

AS Immobilien: Exclusive living with loft character in the heart of Idstein - 2nd floor with balcony



370202563
Maximilianstraße 4
65510 Idstein
Germany

Overview

Unit id	370202563
Category	Rental – Apartment
Subcategory	Apartment
Year of construction ca.	1930
Condition	mint
Interior quality	sophisticated
Last refurbishment	2017
Free from	01.11.2025
Parking space price	75 €
Net rent	2.295 €
Heating costs in service charge	Yes
Total rent	2.695 €
Deposit	2 NKM
Floor	1. floor
Number of floors	4
Number of rooms	3
Number of bedrooms	2
Number of bathrooms	2
Living space ca.	177,50 m ²

Usable floor space ca.	6,50 m ²
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Balcony space ca.	18 m ²
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Summer residence practical	Yes
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Built-in kitchen	Yes
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Lift	Yes
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Balcony	Yes
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Storeroom	Yes
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Pets allowed	Negotiable
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Energy certificate availability	is available at the viewing
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Building energy rating type	Demand based
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Energy certificate creation date	From May 2014
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Energy demand	kWh/(m ² *a) 255.00
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Energy consumption contains warm water	Yes
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Heating type	Underfloor heating
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Firing types	Gas
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Energy efficiency class	G
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Construction year of equipment technology	2017
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Travel time to next highway	Min. 5
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Travel time to next train station	Min. 4
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Travel time to next airport

Min. 31

Description

This exceptional industrial-style loft apartment is centrally located in Idstein and offers approximately 1,916 sq ft (178 sqm) of living space, including a spacious loggia overlooking the private courtyard. The building underwent a comprehensive renovation in 2017, with all key systems—including electrical, plumbing, windows, and heating—updated to the latest standards.

The apartment offers a generous open-plan living and dining area of approximately 1,260 sq ft (117 sqm), a bedroom with an adjoining dressing room, a modern bathroom with a bathtub and floor-to-ceiling glass shower, as well as a separate guest bathroom with a shower. The inward-facing loggia is equipped with an electric awning, providing a sheltered outdoor retreat. An optional additional room of approximately 194 sq ft (18 sqm) can be created directly adjacent to the bedroom.

The modern, open kitchen is equipped with premium appliances, combining attractive design with exceptional functionality.

Additionally, a separate laundry and storage area is accessible via the historic staircase.

The industrial character is highlighted by the original, painted ceiling, preserved in its authentic state. The flooring features a modern epoxy resin coating, combining easy maintenance with a stylish finish.

This exceptional industrial loft-style residential unit is centrally located in Idstein and offers a living space of approx. 178 m² as well as a spacious loggia facing the inner courtyard. The building was extensively refurbished in 2017. All technical trades, including electrics, plumbing, windows and the heating system, were brought up to date.

The apartment boasts a spacious living and dining area of approx. 117 m², a bedroom with adjoining dressing area, a modern bathroom with bathtub and floor-to-ceiling glass shower and a separate guest WC with shower. The inward-facing loggia is equipped with an electric awning and offers a

sheltered retreat. Optionally, an additional room of approx. 18 m² can be created directly adjacent to the bedroom.

The modern, open kitchen has first-class electrical appliances and combines attractive design with high functionality.

Directly adjacent is a storage room. There is also a separate laundry and storage room, which is accessible via the historic staircase.

The industrial character of the apartment is emphasized by the original painted ceiling. The floor has a modern epoxy resin coating, which ensures an easy-care yet stylish surface.

Amenities

Approx. 1,916 sq ft (178 sqm) of living space

Living/Dining Area: 1 Generously sized open-concept space

☐ Bedroom: 1 large bedroom with adjoining dressing room

Bathrooms: 2 elegant bathrooms with floor-to-ceiling glass showers, plus a guest bathroom with shower

☐ Outdoor Space: Expansive loggia, perfect for relaxing or entertaining

☐ Kitchen: Modern fitted kitchen with premium appliances, including stove, oven, range hood, refrigerator with freezer, and dishwasher

Flooring: Epoxy resin coating

Storage room

☐ Underfloor heating for a pleasant, consistent indoor climate

☐ Security deposit: 2 months' cold rent

☐ US Housing Contract: Accepted

☐ Approx. 178 m² living space (approx. 1,916 sq ft)

☐ Living/dining area: 1

☐ Bedroom: 1 with adjoining dressing area

📄 Bathrooms: 2 bathrooms with floor-to-ceiling glass showers and a guest bathroom with shower

📄 Outdoor area: Spacious loggia

Kitchen: Modern fitted kitchen with high-quality appliances, including hob, oven, extractor hood, fridge with freezer compartment and dishwasher

📄 Flooring: Epoxy resin coating

Storage room

Underfloor heating

📄 Deposit: 2 cold rents

📄 US rental contract: Will be accepted

Location

Situated in Idstein, a residential neighborhood approximately a 26-minute drive from both downtown Wiesbaden and Frankfurt Airport. The area offers convenient access to everyday necessities, including bakeries, grocery stores, a variety of restaurants, medical services, kindergartens, schools, and a golf club, either within the town or in close proximity. Driving times include approximately 26 minutes to Clay Kaserne, 25 minutes to Hainerberg, and 18 minutes to the Frankfurt International School in Naurod.

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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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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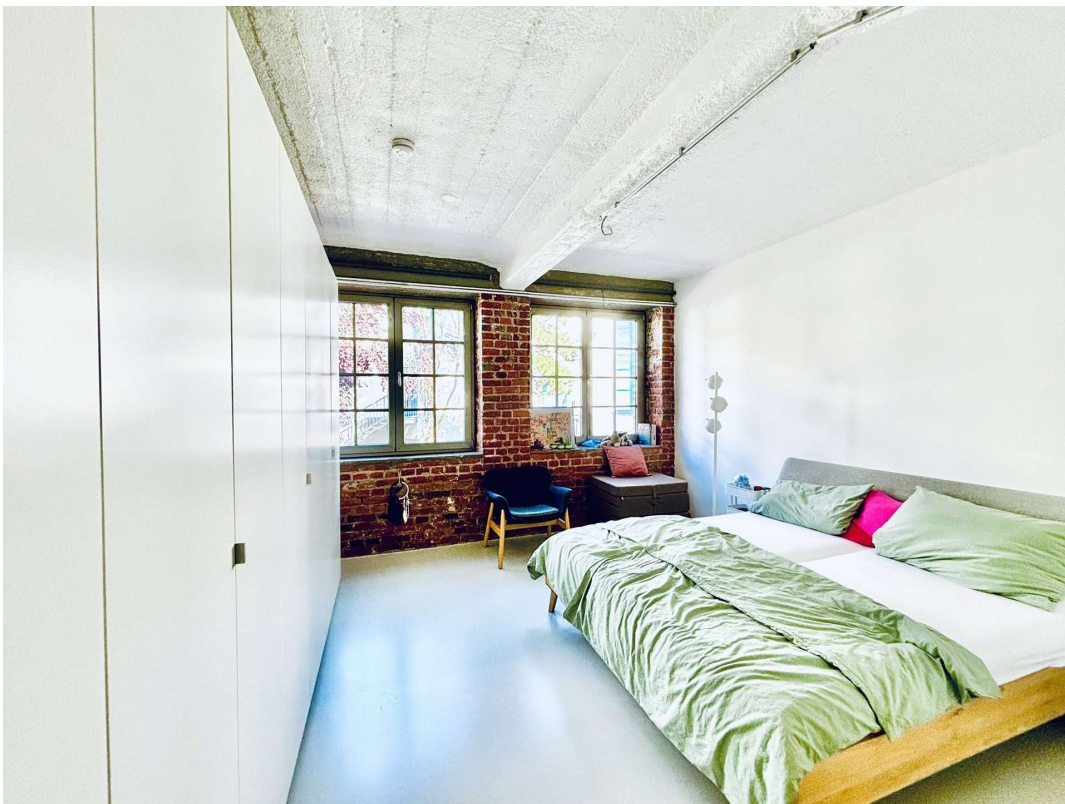
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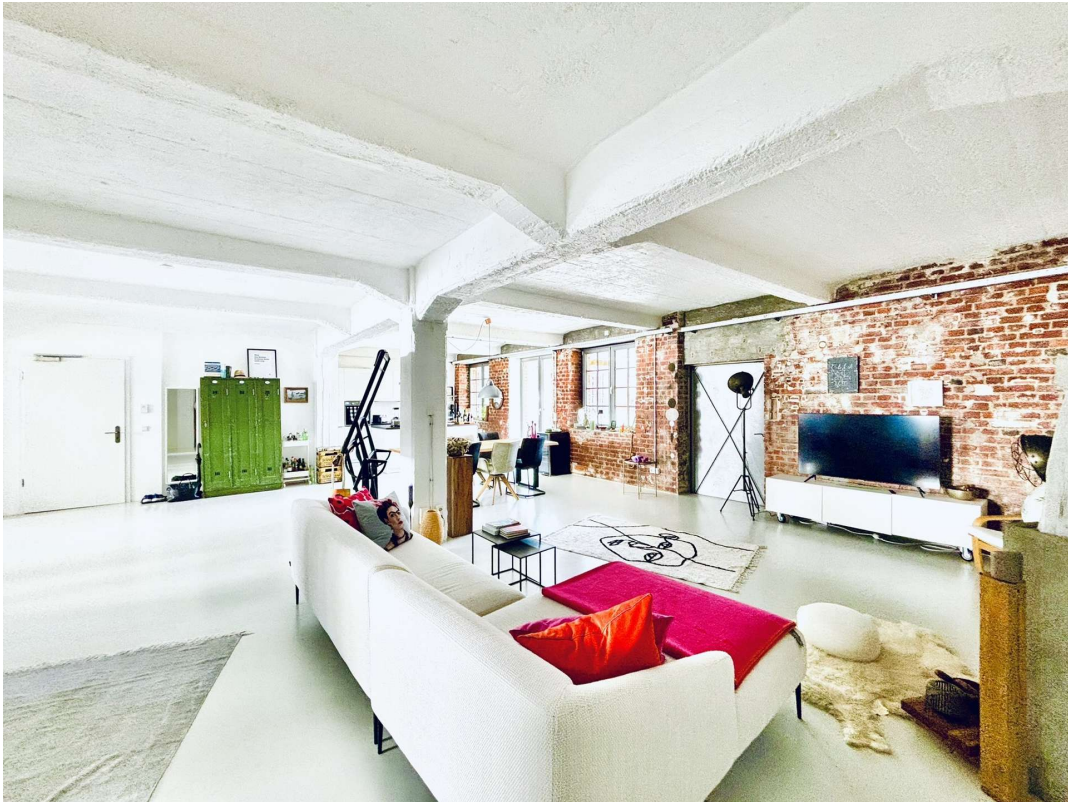
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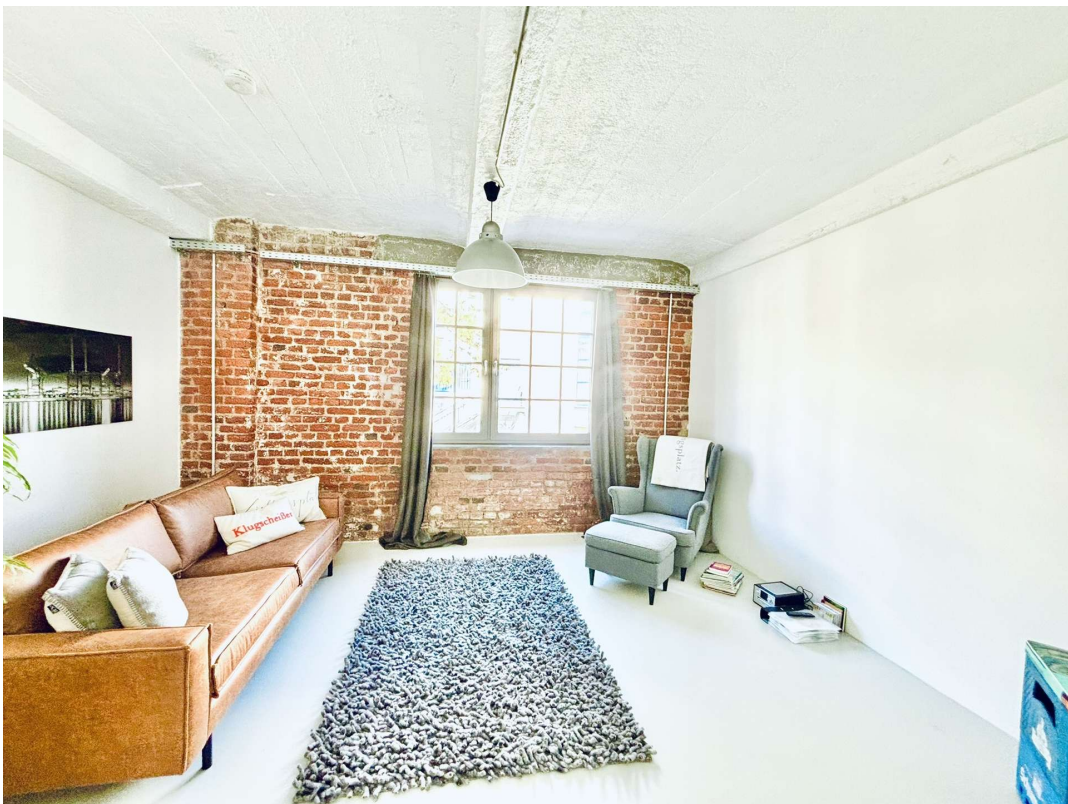
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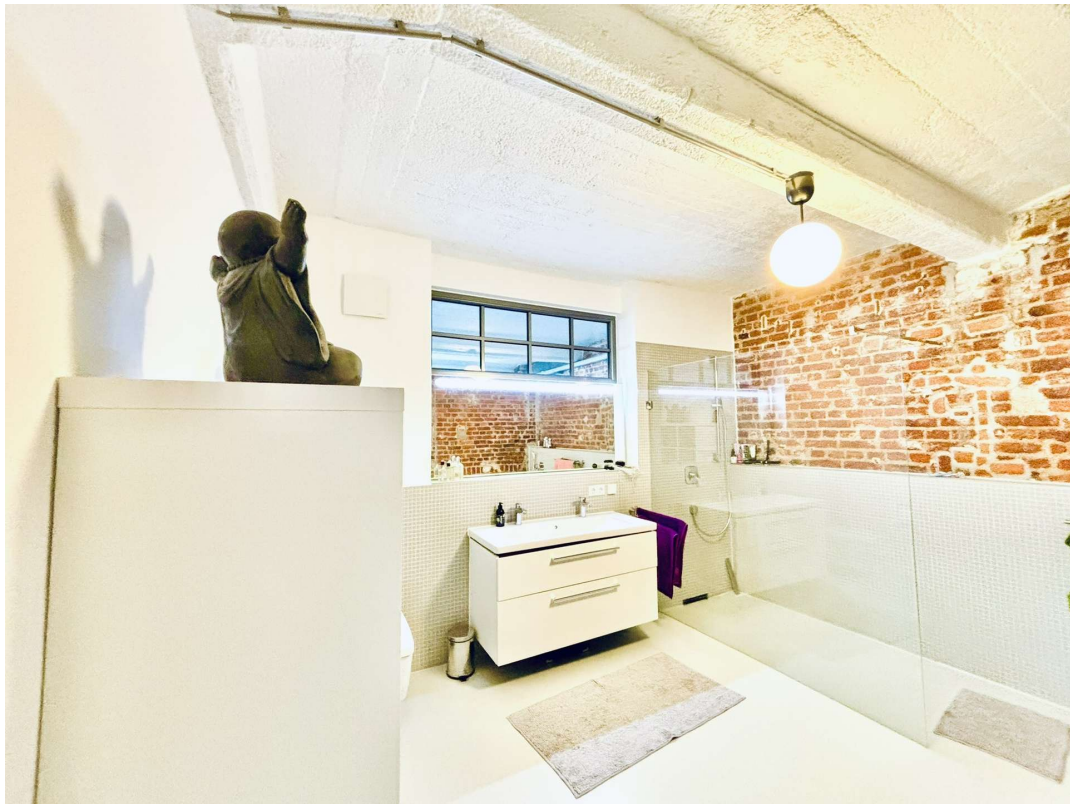
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Exterior view



Exterior view



Exterior view





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