

# AS IMMOBILIEN: fully furnished duplex condo 3br 3 bath garage fitted kitchen - Wiesbaden Breckenheim



370202567  
Am Großen Garten 8  
65207 Wiesbaden  
Germany

## Overview

Unit id	370202567
Category	Rental – Short term accomodation
Subcategory	Flat
Year of construction ca.	1968
Condition	mint
Interior quality	luxurious
Last refurbishment	2024
Free from	15.09.2025
Net rent	3.900 €
Heating costs in service charge	Yes
Operational costs	400 €
Deposit	7800
Number of floors	2
Number of rooms	6
Number of bedrooms	3
Number of bathrooms	3
Living space ca.	230 m <sup>2</sup>
Balcony space ca.	60 m <sup>2</sup>

Summer residence practical	Yes
Cellar	Yes
Built-in kitchen	Yes
Guest toilet	Yes
AC	Yes
Furnished	Yes
Balcony	Yes
Garden	Yes
Storeroom	Yes
Chimney	Yes
LAN cables	No
Pets allowed	Negotiable
Energy certificate availability	Available
Building energy rating type	Demand based
Energy certificate start date	19.01.2022
Energy certificate creation date	From May 2014
Energy certificate end date	18.01.2032
Energy demand	kWh/(m <sup>2</sup> *a) 93,5
Energy consumption contains warm water	Yes
Heating type	Central heating
Firing types	Gas

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Energy efficiency class	C
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Construction year of equipment technology	2018
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Travel time to next public transit	Min. 1
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Travel time to next highway	Min. 5
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Travel time to next train station	Min. 18
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Travel time to next airport	Min. 18
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## Description

Luxurious Fully Furnished Maisonette with "House-in-House" Character in Wiesbaden-Breckenheim  
This luxurious, fully furnished maisonette apartment offers an exceptional living experience. With a generous living space of approx. 230 sqm (2,476 sqft), spread over two floors, the property provides ample space for the whole family.

### Property Highlights

Recently modernized in 2024, the apartment impresses with its high-quality, elegant finishes. Floors are laid with stylish parquet and tiles, creating a warm and inviting atmosphere.

The home features six rooms, including three spacious bedrooms and three modern bathrooms. The new, modern fitted kitchen comes fully equipped with premium appliances and leaves nothing to be desired.

A special highlight is the electric fireplace, perfect for cozy evenings, while underfloor heating and air conditioning ensure a pleasant indoor climate year-round.

Luxurious, fully furnished maisonette with "house-in-house" character in Wiesbaden-Breckenheim  
This luxurious, fully furnished maisonette offers an exceptional living experience in one of Wiesbaden's most sought-after residential areas. With a generous living area of approx. 230 m<sup>2</sup> (2,476 sqft), spread over two floors, this property offers plenty of space for the whole family.

#### Property highlights

Last modernized in 2024, the apartment impresses with its high-quality and elegant furnishings. The floors are covered with stylish parquet and tiles, creating a warm and inviting atmosphere.

The home comprises six rooms, including three spacious bedrooms and three modern bathrooms. The new, modern fitted kitchen is fully equipped with high-quality appliances and leaves nothing to be desired.

A special highlight is the electric fireplace, which makes for cozy evenings, while underfloor heating and air conditioning ensure a pleasant indoor climate all year round.

## Amenities

Size: approx. 230 sqm (2,476 sqft)

Living/Dining Room: 1

🔍 Bedrooms: 3 plus laundry room

🔍 Kitchen: New, modern fitted kitchen with appliances (dishwasher, oven, fridge & freezer, stove, extractor hood)

🔍 Electric fireplace for cozy evenings

🔍 Underfloor heating for a comfortable indoor climate

🔍 Built-in closets in the bedroom and hallway

🔍 Washer & dryer included

🔍 Fully furnished

Bathrooms: 3 (bathtub & shower)

🔍 Two balconies and terrace with pleasant orientation

Basement: Private storage room

🔍 Parking: Garage plus assigned uncovered space in front of the building

EV charging station

Flooring: Parquet & tile

Features: Light fixtures, electric awning, electric shutters

? Heating: Gas central heating with underfloor heating

? Outdoor: Sunny terrace with spacious outdoor area

? US Housing Contract: Accepted

Pets: Allowed upon agreement

? Deposit: 2 months' cold rent

Location & Transportation Links:

? Quiet, nature-oriented residential area

? Good infrastructure

? Excellent access to public transportation

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? Size: approx. 230 m<sup>2</sup>

? Living/dining room: 1

? Bedrooms: 3 + utility room

? Kitchen: New, modern and fully equipped with appliances (dishwasher, oven, fridge & freezer, hob, extractor hood)

? Electric fireplace for cozy evenings

? Underfloor heating for a pleasant room climate

? Built-in wardrobes in the bedroom and hallway

? Washing machine & dryer included

? Fully furnished

? Bathroom: 3 (with bathtub & shower)

? Two balconies and terrace with pleasant orientation

Basement: private storage room

? Parking: Garage plus allocated parking space in front of the building (not covered)

? Charging station for electric cars

? Flooring: parquet & tiles

? Equipment: lighting, electric awning, electric shutters

? Heating: Gas central heating with underfloor heating

? Outdoor area: Sunny terrace with spacious outdoor area

☑ US housing contract: Accepted

☑ Pets: By arrangement

☑ Deposit: 2 months cold rent

Location & transport connections:

☑ Quiet residential area close to nature

☑ Good infrastructure

☑ Very good connection to local public transport

## Location

Location - Wiesbaden-Breckenheim

Situated in a quiet, nature-oriented residential area, Wiesbaden-Breckenheim offers the perfect blend of village charm and excellent connectivity.

- Public Transport: The nearest bus stop is just a 1-minute walk away, with connections to Wiesbaden Central Station in approx. 5 minutes.
- Airport Access: Frankfurt International Airport can be reached in about 18 minutes by car - ideal for commuters and frequent travelers.
- Infrastructure: Shops for daily needs, restaurants, kindergartens, schools, and a variety of leisure and sports facilities are all nearby.
- Nature: Surrounded by fields and greenery, perfect for walks and cycling.

This location is ideal for those who value a peaceful living environment with excellent transportation links - suitable for singles, couples, or families.

If you're looking for a spacious, turnkey home in Wiesbaden with premium finishes, elegant furnishings, and outstanding connectivity, this property is an opportunity not to be missed.

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Location - Wiesbaden-Breckenheim

Wiesbaden-Breckenheim is located in a quiet residential area close to nature and offers the perfect combination of village charm and excellent connectivity.

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- Public transport: The nearest bus stop is just a 1-minute walk away and offers connections to Wiesbaden main station in approx. 5 minutes.
- Airport connections: Frankfurt Airport can be reached by car in approx. 18 minutes - ideal for commuters and frequent travelers.
- Infrastructure: Shopping facilities for daily needs, restaurants, kindergartens, schools and a wide range of leisure and sports facilities are in the immediate vicinity.
- Nature: Surrounded by fields and green spaces - perfect for walks and bike rides.

This location is ideal for anyone who appreciates a quiet living environment with excellent transport links - suitable for singles, couples or families.

If you are looking for a spacious, ready-to-move-in home in Wiesbaden with high-quality fittings, elegant furnishings and excellent connections, this property is an opportunity not to be missed.

## 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.

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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.

Note: All information in this exposé is based on the information provided by the landlord and has been compiled as carefully and completely as possible. However, the existence of errors cannot be ruled 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.

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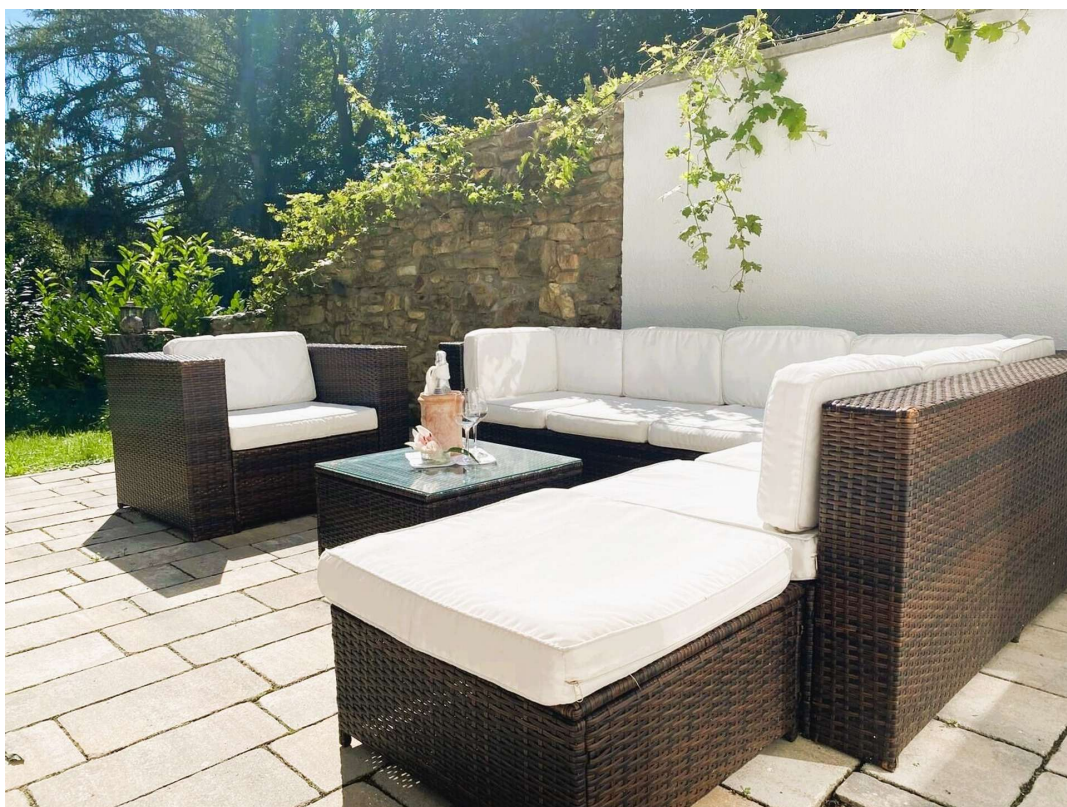


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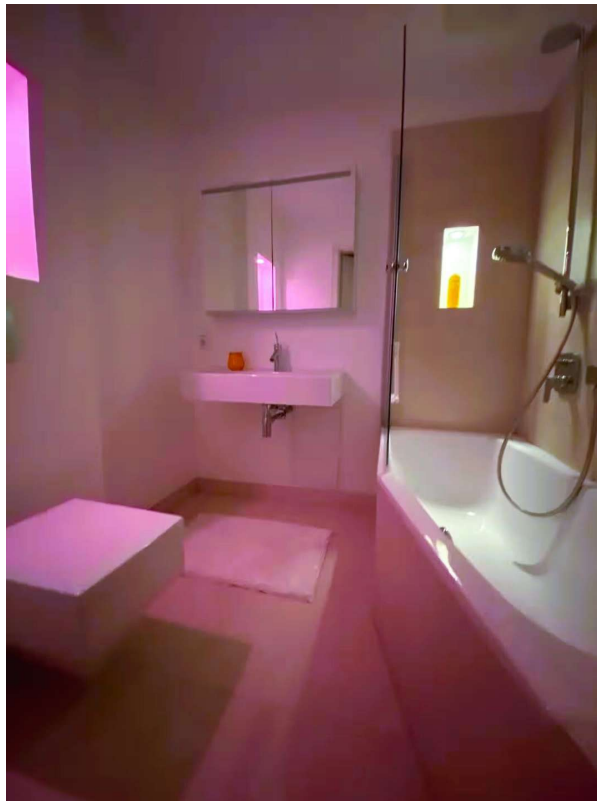


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**Arthur Schultek**  
Real Estate Agent  
  
Am Gänsberg 28  
65207 Wiesbaden  
Tel: +49-157-79570808  
arthur.schultek@as-immobilien-wiesbaden.com  
www.as-immobilien-wiesbaden.com  


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**CONTACT US:**

 **0157-79 57 08 08**

INFO@AS-IMMOBILIEN-WIESBADEN.COM

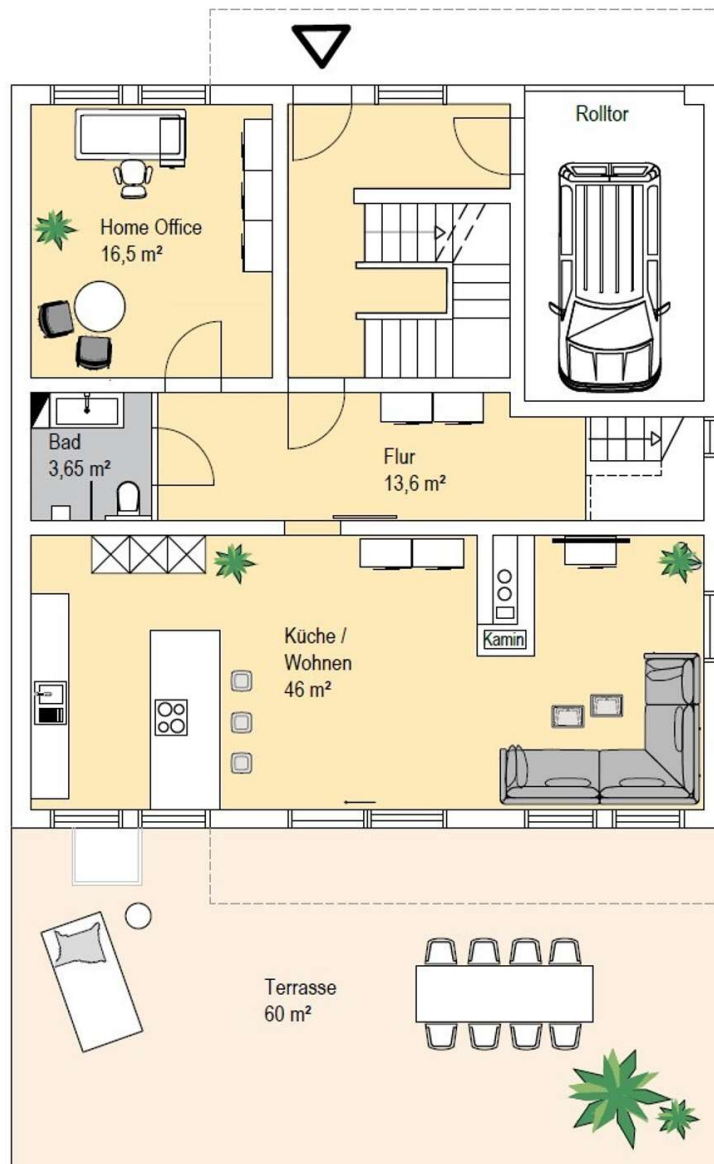
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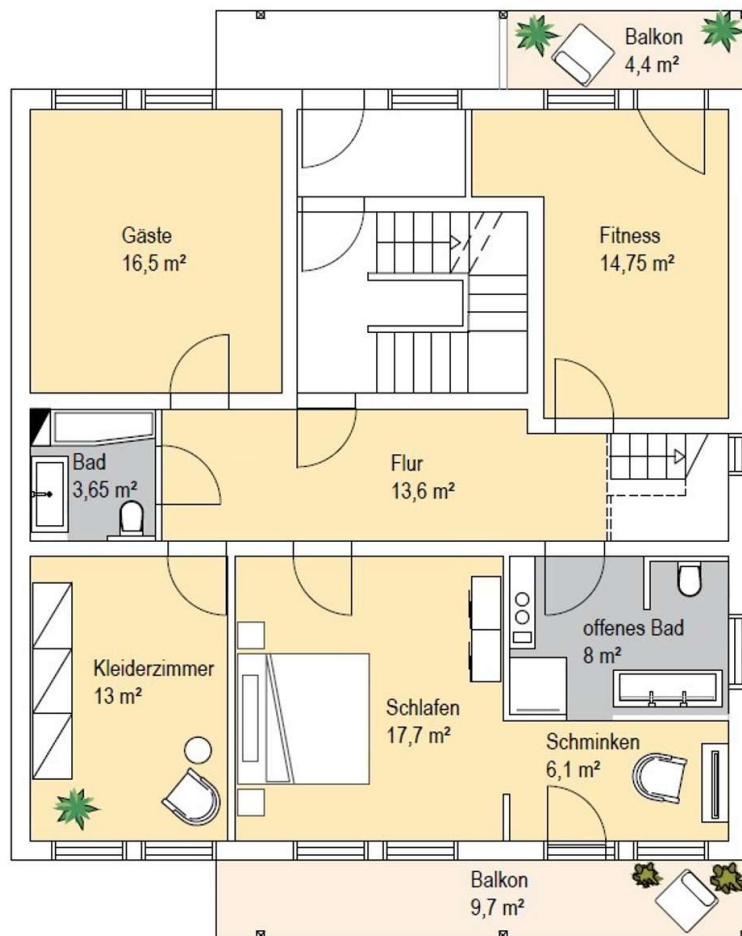
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# Erdgeschoß



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Obergeschoß



## Contact



Arthur Schultek

AS IMMOBILIEN

Am Gänsberg 28

65207 Wiesbaden

Telefon: 015779570808

Mobil: 015779570808

Homepage: <https://www.as-immobilien-wiesbaden.com>

E-Mail: [as@as-immobilien-wiesbaden.com](mailto:as@as-immobilien-wiesbaden.com)