





		Ctra	Be
Saal	er	Suc	

Bensberger See

Mediterana

Bensberg is characterized by **excellent infrastructure** with diverse shopping opportunities, a green leisure and recreation area, numerous sports facilities including renowned **golf courses**, as well as the wellness and spa facility **Mediterana**.

The international 5-star Hotel **Schloss Bensberg**, its restaurant **Vendome**, with its 2-star Michelin cuisine located in the castle area, the **Enoteca**, Tea Lounge, Bar, representative conference rooms, as well as the newly built **Schloss Center** with additional restaurants, bistros, and shopping opportunities are all within a 2-5 minute walk.

All of this complements the high residential comfort.



Velcome home

-

s still in the construction phase, so the exterior view is subject to change. The building is expected to be completed in August/September of this year.

A DIERE A DIERE DIERE









The following highlights await you in the apartment WE3

0

- unique view of the Siebengebirge
- spacious south and west terrace with a transition to the garden
- electric sun awnings
- rear garden terrace
- main bathroom en suite
- particularly generous cellar/multi-purpose room
- XXL covered parking space

Other features:

- Real oak wood parquet in living and sleeping areas
- High-quality equipped bathrooms with spacious, floor-level shower
- Modern wall treatment with painter's fleece and paint
- Underfloor heating with individual room regulations, including photovoltaic system
- Freshwater station per apartment
- High-quality, threshold-free windows with multiple safety glazing
- Electric roller shutters in all rooms
- Elevator to all floors
- Security concepts incl. video surveillance and 2-meter high walls to the street side
- Media cabinet with the latest CAT cables and fiber optic connection

and the second second

and much more







SIL 11 GmbH & Co.KG Boysenstraße 6 25980 Sylt / OT Westerland Germany Tel.: +49 4651 9818-19 Fax: +49 4651 9818-18

Contact person Kai Schmidt Mobile: +49 170 6682280