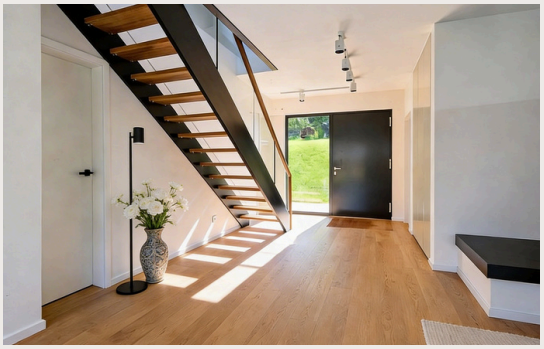
YOUR SANCTUARY ON RÜGEN

MODERN VILLA

SELLIN BALTIC SEA RESORT - LOCATION NEAR THE BEACH



4 BEDROOMS | 2 BATHROOMS | 180 M² OF LIVING SPACE | 1100 M² GARDEN

Just steps from the beach, this residential building, completed at the end of 2021, stands as an exclusive retreat in a highly desirable location on Rügen. Positioned directly on the waterfront and offering views of the surrounding coastal landscape, the property seamlessly integrates modern architecture with high-quality furnishings in an exceptional setting.

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BALTIC SEA VILLA

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Generous windows, clean lines, and a meticulously designed spatial concept foster bright, open living areas with direct access to the garden and terraces. The property, exceeding 1,000 m^2, provides privacy and ample space for relaxation—merely a two-minute stroll from the beach. This represents a unique opportunity for buyers in search of a property that harmonizes a beachfront location, architectural excellence, and enduring value stability.

FURNISHINGS AND ROOM CONCEPT

- Three expansive bedrooms
- Distinct study / home office
- Storage area
- Two contemporary bathrooms equipped with modern amenities
- Double garage accommodating two vehicles
- Three extra outdoor parking spaces
- Completely enclosed property providing exceptional privacy.

The interior design captivates with a consistently high standard of material quality:

Elegant oak hardwood floors establish a warm, timeless ambiance in the living space. The open-plan kitchen features premium brand-name appliances from Miele and Bauknecht. The kitchen worktop, crafted from durable, high-quality quartz composite, seamlessly blends functionality with an elegant aesthetic. The entire house is in immaculate, meticulously maintained condition, showcasing a high standard of finish.

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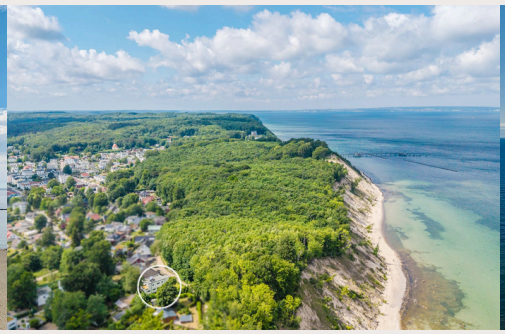
LOCATION

The Baltic Sea resort of Sellin is located east of the Granitz, an expansive coastal forest at the intersection with the Mönchgut peninsula in southeastern Rügen. Sellin is positioned along the Baltic Sea and Sellin Lake, which is linked to the Greifswald Bodden through the Having Bay on the western side of Mönchgut. The town has approximately 2,600 residents and, alongside Binz and Göhren, ranks among the most significant and renowned seaside resorts on the island of Rügen. Sellin was first recorded in 1295 as "Zelinische beke," a name derived from "Zelino," meaning green, and "bek," meaning stream, thus translating to "green stream." Sellin is accessible via the B196 federal highway, which connects Bergen auf Rügen with Göhren. Cyclists can reach Sellin through the Baltic Sea Cycle Route, a European EuroVelo route that encircles the Baltic Sea. Additionally, Sellin can be accessed by rail via the steam-powered narrow-gauge railway "Rasender Roland" (Racing Roland), which operates from Putbus to Göhren. The town also features a road-based "spa train" that links the expansive area with the beach. Boat excursions departing from the pier primarily provide sightseeing tours to the chalk cliffs and adjacent seaside resorts.