

# AS IMMOBILIEN: Modern, fully Furnished 4-Room Condo with terrace grage in Groß-Gerau - 25 to Clay



370202611  
Prager Straße 2  
64521 Groß-Gerau  
Germany

## Overview

Unit id	370202611
Category	Rental – Apartment
Subcategory	Penthouse
Year of construction ca.	1980
Condition	well-kept
Interior quality	sophisticated
Last refurbishment	2010
Free from	01.11.2025
Net rent	2.900 €
Heating costs in service charge	Yes
Operational costs	350 €
Deposit	5800
Floor	2. floor
Number of floors	2
Floor level	2
Number of rooms	4
Number of bedrooms	3
Number of bathrooms	2
Living space ca.	181 m <sup>2</sup>

Summer residence practical	Yes
Cellar	Yes
Built-in kitchen	Yes
Guest toilet	Yes
Balcony	Yes
Storeroom	Yes
Chimney	Yes
Pets allowed	Negotiable
Energy certificate availability	Available
Building energy rating type	Consumption based
Energy certificate start date	29.07.2025
Energy certificate creation date	From May 2014
Energy certificate end date	28.07.2035
Energy usage	kWh/(m <sup>2</sup> *a) 84.00
Heating type	Central heating
Firing types	Gas
Energy efficiency class	C
Construction year of equipment technology	2003

## Description

Modern, Furnished 4-Room Penthouse-Condo with Terrace in Groß-Gerau (25min to Clay).

This fully furnished 4-room apartment offers approx. 1,948 sq ft (181 sqm) of living space in a well-maintained residential building. Situated in the sought-after area of Groß-Gerau, the property impresses with its thoughtful floor plan, bright interiors, and welcoming atmosphere - all included in the rent, making it an ideal ready-to-move-in home.

The centerpiece of the apartment is the spacious living and dining area with direct access to a sunny terrace, providing a perfect blend of indoor and outdoor living. The modern, fully equipped kitchen is seamlessly integrated into the open layout.

Four well-sized rooms offer versatile use as bedrooms, home office, or guest rooms. Two bathrooms - one with a bathtub, the other with a shower - as well as a washer and dryer conveniently integrated, complete the living comfort.

Parking is easily available with garage & parking spot plus numerous public spaces in the immediate vicinity.

The property is offered with a flexible lease term and a minimum rental period of 12 months.

## Amenities

🔍 Rent: €2,900 cold + €350 utilities = €3,250 warm (incl. heating)

🔍 Deposit: €5,800

🔍 Available from: 01.11.2025

🔍 Living space: approx. 181 sqm

🔍 Rooms: 4 | 🔍 Bedrooms: 3 | 🔍 Bathrooms: 2

🔍 Floor: 2nd (top floor / penthouse)

🔍 Kitchen: Fully equipped fitted kitchen

🔍 Private garage with wallbox (EV charging station)

🔍🔍 Additional private parking space outside

- ?? Spacious terrace for relaxing or entertaining
- ? Basement storage included
- ? Condition: Modern
- ? Lease: Flexible, min. 12 months
- ? Pets: Negotiable
- ?? US Housing Contract: Possible upon arrangement

## Location

LOCATION: Quiet & Green - Groß-Gerau - 25 min to Cay

Situated in a tranquil residential street with lots of greenery, the apartment combines peaceful surroundings with convenient access to the city.

- ? Quiet residential area with good neighborhood
- ? Shopping, schools, kindergartens, and medical services nearby
- ? Close to forest and fields - ideal for outdoor activities
- ? Good public transport connections

## 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.

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.

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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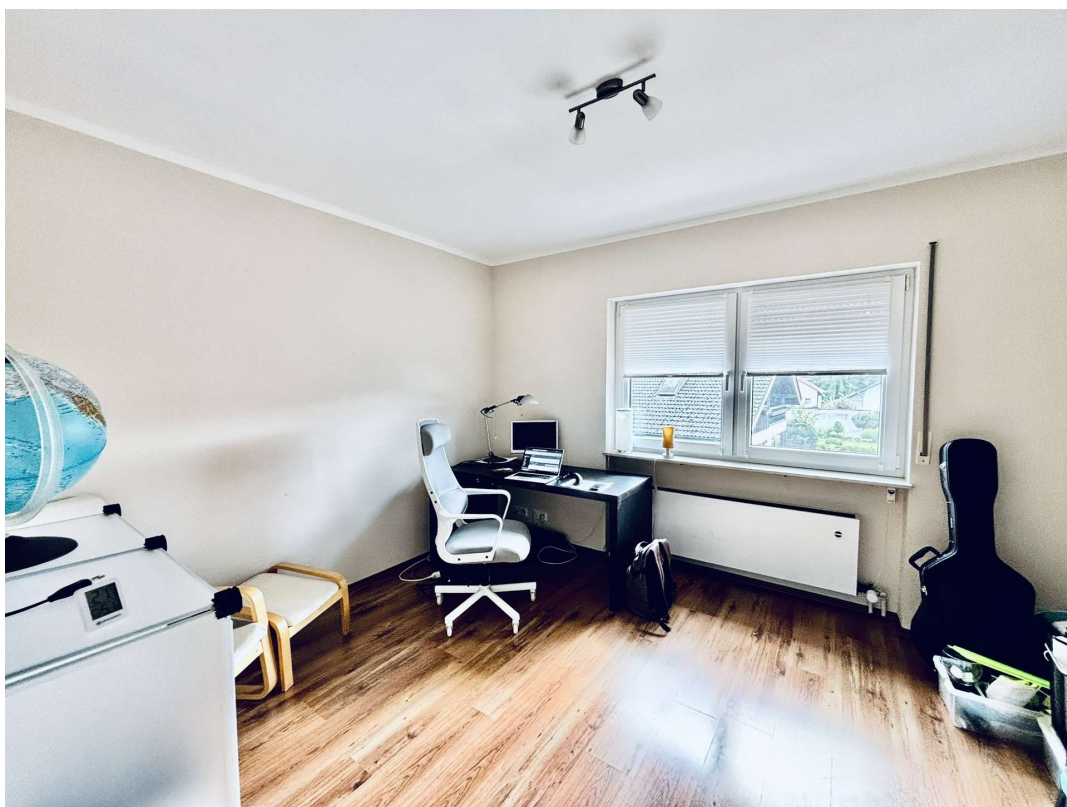
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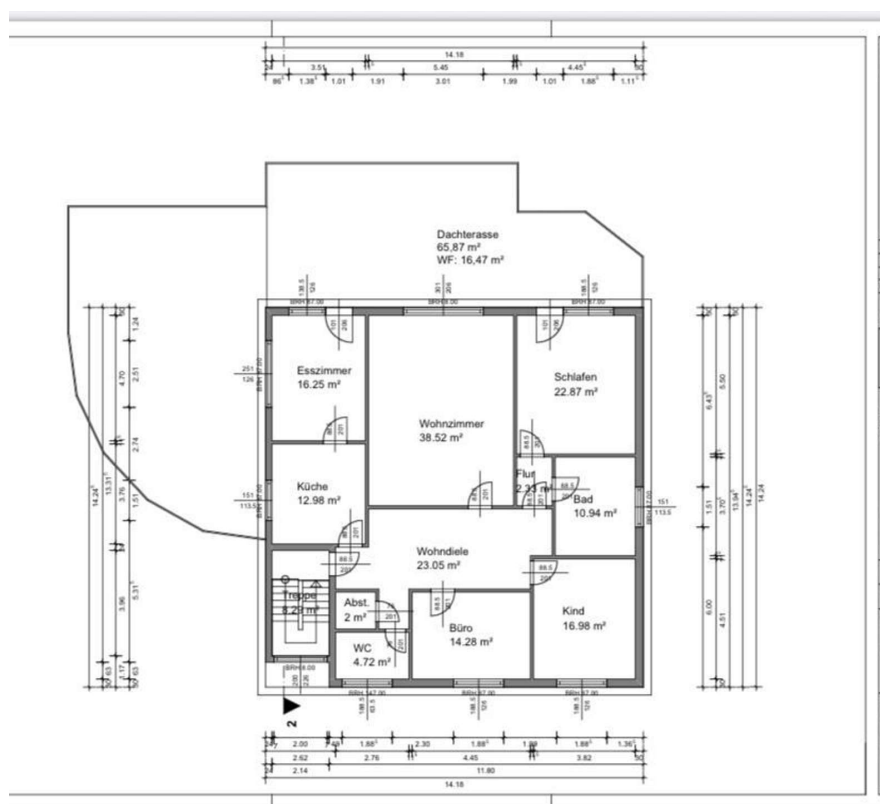


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Grundriss

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