

AS IMMOBILIEN: 2br 90m² condo, evator, underground parking, fitted kitchen - Wiesbaden 12min to Clay



370202616
Juister Straße 7
65199 Wiesbaden
Germany

Overview

| | |
|---------------------------------|--------------------|
| Unit id | 370202616 |
| Category | Rental – Apartment |
| Subcategory | Apartment |
| Year of construction ca. | 2014 |
| Condition | mint |
| Interior quality | sophisticated |
| Last refurbishment | 2025 |
| Free from | 15.10.2025 |
| Parking space price | 100 € |
| Net rent | 1.780 € |
| Heating costs in service charge | Yes |
| Operational costs | 300 € |
| Deposit | 3760 |
| Floor | 2. floor |
| Number of floors | 3 |
| Floor level | 2 |
| Number of rooms | 3 |
| Number of bedrooms | 2 |
| Number of bathrooms | 2 |

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|------------------|-------------------|
| Living space ca. | 91 m ² |
|------------------|-------------------|

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|----------------------------|-----|
| Summer residence practical | Yes |
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|--------|-----|
| Cellar | Yes |
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| Built-in kitchen | Yes |
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|--------------|-----|
| Guest toilet | Yes |
|--------------|-----|

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| Lift | Yes |
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|---------|-----|
| Balcony | Yes |
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|-----------|-----|
| Storeroom | Yes |
|-----------|-----|

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|------------|----|
| LAN cables | No |
|------------|----|

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|--------------|------------|
| Pets allowed | Negotiable |
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| Energy certificate availability | Available |
|---------------------------------|-----------|

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|-----------------------------|--------------|
| Building energy rating type | Demand based |
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| Energy certificate start date | 24.03.2016 |
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|----------------------------------|---------------|
| Energy certificate creation date | From May 2014 |
|----------------------------------|---------------|

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|-----------------------------|------------|
| Energy certificate end date | 24.03.2026 |
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|---------------|------------------------------|
| Energy demand | kWh/(m ² *a) 58,9 |
|---------------|------------------------------|

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|--|-----|
| Energy consumption contains warm water | Yes |
|--|-----|

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|--------------|-----------------|
| Heating type | Central heating |
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|--------------|---------------|
| Firing types | Local heating |
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| | |
|-------------------------|---|
| Energy efficiency class | B |
|-------------------------|---|

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| Construction year of equipment technology | 2014 |
|---|------|

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| Travel time to next train station | Min. 5 |
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|-----------------------------|---------|
| Travel time to next airport | Min. 17 |
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Description

- Immediately available -

Are you looking for a modern 2 bedroom condo with parking, surry balcony and fitted kitchen in Wiesbaden?

Recently built, energy efficient 3-room (2 bedroom) condo with 2 bathrooms , fitted ktichen, sunny balcony, storage and cunderground parking. Located on the Germany 2nd and American 3rd floor comfortably accesible with elevator from the underground parking. Located conventien location Wiesbaden, Talheim with easy access to highway A66 and being only 10min drive from downtow wiesbaden.

American housing contract is welcome!

More real estate offers at: www.as-immobilien-wiesbaden.com

Amenities

- ☐ Size: 91 sqm (980 sqft)
- ☐ Living / dining room: 1
- ☐ Fitted kitchen with appliances: stove, oven, hood, fridge and freezer, dishwasher
- ☐ Bedrooms: 2
- ☐ Bathrooms: 2 (1x shower/ 1x tub) with hook-ups for washer & dryer
- ☐ Laundry room: 1 (in the condo with hook-ups for washer & dryer)
- ☐ Floor: parquet and ceramic tiles with the kitchen & bathrooms
- ☐ Appliance: el. shutters, mirrors in the bathrooms, lights fixtures in all rooms
- ☐ Heating: floor heating / central district heating
- ☐ Balcony: yes (partially covered)
- ☐ Parking: 1 parking spots (underground parking)
- ☐ Storage: yes (basement) + shared bike room
- ☐ Pet's allowance: negotiable
- ☐ Deposit: 2 cold rents
- ☐ American housing contract welcome

Location

Location: Wiesbaden-Talheim, a quiet and convenient residential neighborhood just a few meters from fields and trails. Only 12 min from Clay, 10 min to downtown Wiesbaden, 5 min to Amelia, 15 min to Mainz-Kastel.

Wiesbaden has around 276,000 inhabitants and is one of the core cities in the Rhine-Main area. Wiesbaden is a conveniently located location. A very good infrastructure, grocery stores, kindergartens, schools and a variety of sports and leisure facilities offer a wide range of opportunities for young and old.

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 right to change rental prices is reserved.

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For several years, we have specialized in providing rental services to both U.S. citizens and expatriates. These two groups often have unique housing needs and requirements. If you have any specific questions or need advice related to our services, please don't hesitate to contact us. We're here to provide guidance and information to meet your housing needs.



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IMG_6687



IMG_6690



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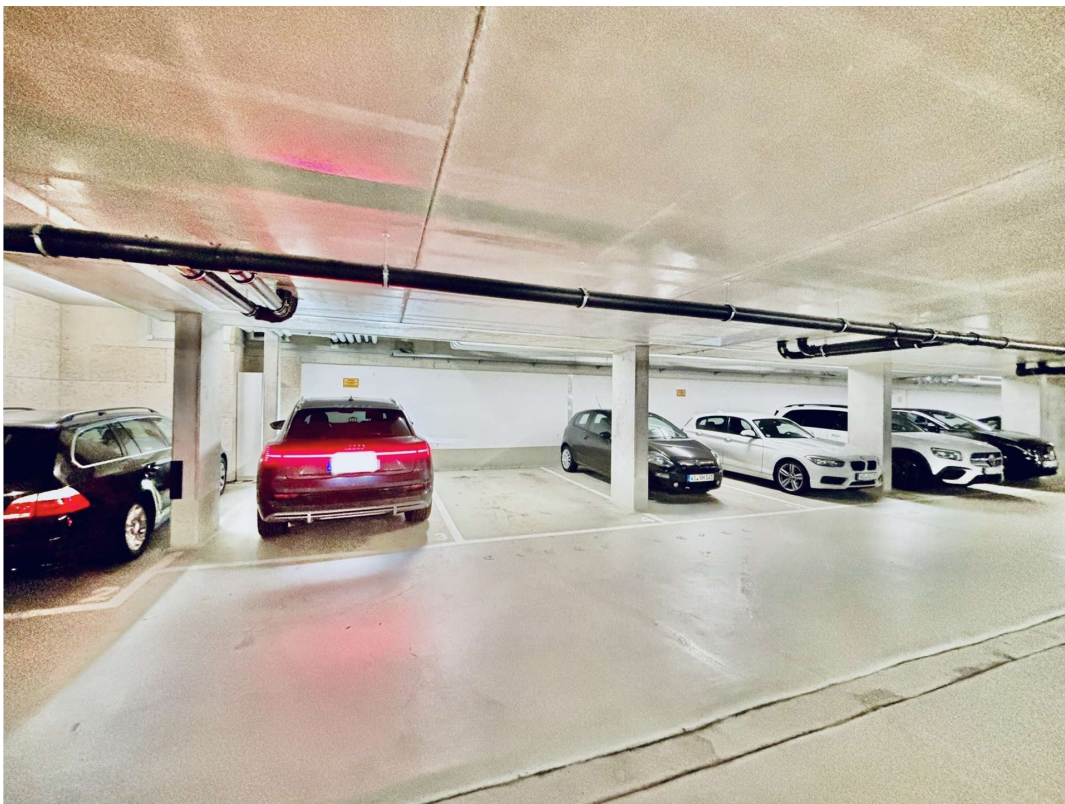
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FOR RENT





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