

AS IMMOBILIEN: Outstanding, redeveloped 3-room condo in a historic villa - Wiesbaden



370202599
Biebricher Allee 47
65187 Wiesbaden
Germany

Overview

Unit id	370202599
Category	Rental – Apartment
Subcategory	Apartment
Year of construction ca.	1912
Condition	first-time-use/renovation
Interior quality	luxurious
Last refurbishment	2025
Monument	Yes
Free from	immediately
Net rent	2.750 €
Operational costs	285 €
Deposit	5500
Floor	3. floor
Number of floors	3
Floor level	3
Number of rooms	3
Number of bedrooms	2
Number of bathrooms	1
Living space ca.	140 m ²

Summer residence practical	Yes
Cellar	Yes
Built-in kitchen	Yes
Loggia	Yes
Balcony	Yes
Chimney	Yes
Pets allowed	Negotiable
Energy certificate availability	No EnEV Requirements
Heating type	Gas heating
Firing types	Gas
Construction year of equipment technology	2025

Description

Outstanding, redeveloped 3-room condo in a historic villa

This exclusive, fully refurbished 3-room apartment offers approx. 140 m² (approx. 1,507 square feet) of living space in a beautifully restored historic villa dating back to 1912. Following a comprehensive core renovation in 2025, the property combines timeless elegance with luxurious modern comfort.

The apartment impresses with its generous layout, high ceilings, large windows, original stucco details, and exquisite oak parquet flooring. A spacious living and dining area, a design kitchen with premium brand appliances, and a luxurious bathroom create a first-class living environment. A quietly located balcony offers a private retreat in the open air.

Additional highlights include stylish lighting concepts, elegant bathroom fittings, and a guest WC. A garage and private basement storage are also available.

Amenities

📏 Approx. 1,507 sq ft / 140 m² of living space - spacious 3-room apartment in a historic villa

Living/Dining Room: 1

🛏 Bedrooms: 2

Bathrooms: 1 + guest WC

Quietly located balcony

🌳 High-quality oak parquet floors

🛁 Luxurious bathrooms with premium fittings

🍳 Custom design kitchen with brand appliances

Generous living and dining area with elegant design details

🏠 High ceilings with optional stylish lighting concepts

🚗 Private basement storage room included

Garage/parking space available

🏠 Cold rent: €2,750

📄 Additional Costs: €285 (heating excluded)

🔥 Warm Rent: €3,035 + heating

🔒 Security Deposit: €5,500

🐾 Pets: Upon agreement

📅 Availability: Immediately

📋 US Housing Contract: Accepted

Prime Location & Transit Access:

📍 Central, sought-after residential area

🚶 Excellent local infrastructure

🚇 Easy access to public transportation

Location

Prime Location - Biebricher Allee, Wiesbaden

The property is located in one of Wiesbaden's most prestigious residential addresses - Biebricher Allee. This first-class location combines urban flair with peaceful living.

- 📍 Excellent infrastructure - stores, schools, and kindergartens nearby
- 📍 Bus stop only a few meters away
- 📍 Quick access to Wiesbaden Central Station - ideal for commuters
- 📍 Close connection to A66 & A3 motorways, Frankfurt, Mainz, and Frankfurt International Airport

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

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A circular portrait of a man with a beard and mustache, wearing a blue suit jacket over a light blue shirt. He has his arms crossed and is standing in front of a city skyline reflected in water.


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