

# AS IMMOBILIEN: New build | detached EFH "House 2" with garden and garage | Wiesbaden southeast



370202424

Gertrud-Bäumer-Straße 32

65189 Wiesbaden

Germany

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## Overview

Property	370202424
Category	For sale - House
Price	€ 1,296,000

Building type	Single family house
Number of rooms	4
Living space ca.	144 m <sup>2</sup>
Plot area ca.	250 m <sup>2</sup>

Number of floors	3
Number of parking spaces	1

Parking space type	Garage
Usable floor space ca.	20 m <sup>2</sup>

Number of bedrooms	3
Number of bathrooms	2

Condition	first-time-use
Interior quality	luxurious

Free from	2026
Construction phase	projected

Flooring type	Customizable
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Barrier free	Yes
Cellar	Yes
Guest toilet	Yes
Balcony	Yes
Garden	Yes
Storeroom	Yes
Bathroom	Shower, Bathtub, Window
Travel time to next highway	6 Min.
Travel time to next train station	7 Min.
Travel time to next airport	15 Min.
Distance to next highway	5 km
Distance to next train station	2 km
Distance to next airport	10 km
Year of construction ca.	2026
Construction year of equipment technology	2026
Heating type	Heat pump
Firing types	Air source heat pump
Energy certificate availability	is available at the viewing

## Location

The property is located in a sought-after and central residential area in Wiesbaden, which is characterized by a high quality of life and excellent connections.

The location offers excellent public transport connections, with several stops within walking distance that provide a direct link to Wiesbaden city center and the surrounding area. Supra-regional destinations are also easily accessible thanks to the nearby railroad lines and the regional express train, which provides a fast connection between Frankfurt Central Station and Limburg.

There is an elementary school, two secondary schools, a vocational school and a kindergarten in the immediate vicinity, making the location particularly family-friendly. Stores and restaurants for daily needs are within easy walking distance in Wiesbaden city center. In addition, Wiesbaden's Kurpark with its spacious green areas and diverse leisure facilities is just a few minutes' walk away.

## Further information

Note: All information in this exposé is based on the information provided by the developer/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.

No liability is accepted for floor plans, graphics, measurements or the fixtures and fittings contained therein. The purchase price is subject to change. We also reserve the right to prior sale.

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



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Haus 1 AS Immobilien



Strasse AS Immobilien

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