property brochure



Between the Sky and the Rhine

An extraordinary maisonette / two-story apartment
in the historic “Siebengebirge”

Immotionelles *by* Brigitte Graf-Farin

Between the Sky and the Rhine.

Where architecture becomes a way of life.

Welcome to the Agrippinawerft, Cologne

Perhaps it’s the light that captivates you first. Or the spaciousness of the rooms. Perhaps it’s also the view of the Rhine, which lets your thoughts wander for a moment.

It’s probably the interplay of it all.

Beneath the striking rooftops of the historic Siebengebirge, a home has been created that possesses a character all its own. Spacious and open, yet pleasantly cozy. With impressive glass surfaces and steel beams, warm wood, and architecture that opens up new perspectives at every hour of the day.

With just under 138 m² of living space spread across the fifth and sixth floors, this duplex combines exceptional living with the amenities of one of Cologne’s most interesting locations. The actual floor area is significantly larger due to the characteristic sloping ceilings—an added bonus in terms of space and design possibilities.

We look forward to presenting this exceptional property to you.









Light, Air, and Life Along the Rhine

The open-concept living and kitchen area forms the heart of the apartment. The impressive skylights make the sky feel like part of the room. Sunlight dances across the solid-wood parquet flooring, casting patterns on the walls and floors, and transforming the atmosphere as the day progresses. Add to that the striking steel structures, the extraordinary ceiling height, and the view of the Rhine.

Perhaps your day begins here with a cup of coffee and a view of the first ships slowly passing by. Perhaps, after a long day at work, you'll simply enjoy the tranquility on the sofa while life along the Rhine continues outside.

And at some point, you'll realize that you don't have to do anything special to feel at home here. Sometimes, it's enough just to be here.

The open kitchen, with its spacious cooking island and high-quality appliances, blends seamlessly into the living space. A grill is built right next to the cooktop, with an island range hood above it.

Here, you can cook together while guests are already seated at the island. Perhaps a glass of wine is poured while dinner is being prepared on the grill. Good conversation, the aroma of freshly prepared food—and no one has to choose between the kitchen and the guests.

The practical details have also been taken care of: A spacious, freestanding pantry—originally designed as a wine cooler and now used without the cooling function—offers plenty of room for groceries and everything you like to keep within easy reach.















Time for yourself. Space for others.

The bedroom and the directly adjoining en-suite bathroom form a private area whose spaciousness is surprising.

Built-in closets provide storage space, while the bathroom—featuring a bathtub, large shower, sink, toilet, and bidet—offers plenty of comfort.

And perhaps this is exactly the place for something that's often neglected in everyday life: time for yourself.

A short workout before breakfast, a few quiet minutes on the yoga mat, or the desire for a completely personal wellness area. The generous space even offers the possibility of retrofitting a compact, retractable sauna.

This way, you can design this private area exactly as you envision it—with plenty of room for whatever does you good.

The air-conditioned bedroom also helps turn an ordinary evening into a restful retreat.

Two small balconies, each accessible from the bedroom and the bathroom, offer a view over the city's rooftops. It's especially beautiful when the low evening sun bathes the facades in warm light and the day slowly draws to a close.

The cozy rooftop terrace on the Rhine side is the perfect spot for a little break. Perhaps the day begins here with breakfast outdoors, as the first rays of sunlight appear over the rooftops on the "schäl Sick".* It's a special place to watch the sunrise, spend the afternoon with a good book, or enjoy an evening with friends.

An open staircase made of wood and metal leads to the sixth floor. From here, impressive views open up onto the living area below.

Another bedroom with built-in closets and its own air conditioning, as well as a separate shower room, offers your guests a pleasant, private retreat.

The small workspace, separated by a door, is a special place for focused work. Through the sloped roof glazing, the view extends toward the Rhine—a lovely opportunity to let your mind wander between tasks.

A separate utility and storage room with space for a washer and dryer rounds out this level. Well-designed shading systems, effective soundproof windows in the bedroom, and reliable air conditioning ensure a pleasant living environment. The shading and air conditioning on the 5th-floor living level can be conveniently controlled via an app or remote control.

* The people of Cologne call the right bank of the Rhine "Schäl Sick"





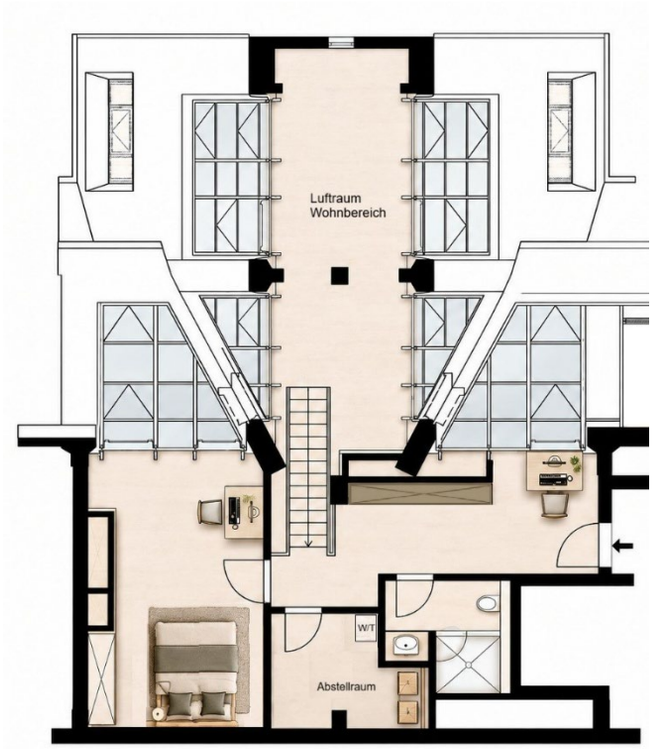




Floor Plan



5th floor



6th floor

Floor plans are not to scale; furnishings are shown for illustrative purposes only.





Hansa-Luftbild (Landesarchiv NRW), CC BY-SA 4.0, via Wikimedia Commons

An outstanding example of Cologne's architectural history.

The historic Siebengebirge is one of the most distinctive structures in the Rheinau Hafen district.

Built in 1908–09 according to plans by architect Hans Verbeek, the former Danzig Warehouse was once used to store grain. Its approximately 170-meter-long facade and distinctive roofline continue to shape the skyline of the Rhine riverbank to this day. The numerous gables are reminiscent of the peaks of the low mountain range of the same name—hence the name Siebengebirge.

The conversion of the former warehouse into a modern residential and commercial building was a challenging architectural task. The goal was to preserve the historic structure and its distinctive silhouette while creating contemporary living spaces.

The result was honored in 2008 at the "NRW wohnt" competition.



In this maisonette in particular, the interplay between past and present is especially striking.

The striking structural elements evoke the building's industrial history, while the generous roof glazing lends the rooms their contemporary sense of openness.

Architecture with a history. And with a personality that cannot simply be replicated.



It’s not always the big things that make a home special.
Sometimes it’s the light on an ordinary morning. The view of the Rhine between two appointments.

An evening with friends or the tranquility as the city slowly slips into the night.
This apartment provides an exceptional setting for all of this.

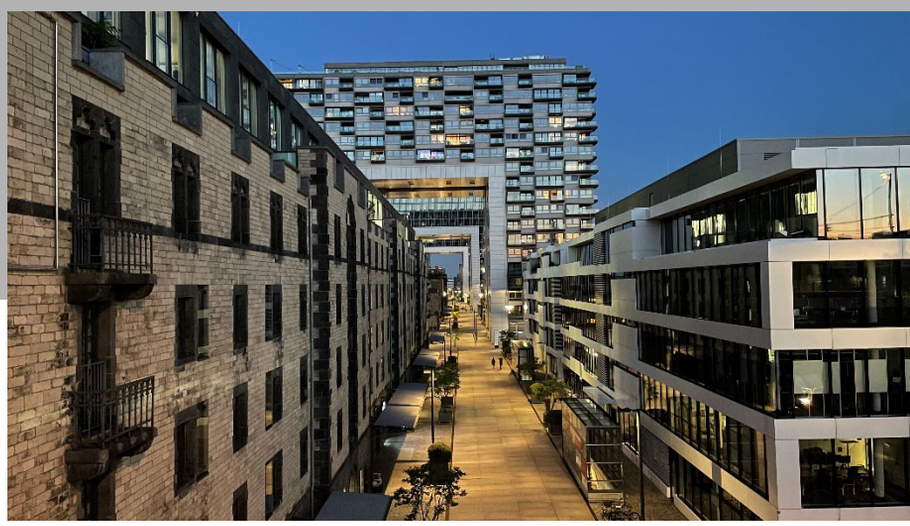
For singles and couples who love spacious rooms, appreciate architecture, and want to enjoy city life.

For people who travel a lot for work and look forward to coming home.
Or for those who are making Cologne their second home.

A home that leaves room for personal preferences without being unnecessarily large.

Between the sky and the Rhine. And completely at home.

The Rheinauhafen.



A new chapter for Cologne.

Where cargo ships once docked, goods were loaded, and stored in large warehouses, one of Cologne's most remarkable urban districts has emerged.

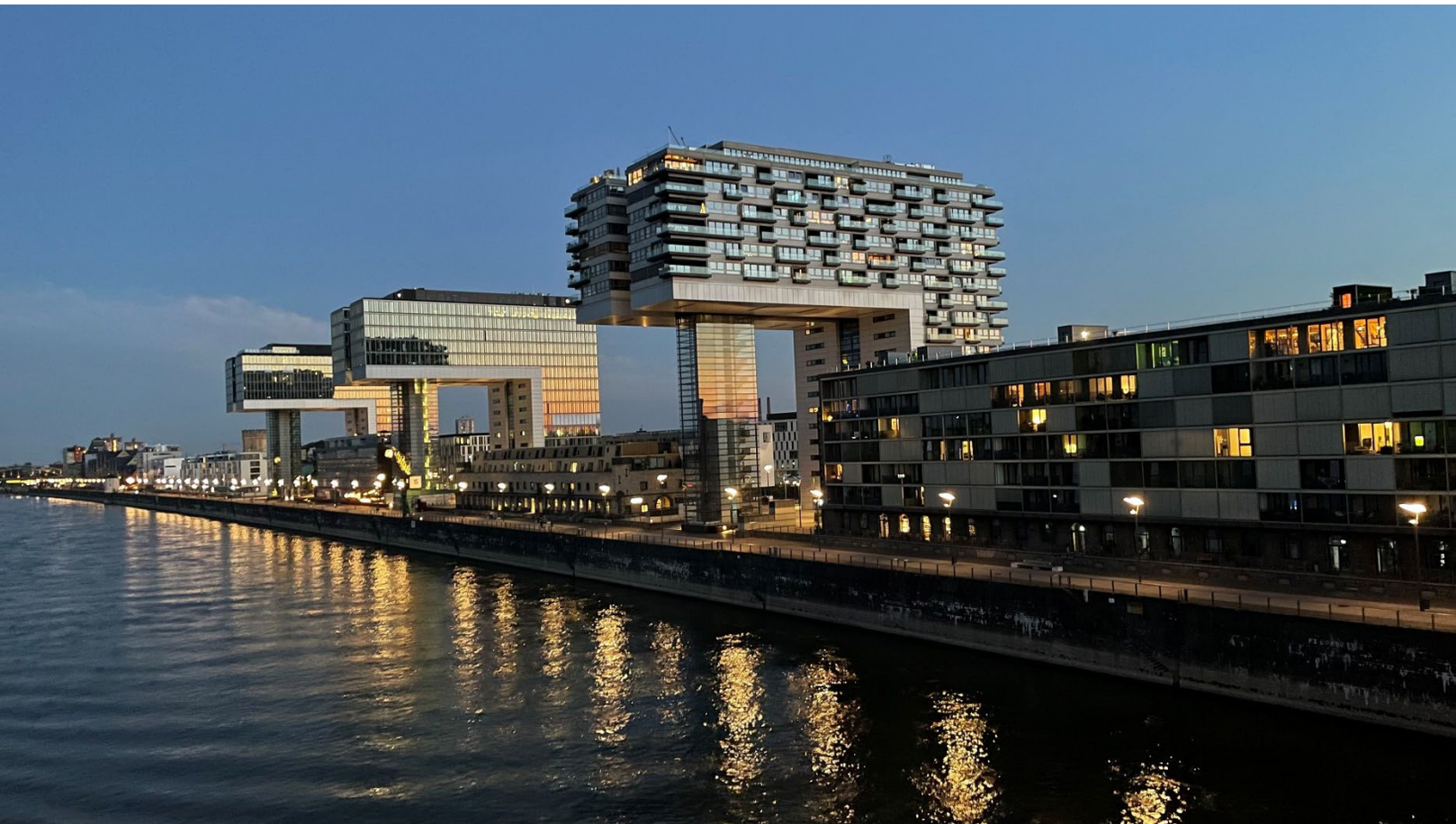
The redevelopment of the former port area, spanning approximately 250,000 m², combines historic, protected warehouse buildings with modern architecture. The internationally renowned Kranhäuser have long since become a new landmark of the city and have left a lasting mark on Cologne's Rhine landscape.

Today, this is where living, working, art, and culture come together. Galleries, design showrooms, restaurants, and cafés bring the neighborhood to life. The expansive Rhine promenade invites visitors to take a stroll, go for a jog, or simply relax by the water.

And time and again, the harbor itself becomes a stage: for art and design markets, the summer Midsummer Festival, or the atmospheric Harbor Christmas Market at the Chocolate Museum. Exhibitions and rotating events bring additional life to the banks of the Rhine.

It is this blend of history, architecture, and urban vitality that makes the Rheinauhafen so special.

The infrastructure is also extraordinary: Europe's longest underground parking garage stretches for about 1.6 kilometers beneath the neighborhood.





The South City, „die Südstadt“

Cologne at its most beautiful.

It’s this special blend that makes Cologne’s southern district so charming: the modern architecture of the Rheinauhafen, the water right on your doorstep, and just a few steps away, the historic, lively Südstadt.

This is where Cologne reveals its very own character. Amid magnificent Wilhelminian-style facades and small side streets, you’ll find unique shops, cozy cafés, excellent restaurants, and those quaint pubs where conversation flows easily. Here, Cologne’s tradition meets a cosmopolitan, creative atmosphere—unpretentious, warm, and full of joie de vivre.

The area around Severinstraße and Chlodwigplatz is perfect for strolling, shopping, and enjoying yourself. An espresso in the sun, fresh flowers from the market, a spontaneous trip to the theater, or a movie at a small arthouse cinema. And in the summer, perhaps an open-air movie night by the Rhine.

The city’s green spaces are never far away: Volksgarten, Friedenspark, and the expansive Rhine promenade offer space for exercise and short breaks.
What makes it special is how naturally all of this fits into everyday life. Here, you don’t have to plan much to experience something. You just step outside your door.
Südstadt is a neighborhood you don’t just visit—you become a part of it.
And after a lively day in the city, peace and quiet await you once again up at the Agrippinawerft.

As imposing as the historic Siebengebirge is as a whole, the homeowners’ association to which this maisonette belongs is quite small. It comprises just 17 residential units, two commercial units, 13 underground parking spaces, and a storage room, thus forming an independent community within the sprawling building complex.

Privacy is also well-preserved on this floor: there are only two apartments here. It’s a wonderful feeling to live right in the heart of the city and share your immediate living environment with just one other neighbor.
Arriving by car is both convenient and discreet. The driveway first leads through the public parking garage and from there into a separate private underground parking area. Here, two parking spaces are available in a spacious parking lot.

A particularly nice touch: an elevator connects the private underground garage directly to the residential floors. Whether after a long trip, with groceries, or simply at the end of an eventful day—the journey home is incredibly straightforward.

Perhaps Cologne has long been the center of your life. Perhaps you only spend part of your time here.
In both cases, this location offers something particularly valuable: the freedom to enjoy city life in all its facets and to retreat to the comfort of your own home at any time.





Distances & Accessibility

Destination	Distances & Accessibility
Rhine Promenade	right next to the neighborhood
Ubierring light rail stop	about a 5-minute walk
Rheinauhafen bus stop	within walking distance
Cologne Central Station	approx. 14 minutes by bus line 133
Cologne Messe/Deutz Station	regional and long-distance rail connections
Cologne/Bonn Airport	approx. 13.5 km
A4 Highway	accessible via the Köln-Süd interchange

Transportation Connections

Public Transit

The Ubierring light rail stop, served by lines 15 and 16 as well as bus lines 133 and 142, is within walking distance.
Bus line 133 connects Rheinauhafen directly to Cologne Central Station. From there, there are numerous national and international long-distance connections.

Car & Airport

The Agrippinaufer (B51) provides good access to the national highway network, particularly the A4 highway.
Cologne/Bonn Airport is accessible by both car and rail.
Access to the private underground parking garage is via the Rheinauhafen parking garage system. A double parking space provides parking for two vehicles. An elevator connects the underground parking garage directly to the residential floors.

Local Amenities & Daily Life

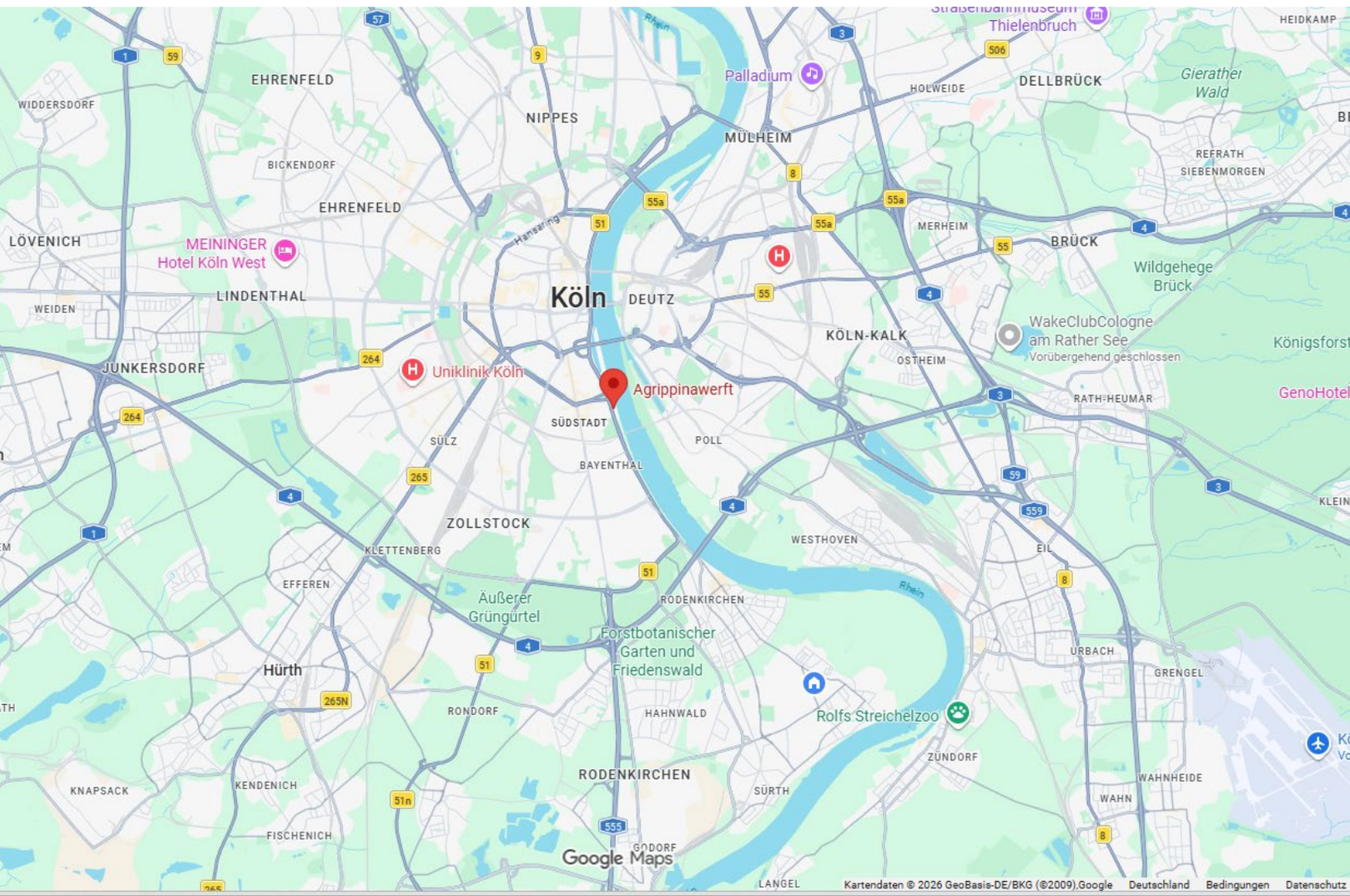
The neighboring Südstadt district offers a wide range of shopping options for daily needs, including supermarkets, bakeries, pharmacies, and other services.
Doctors of various specialties, banks, and other everyday amenities are located in the immediate urban area.
Around Severinstraße and Chlodwigplatz, unique shops, weekly markets, cafés, and restaurants round out the local amenities.

Childcare & Education

The location also offers excellent infrastructure for families. The neighboring Südstadt district is home to various daycare centers and elementary schools, including the Catholic Elementary School on Mainzer Straße and the Loreleystraße Community Elementary School.
Secondary schools such as the Friedrich-Wilhelm-Gymnasium and the Humboldt-Gymnasium round out the educational offerings.
Playgrounds and soccer fields, as well as nearby green spaces, offer children additional opportunities for physical activity and recreation.

Leisure, Culture & Recreation

The Rhine promenade is right on your doorstep and is perfect for walking, jogging, and biking.
Restaurants, cafés, galleries, and cultural institutions characterize the immediate surroundings of the Rheinauhafen.
With the Volksgarten and the Friedenspark, there are also two popular green spaces available in the Südstadt.
Theaters, movie theaters, and a diverse range of cultural offerings are also easily accessible.



Notice of Right of Withdrawal

Right of Withdrawal for Consumers
You have the right to withdraw from this contract within fourteen days without giving any reason.
The withdrawal period is fourteen days from the date the contract is concluded.
To exercise your right of withdrawal, you must notify us (Immotionelles by Brigitte Graf-Farin, Hedwigstr. 2b, 50999 Cologne, info@graf-farin.de) of your decision to withdraw from this contract by means of a clear statement (e.g., a letter sent by mail or an email). To meet the withdrawal deadline, it is sufficient for you to send your notification of exercising your right of withdrawal before the withdrawal period expires.

Consequences of Withdrawal
If you cancel this contract, we must refund all payments we have received from you, including delivery costs (with the exception of any additional costs resulting from your choice of a delivery method other than the least expensive standard delivery option we offer), without delay and no later than fourteen days from the day we receive notice of your cancellation of this contract. We will use the same payment method for this refund that you used for the original transaction, unless expressly agreed otherwise with you; in no event will you be charged any fees in connection with this refund.
If you have requested that the services begin during the withdrawal period, you must pay us a reasonable amount corresponding to the proportion of the services already provided up to the time you notify us of your exercise of the right of withdrawal with respect to this contract, compared to the total scope of the services provided for in the contract.

Note on the Early Expiration of the Right of Withdrawal
Your right of withdrawal expires early in the case of a contract for the provision of services if we have fully performed the service and did not begin performing the service until after you had given your express consent and, at the same time, confirmed your awareness that you would lose your right of withdrawal upon our full performance of the contract.

Text source: Immobilienscout24.de

Notes

In addition to the purchase price, incidental purchase costs are incurred upon acquisition. These include, for example, real estate transfer tax, notary and court fees, and the real estate agent’s commission.
The brokerage agreement with us is concluded through a written agreement or by utilizing our brokerage services based on the property listing and its terms and conditions.
Commission Notice: 3.57% buyer’s commission, including VAT, earned and due upon notarization of the purchase agreement. The real estate agent has entered into a commission-based brokerage agreement with the seller for the same amount.

All information is provided without warranty and is based on details provided to us by our client. We do not guarantee the completeness, accuracy, or timeliness of this information. Subject to prior sale.

Note on Image Editing
Individual photographs have been digitally optimized—in some cases with the aid of AI—in terms of lighting, colors, perspective, and composition. In a few instances, decorative elements have been added or removed. The structural features and essential characteristics of the property remain unchanged. Any renderings are intended to illustrate design possibilities.

Legal Notice
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At a Glance

Property:	Duplex (maisonette) in a luxurious Rhine-front location, listed building
Location:	Agrippinawerft in the Rheinauhafen, 50678 Cologne
Year built:	originally 1908/1909 – renovation and conversion 2005/2006
Condominium Association:	17 residential units, 2 commercial units, 13 underground parking spaces, 1 storage room
Size:	Floor area over 145 m², living area approx. 138 m², 2 balconies, rooftop terrace
Floors:	5th & 6th floors, elevator serves up to the 5th floor, entrance door on both floors
Kitchen:	Built-in kitchen including appliances (mostly Miele), freestanding cooking island with grill, ceiling-mounted range hood, oven with integrated microwave, side-by-side refrigerator, dishwasher
Floors:	Solid wood parquet, tile in the bathrooms
Bathrooms:	Guest restroom, master bathroom with bathtub, shower, sink, toilet, bidet, and balcony; shower room with shower, sink, and toilet
Fixtures/ Special features:	Built-in closets in the master bedroom and guest bedroom Pantry equipped with shelves High-quality pleated shades (heat and cold protection) in the 5-meter-high living area, smart control via app or remote control Manual pleated shades in the guest bedroom Air-source heating and cooling system (replaced in 2026) in the living and sleeping areas, smart control via app or remote control Fireproof cabinets in the underground parking garage IP-based alarm system; real-time monitoring can be arranged by the buyer Spacious safe Integrated lighting system Speakers integrated into the ceilings in the kitchen, bedroom, and bathroom Utility/storage room on the 6th floor with a washing machine hookup
Heating:	District heating, underfloor heating
EPC:	The building is a historic landmark. An EPC is not required until December 31, 2026, in accordance with the current transitional regulation (§ 79 (4) GModG). For viewings and contracts beginning on or after January 1, 2027, a corresponding energy performance certificate will be provided in a timely manner.
Parking:	Spacious underground parking space (separate land registry entry) for up to two vehicles Communal bicycle storage room with anti-theft system
Maintenance fees:	Apartment: €567.00 per month Underground parking space: €36.00 per month
Move-in:	Move-in date to be arranged
Asking price:	Duplex €1,490,000 Underground parking space €60,000
Total purchase price:	€1,550,000 plus 3.57% buyer's commission (including 19% VAT) The real estate agent has entered into a commission-based brokerage agreement with the seller for the same amount.

Please contact us. We would be happy to send you further information
and invite you to a private viewing. We look forward to hearing from you!

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