

1087 sqft duplex 2br condo with huge terrace, parking, fireplace, fitted kitchen, elevator - 8 min walk from Nerotal, Wiesbaden

- available 1st of August -

Spacious 3- room (2 bedroom) duplex penthouse condo on American 3rd floor (German 2nd floor) with elevator, spread over 2 levels. This condo is equipped with spacious terrace, fireplace, modern fitted built-in kitchen and duplex underground parking.

Location: wanted location, only 8 min. walking distance to Nerotal. By car you can reach Clay only in 15 min, Amelia Earhart Building in only 9 min and downtown Wiesbaden, pedestrian area in 4 min drive.

- Rental price: €1600 plus utilities
- Size: 101 sqm (1087 sqft)
- Living room: 1 (42 sqm / 452 sqft)
- Terrace: 1 (25 sqm / 269 sqft)
- Fitted kitchen with appliances: stove, oven, hood and dishwasher. (Optional: fridge and freezer) + pantry
- Bedrooms: 2 (one of them quite small, could be used as an office)
- Walk-in wardrobe: yes
- Daylight bathrooms: 2 (both with walk-in shower)
- Utility / laundry room: in the apartment (with hookups for washer and dryer)
- Basement for storage: 1 + shared bike room
- Floor: tiles and laminate floor
- Appliance: elevator, fireplace, partially lights fixtures, mirrors in the bathrooms
- Pet's allowance: yes
- Heating: central gas heating (floor heating on 1st level, radiators on the upper level)
- Parking spaces: 1 underground parking (duplex not suitable for SUVs)
- deposit: 2 cold rent
- American housing contract accepted

Energy performance certificate 135 kWh/(m²*a)

Electricity to be registered by tenants via UTAP office.

Arrange your personal viewing appointment. I'm looking forward to hearing from you. Further pictures and information on request via phone, WhatsApp, Signal, or email

Arthur Schultek

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as@as-immobilien-wiesbaden.com

Other rental listings:

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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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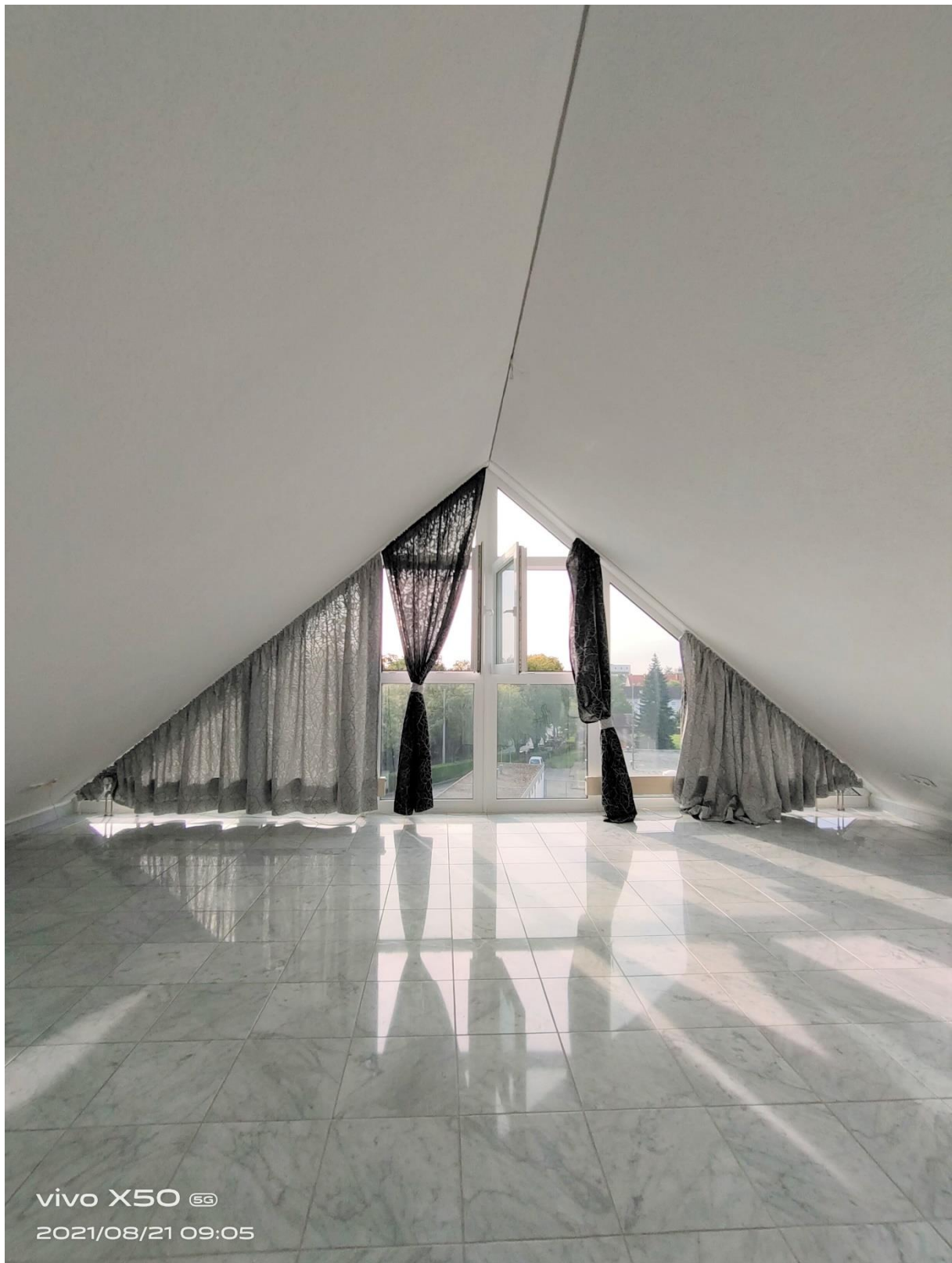
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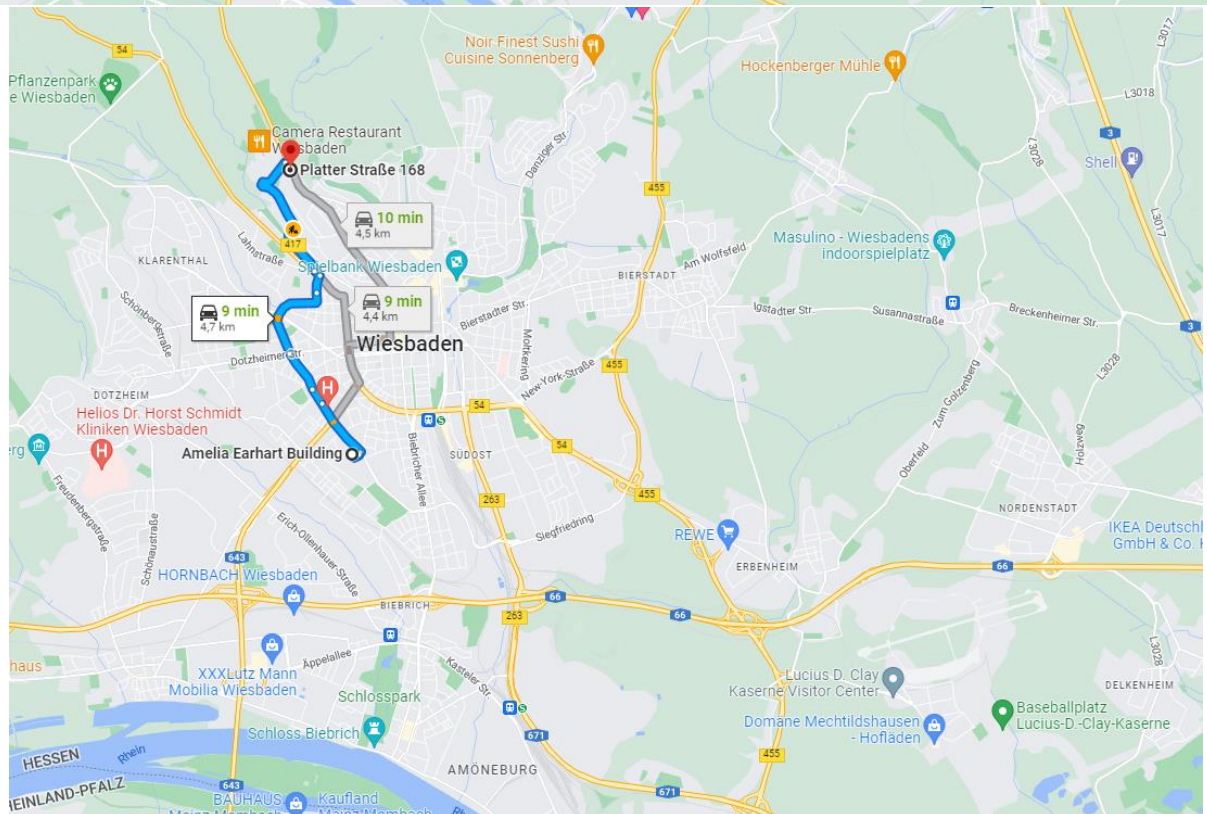
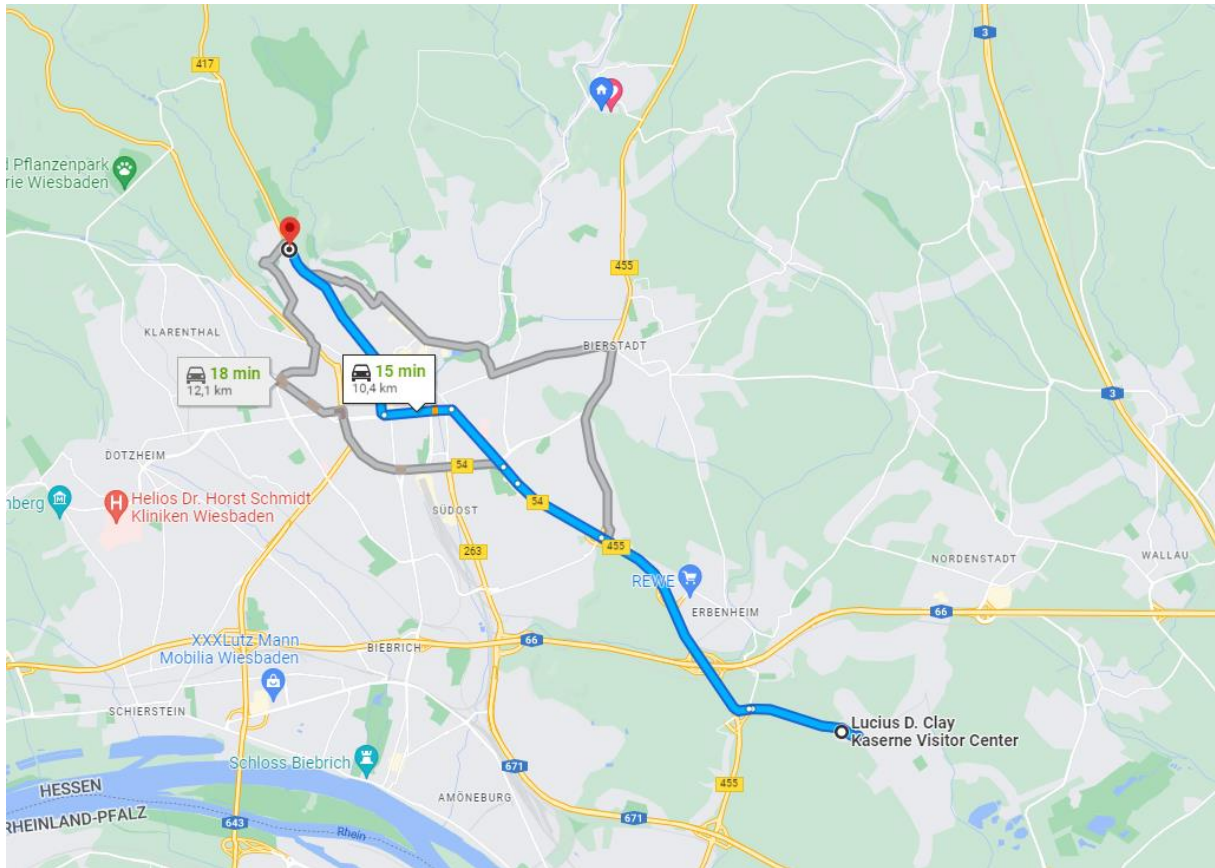
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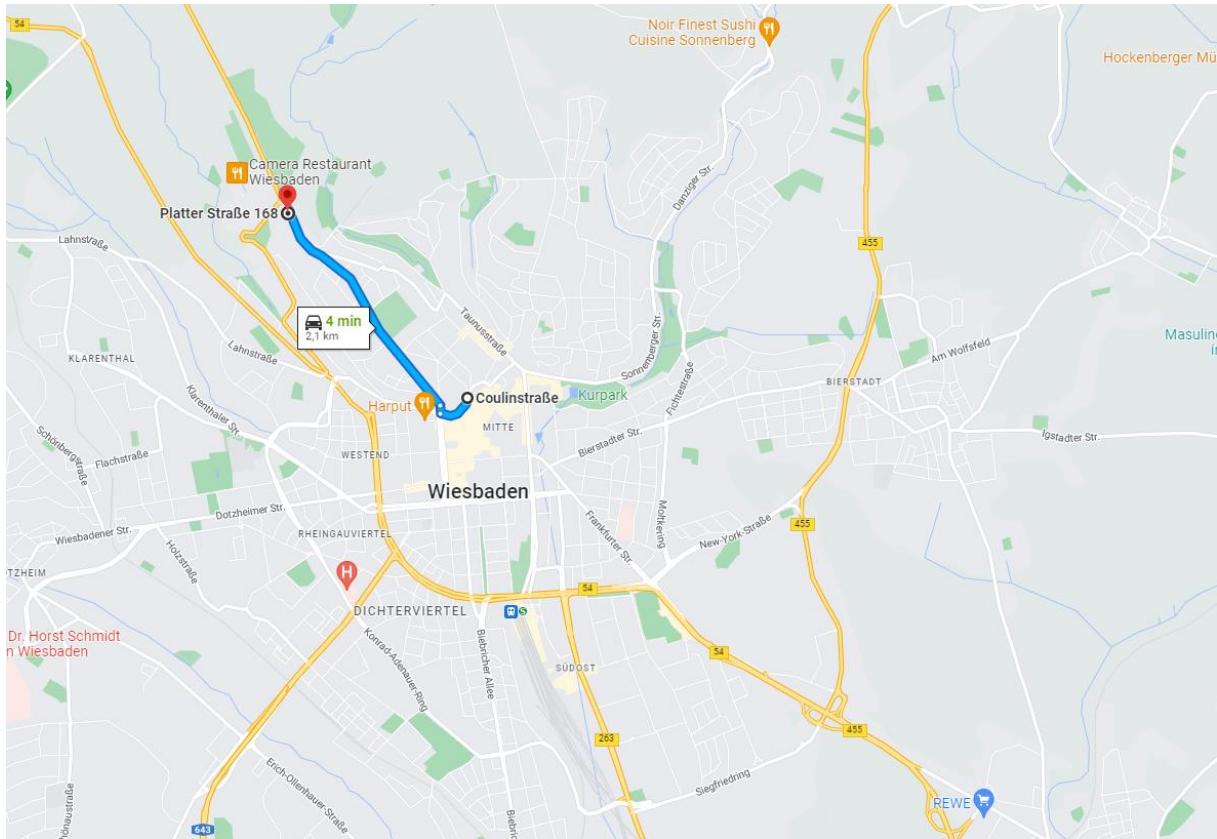
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