

AS IMMOBILIEN: Stylishly renovated old building rarity at the Kurpark - living-working in a prime location in Wiesbaden



370202556
Schellingstraße 2
65191 Wiesbaden
Germany

Overview

Unit id	370202556
Category	Rental – Apartment
Subcategory	Apartment
Year of construction ca.	1912
Condition	first-time-use/renovation
Interior quality	luxurious
Last refurbishment	2025
Monument	Yes
Free from	immediately
Net rent	2.800 €
Operational costs	200 €
Floor	1. floor
Number of floors	3
Floor level	1
Number of rooms	3
Number of bedrooms	2
Number of bathrooms	1
Living space ca.	100 m ²
Usable floor space ca.	35 m ²

Summer residence practical	Yes
Cellar	Yes
Built-in kitchen	Yes
Barrier free	Yes
Balcony	Yes
Garden	Yes
Chimney	Yes
Pets allowed	No
Energy certificate availability	No EnEV Requirements
Heating type	Floor heating system
Firing types	Air source heat pump
Construction year of equipment technology	2025
Travel time to next public transit	Min. 2
Travel time to next highway	Min. 8
Travel time to next train station	Min. 7
Travel time to next airport	Min. 15

Description

Outstanding, redeveloped 3-room flat in a classic period building

This excellent, fully refurbished 3-room period apartment offers approx. 105 m² (approx. 1,130 square feet) of living space and combines timeless charm with modern comfort. The spacious 3-room layout features a bright living area with large windows, high ceilings, original hardwood floors, decorative stucco, and classic panel doors.

The custom-made kitchen, crafted by a master carpenter, is equipped with premium Miele appliances, including a steam combination oven. The modern daylight bathroom includes a walk-in shower and built-in Miele tumble dryer. An innovative ceiling heating and cooling system powered by a heat pump, combined with natural clay construction, ensures a healthy and comfortable indoor climate. Two sunny balconies, a fireplace connection, and a private basement storage room complete this exceptional property.

Located in a quiet, sought-after neighborhood directly by the Kurpark in Wiesbaden-Sonnenberg, the apartment benefits from excellent local infrastructure and ideal access to public transportation.

Exclusive old apartment by the Kurpark in Wiesbaden-Sonnenberg

This stylish apartment in an old building with approx. 105 m² of living space combines classic charm with modern living comfort. The generously proportioned 3-room apartment impresses with a light-flooded living area, high ceilings, original floorboards, stucco rosettes and elegant coffered doors.

The custom-made carpenter's kitchen is equipped with high-quality Miele built-in appliances - including a steam oven. The modern daylight bathroom offers a floor-level shower and an integrated Miele tumble dryer. An innovative ceiling heating/cooling system with heat pump and the healthy clay construction ensure a pleasant indoor climate. Two sunny balconies, a fireplace connection and a separate cellar room round off this exclusive offer.

The apartment is situated in a quiet and sought-after location right next to the Kurpark in Wiesbaden-Sonnenberg with excellent infrastructure and optimal public transport connections.

Amenities

☐ Approx. 1,130 sq ft of living space - spacious 3-room apartment in a classic period building

Living/Dining Room: 1

☐ Bedrooms: 2

Bathrooms: 1

☐ Bright living area with French doors and large window fronts

☐ Custom-built carpenter's kitchen fully fitted with high-end Miele appliances, including a steam oven

☐ Modern daylight bathroom with walk-in shower and Miele tumble dryer, incl. built-in fixtures and seamless surfaces

☐ Original hardwood floors, decorative ceiling medallions, paneled doors, and stylish tilework

☐ Heating and cooling via heat pump with innovative ceiling system

Fireplace connection available

☐ Healthy indoor climate thanks to full clay wall construction

☐ Two sunny balconies with ideal orientation

☐ Private basement storage room included

On-street parking available

☐ Security deposit: 2 months' cold rent

☐ US Housing Contract: Accepted

Prime Location & Transit Access:

☐ Quiet, sought-after residential area directly by the Kurpark in Wiesbaden-Sonnenberg

☐ Excellent local infrastructure

☐ Easy access to public transportation

☐ Approx. 105 m² living space - spacious 3-room apartment in an old building

☐ Bright living area with double doors and large window fronts

☐ Custom-made carpenter's kitchen with Miele built-in appliances incl. steam oven

☐ Modern daylight bathroom with floor-level shower and Miele tumble dryer

Original floorboards, stucco rosettes, coffered doors and stylish tiles

☐ Heating & cooling via heat pump with innovative ceiling heating/cooling system

Stove connection available

- ☐ Healthy indoor climate thanks to clay construction throughout
- ☐ Two sunny balconies with pleasant orientation
- ☐ Separate cellar room for private use

Top location & transport connections:

- ☐ Quiet, sought-after residential area directly at the Kurpark in Wiesbaden-Sonnenberg
- ☐ Very good infrastructure in the surrounding area
- ☐ Optimal connection to local public transport (ÖPNV)

Location

The property is situated in a prime residential area within the Wiesbaden district of Sonnenberg, one of the most sought-after and prestigious neighborhoods in the Hessian state capital. The single family home is located in a quiet and green setting, characterized by upscale residential buildings and spacious plots.

Sonnenberg is known for its proximity to nature at the foot of the Taunus hills while offering excellent access to Wiesbaden's city center and surrounding districts. Daily amenities such as stores, schools, kindergartens, and medical facilities are just a few minutes away. Nearby parks and forest areas provide a wide range of recreational and leisure opportunities right at your doorstep.

The property also benefits from very good transport connections, both by car and public transit. The A66 and A3 motorways are easily accessible, ensuring quick travel to Frankfurt, Mainz, and Frankfurt International Airport.

The property is located in a preferred residential area in Wiesbaden's Sonnenberg district, one of the most sought-after and high-quality residential areas in the Hessian state capital. The house is located in a quiet and green environment, characterized by upscale residential buildings and spacious plots.

Sonnenberg is characterized by its natural location at the foot of the Taunus and at the same time offers excellent connections to Wiesbaden city centre and the surrounding districts. Shopping

facilities for daily needs, schools, kindergartens and medical facilities are just a few minutes away. The nearby parks and wooded areas offer a wide range of leisure and recreational opportunities right on the doorstep.

The transport connections are very good, both by car and by public transport. The A66 and A3 autobahns are within easy reach, providing quick connections to Frankfurt, Mainz and Frankfurt am Main Airport.

Further information

Note: All information in this exposé is based on the information provided by the landlord and has been prepared with care. However, the existence of errors cannot be ruled out, therefore the information is provided without any liability. The landlord reserves the right to adjust rental prices at any time.

American housing contact is welcome.

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We need your full address for the first contact or to send you the full exposé. Please use our contact form for this purpose.

If you have any questions about the property or would like to arrange a personal viewing appointment, please feel free to contact us at any time - we look forward to hearing from you.

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out, so the information is provided without any guarantee. The agreements concluded in the rental contract are authoritative. Insofar as the floor plans contain measurements and furnishings, any liability for these is also excluded. Rental prices are subject to change.

Our service for you

📄 On request, we can take over the professional marketing or letting of your property - discreetly, reliably and purposefully.

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Spacious balcony with a great view



living and dining area



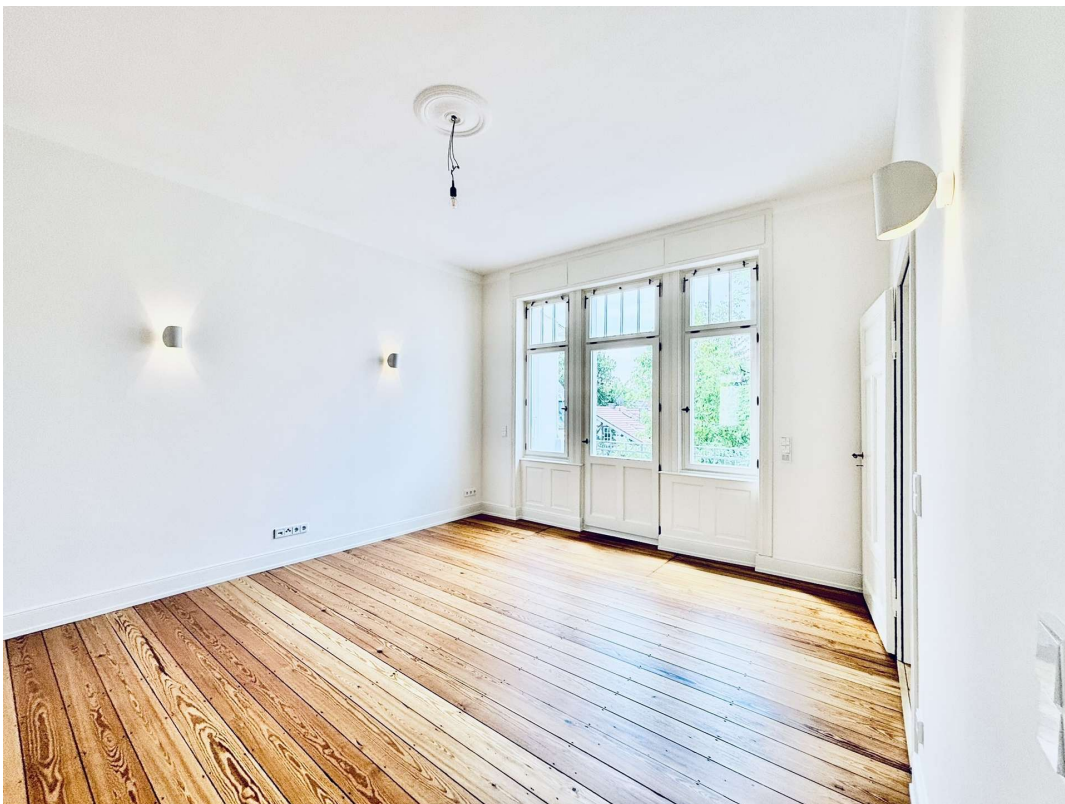
built-in kitchen with high-end appliances



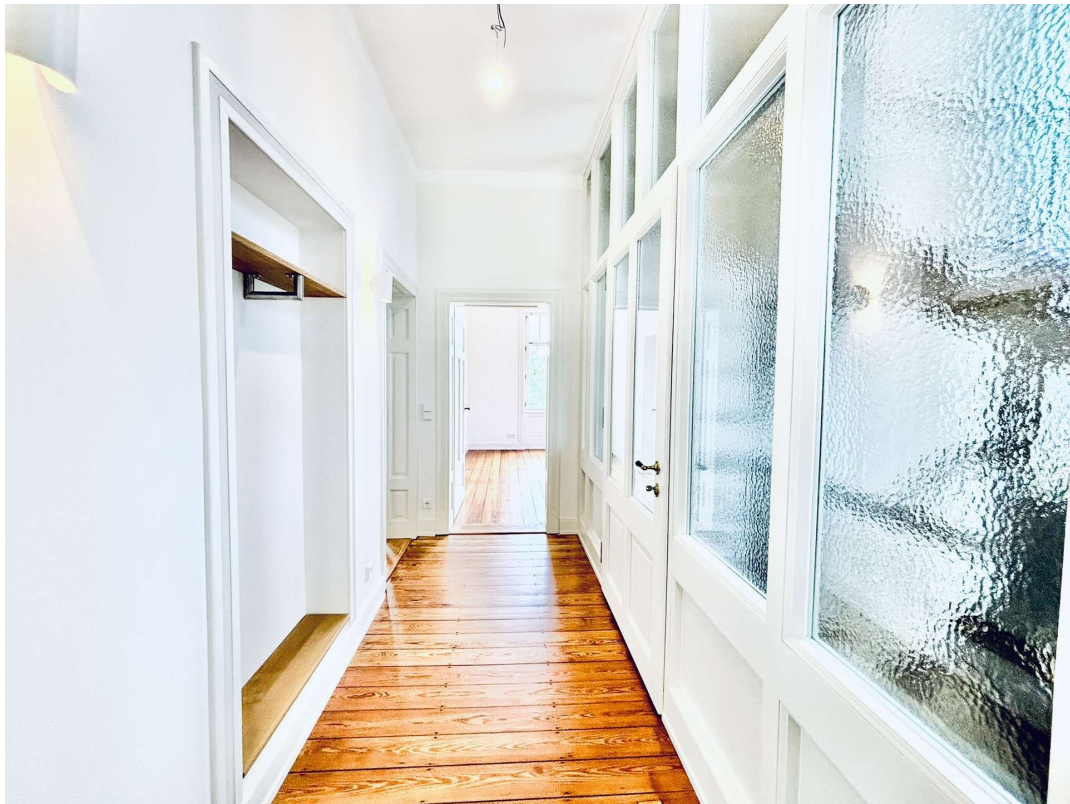
built-in kitchen with high-end appliances



Bright hallway with original details



Bedroom 2



Bright hallway with original details



daylight bathroom



daylight bathroom



daylight bathroom



IMG_3429



IMG_3431



vintage door handle



IMG_3453



Spacious balcony with a great view



Spacious balcony with a great view



Exclusive historic apartment near the Kurpark



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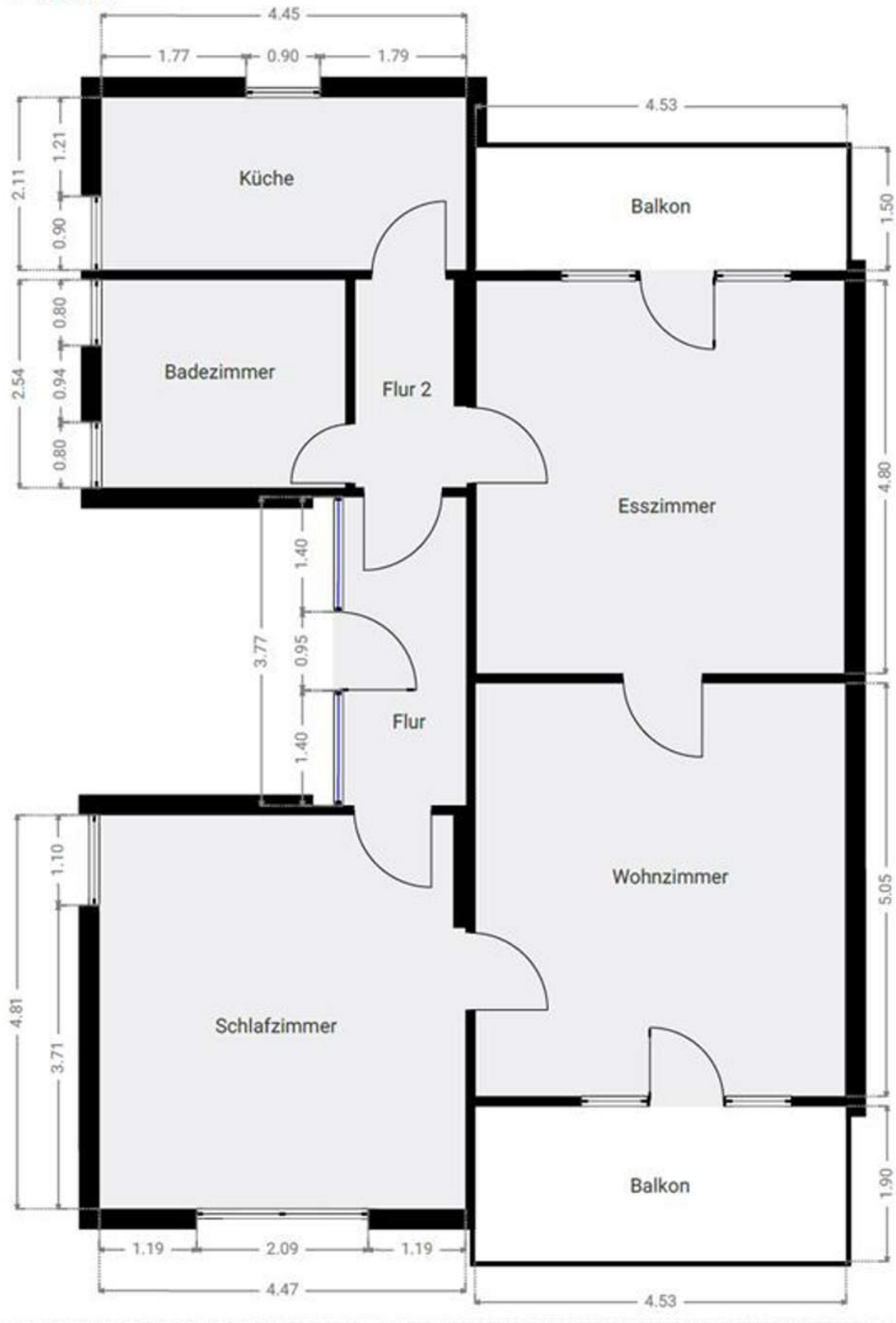
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▼ 1. Stock



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