

# AS IMMOBILIEN: 145m<sup>2</sup> large, renovated 5-room condominium, EBK, parking space - Wiesbaden- Southeast



367202411  
Biebricher Allee 25  
65187 Wiesbaden  
Germany

## Overview

Property	367202411
Category	For sale - Apartment
Price	€ 699,000
Property type	Apartment
Number of rooms	5
Living space ca.	145 m <sup>2</sup>
Floor	1. floor
Number of floors	2
Number of bedrooms	4
Number of bathrooms	2
Number of parking spaces	1
Parking space price	€ 10,000
Parking space type	Outdoor parking space
Housing allowance/month	€ 775
Rented	Yes
Condition	refurbished
Free from	by arrangement
LAN cabels	No
Usable floor space ca.	8 m <sup>2</sup>

---

Number of balconies	1
Flooring type	Parquet, Tiles
Cellar	Yes
Built-in kitchen	Yes
Balcony	Yes
Monument	Yes
Summer residence practical	Yes
Bathroom	Shower, Bathtub
Travel time to next train station	2 Min.
Travel time to next airport	16 Min.
Distance to next train station	0.8 km
Distance to next airport	11.01 km
Year of construction ca.	1900
Construction year of equipment technology	1982
Heating type	Central heating
Firing types	Gas
Building energy rating type	Consumption based
Energy usage	111.9 kWh/(m <sup>2</sup> *a)
Energy efficiency class	D

---

---

Energy consumption contains warm water	Yes
Energy certificate end date	11.09.2030

---

## Description

Welcome to your new home!

This exclusive 5-room condominium offers you the perfect place to live in style and comfort in Wiesbaden. The apartment is located in a historic residential complex that was built in 1900 and extended in 1982. In 2018, this apartment was lovingly and extensively renovated to offer contemporary living comfort.

The entire residential complex and the apartment itself have been continuously maintained and are in excellent and well-kept condition. Modern amenities, such as efficient gas central heating, ensure warmth and comfort in the winter months. The high-quality bathrooms and stylish fitted kitchen have been tastefully designed and are a further plus point of this property.

The property is offered free of commission.

## Amenities

The spacious 145 m<sup>2</sup> apartment extends over the 1st floor of the residential complex and offers a successful combination of modern luxury and traditional charm. The room layout includes a spacious living and dining room, which invites you to linger thanks to its generous design. The modern fitted kitchen is equipped with high-quality appliances and offers space for culinary creations. Four comfortable bedrooms offer plenty of space for your family or guests. Two bathrooms (one with a bathtub and the other with a shower) ensure maximum comfort. A balcony allows you to enjoy the fresh air and sunshine. An additional outdoor parking space rounds off the offer to park your vehicle safely and conveniently. There is a cellar room in the basement of the building, as well as a communal laundry and bicycle storage room.

## Location

Wiesbaden, the state capital of Hesse, is the second largest city in Hesse with over 290,000 inhabitants and is located on the western edge of the internationally renowned Frankfurt Rhine-Main metropolitan region.

The location of this property is excellent. The south-east district of Wiesbaden is characterized by its central location and proximity to numerous amenities. The main train station, shopping facilities, restaurants, schools and kindergartens are all within easy walking distance. The excellent public transport connections and proximity to freeways make it easy to reach Wiesbaden city center and the surrounding region.

This is your opportunity to start living in style and comfort in one of the most desirable areas of Wiesbaden. We cordially invite you to view this exceptional condominium in person and be inspired by its charm. Arrange a viewing today and discover your new dream home!

## Further information

Note: All information in this exposé is based on the information provided by the owner and has been compiled as carefully and completely as possible. However, the existence of errors cannot be excluded, therefore the information is provided without any guarantee. The agreements concluded in the notary contract are decisive. Insofar as the floor plan graphics contain measurements and furnishings, any liability for these is also excluded. Purchase price subject to change. Subject to prior sale.

We at AS Immobilien have been exclusively commissioned by the owner to sell the property.

Information on the Money Laundering Act (GwG): According to § 2 paragraph 1 No. 10 GwG, we are obliged to establish the identity of the customer when contacting us. For this purpose, we ask for your understanding that we request your personal data (name, address, date of birth, place of birth and nationality) before initiating a business relationship. This is done by means of a copy of your identity card (an extract from the commercial register is required for companies/legal entities).

We need your full address for the first contact or to send you an exposé. Simply fill out the contact form. We will be happy to provide you with further information.

Our service for you:

+ If you wish, we can take over the marketing/letting of your property and ensure a smooth transition.

More real estate offers at: [www.as-immobilien-wiesbaden.com](http://www.as-immobilien-wiesbaden.com)

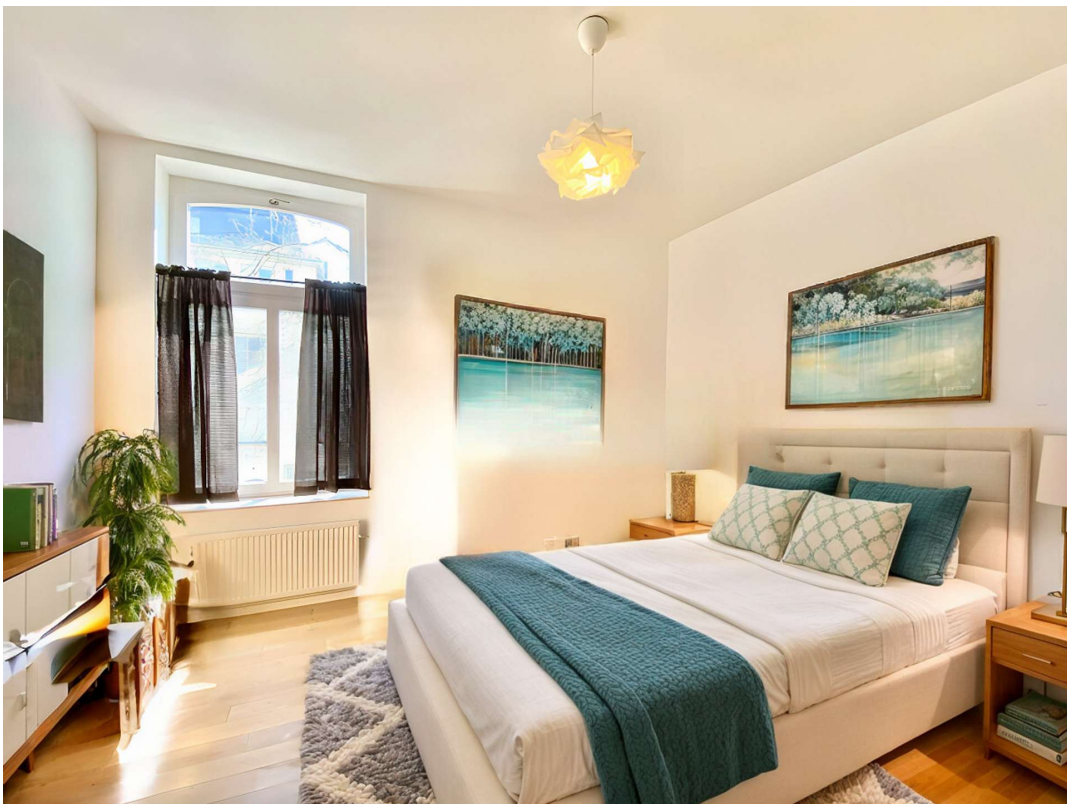
Follow us on Facebook or Instagram:

[https://www.instagram.com/as\\_immobilien\\_wiesbaden](https://www.instagram.com/as_immobilien_wiesbaden)

<https://www.facebook.com/ASImmobilienWiesbaden>



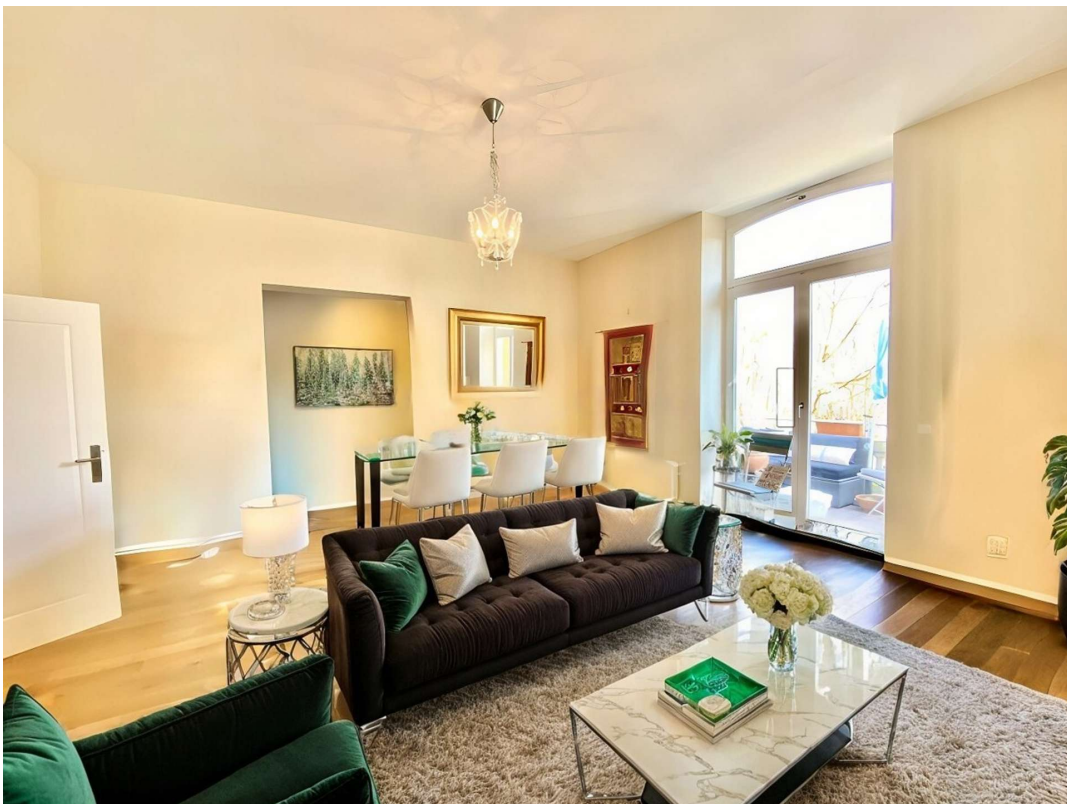
bedroom VS AS IMMOBILIEN 1.1



bedroom VS AS IMMOBILIEN 1.2



bedroom VS AS IMMOBILIEN 1.2

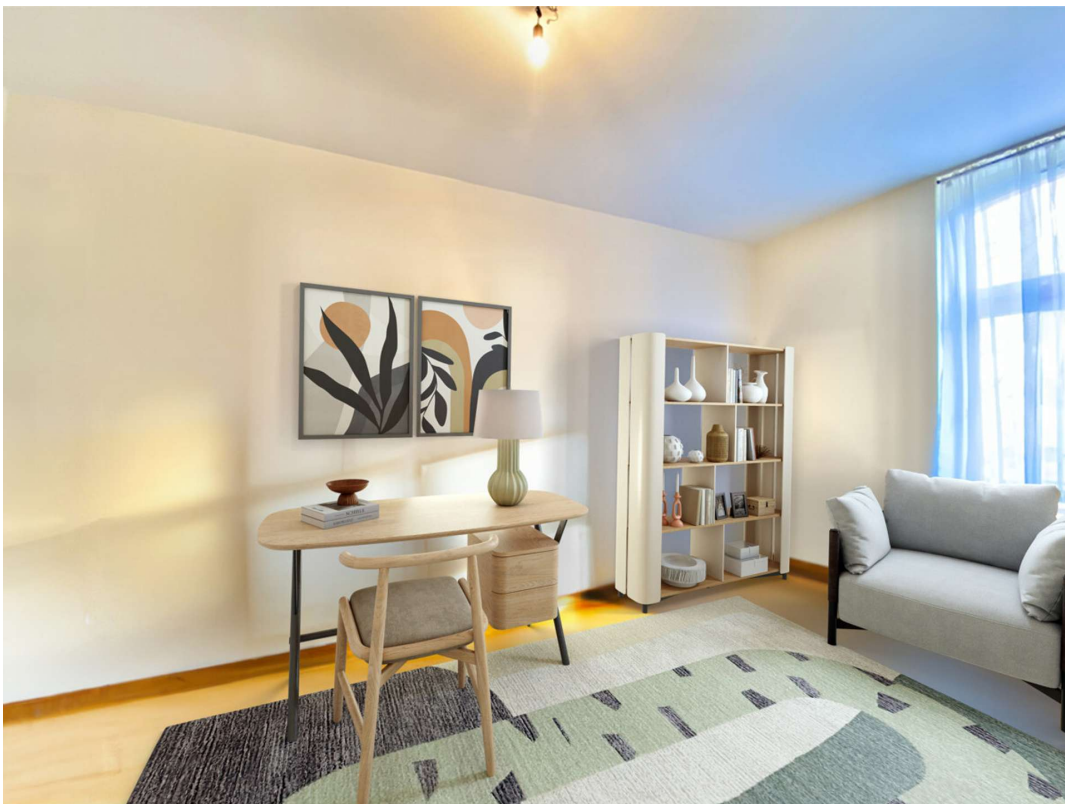


living room VS AS IMMOBILIEN 0





living room VS AS IMMOBILIEN 1.1



Office VS AS IMMOBILIEN



hallway AS IMMOBILIEN



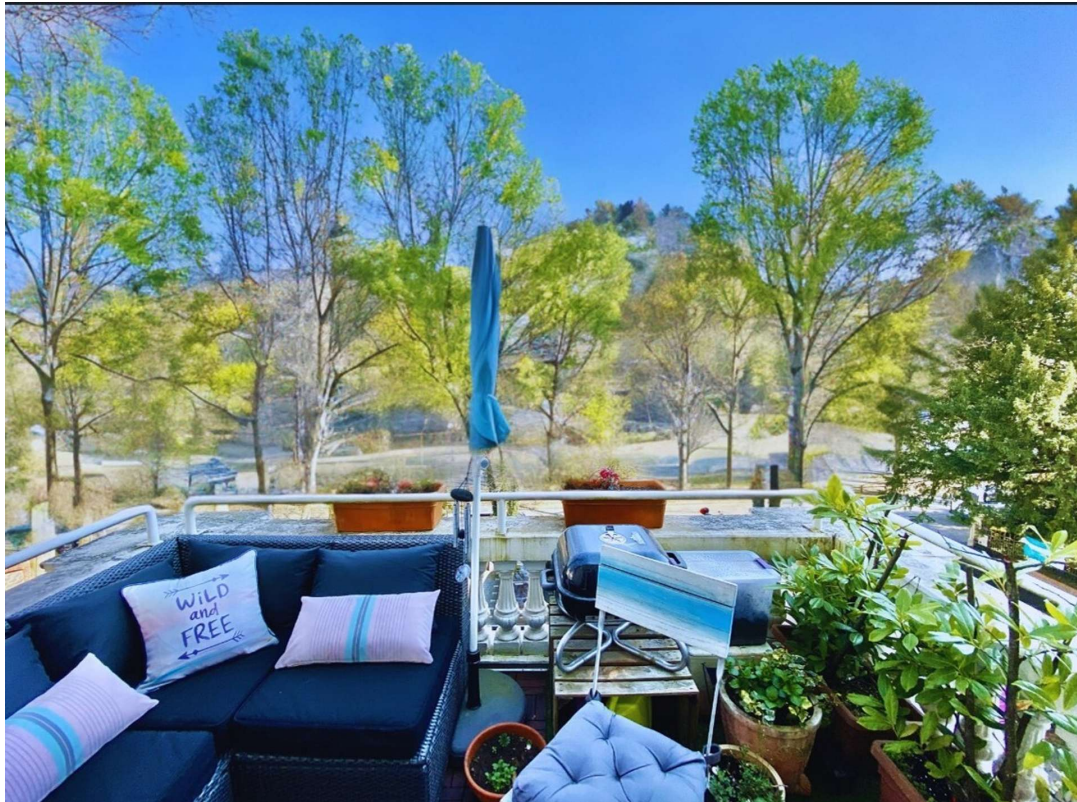
kitchen VS AS IMMOBILIEN 0



bath 1 AS IMMOBILIEN



bath 2 AS IMMOBILIEN



Terrace

ASIMMOBILIEN

**Arthur Schultek**  
Real Estate Agent

ASIMMOBILIEN

Am Gänsberg 28  
65207 Wiesbaden  
Tel: +49-157-79570808  
arthur.schultek@as-immobilien-wiesbaden.com  
www.as-immobilien-wiesbaden.com

AS Immobilien



Wir suchen im Auftrag von vorgemerkten Interessenten weitere Objekte zum Kauf im Raum Wiesbaden / Mainz – gerne erhalten Sie von uns für einen Tipp eine Provision bis zu 5.000€ für erfolgreiche Vermittlung

Kontaktaufnahme:  
Tel.: 0157-79570808  
Email: [arthur.schultek@as-immobilien-wiesbaden.com](mailto:arthur.schultek@as-immobilien-wiesbaden.com)  
<https://www.as-immobilien-wiesbaden.com>

AS immobilien Verkauf von Immobilien



AS Immobilien in Wiesbaden  
– exklusive Vermietung an US- Amerikaner –  
Mehr Infos: 0157-79570808  
Email: [arthur.schultek@as-immobilien-wiesbaden.com](mailto:arthur.schultek@as-immobilien-wiesbaden.com)



AS Immobilien Wiesbaden Immobilienmakler Vermietung



AS Immobilien

Grundriss



1\_ 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)