APARTMENT #5 – HISTORIC BUILDING

109 sqm of living space

Price: €562.480



APARTMENT #14 – PENTHOUSE (HB)

159 sqm of living space

Price: €824.209



APARTMENT #23 – NEW BUILDING

80 sqm of living space

Price: €412.430



ROOM-SHARING

Reducing Costs While Maximizing Space

Extra-large living rooms that aren't constantly in use are replaced by a fully equipped shared salon in the building (free of charge).

- Ideal for family gatherings and social evenings

Guest rooms in each apartment are substituted with two spacious guest suites in the building, each featuring large bathrooms (free of charge).

- Perfect for hosting friends or family while minimizing your apartment size and personal costs.

Wellness or fitness rooms, often limited in a home setting, are replaced by shared fitness facilities, a sauna, and a salt grotto (free of charge).

- Regularly organized activities like dance classes are hosted by the concierge service.
- Care and maintenance of wellness areas are handled by the concierge.



INTERESTED?

Don't miss this opportunity! Schedule a no-obligation viewing today, and let us help you find your perfect home in the historic Hafen-Zollamt.

Contact Ulrike now to arrange your appointment.

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BAUEN IM BESTAND

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