

Frankfurt am Main - Sachsenhausen

# Townhouse at the Museumsufer

*Property ID: 25001055*



**PURCHASE PRICE: 4.950.000 EUR • LIVING SPACE: ca. 370,98 m<sup>2</sup> • ROOMS: 12 • LAND AREA: 503 m<sup>2</sup>**

**Property ID: 25001055 - 60596 Frankfurt am Main - Sachsenhausen**

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

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## At a glance

Property ID	25001055	Purchase Price	4.950.000 EUR
Living Space	ca. 370,98 m <sup>2</sup>	Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Roof Type	Mansard roof	Modernisation / Refurbishment	2020
Rooms	12	Condition of property	Modernised
Bedrooms	5	Construction method	Solid
Bathrooms	3	Usable Space	ca. 115 m <sup>2</sup>
Year of construction	1915	Equipment	Terrace, Guest WC, Garden / shared use, Built-in kitchen, Balcony
Type of parking	3 x Outdoor parking space, 1 x Garage		

Property ID: 25001055 - 60596 Frankfurt am Main - Sachsenhausen

## Energy Data

Type of heating	Central heating	Energy Certificate	Energy consumption certificate
Energy Source	Gas	Final energy consumption	56.00 kWh/m <sup>2</sup> a
Energy certificate valid until	21.03.2035	Energy efficiency class	B
Power Source	Gas	Year of construction according to energy certificate	1915

Property ID: 25001055 - 60596 Frankfurt am Main - Sachsenhausen

## The property



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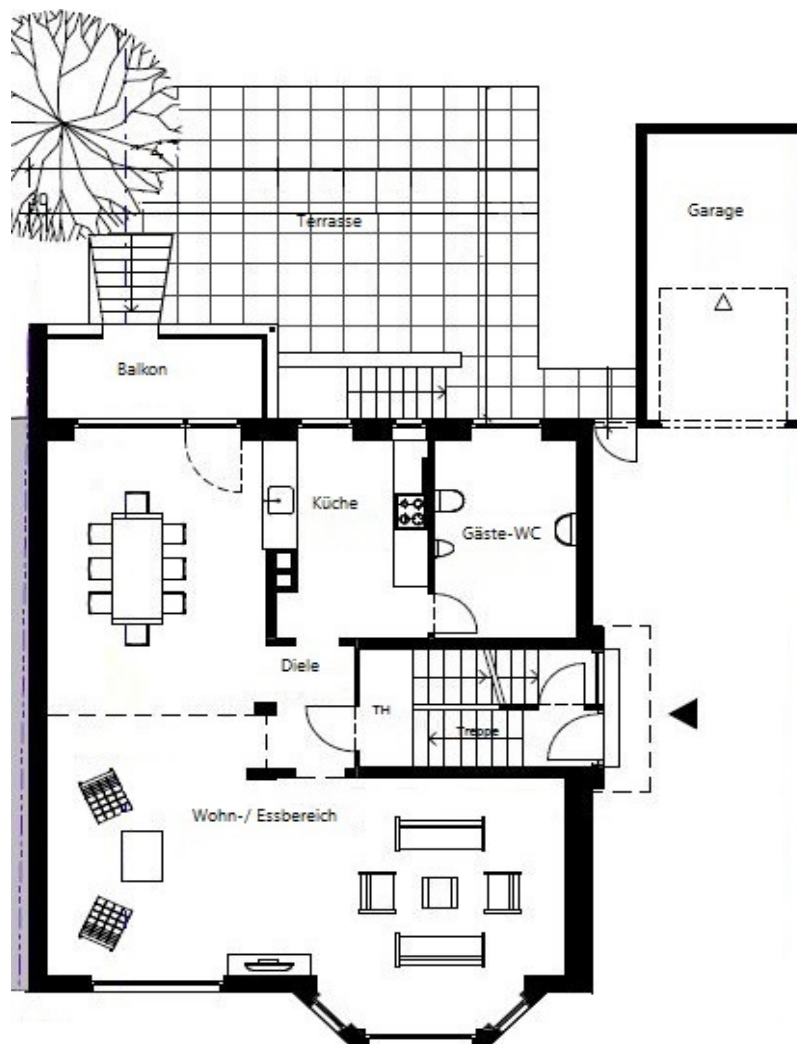
Property ID: 25001055 - 60596 Frankfurt am Main - Sachsenhausen

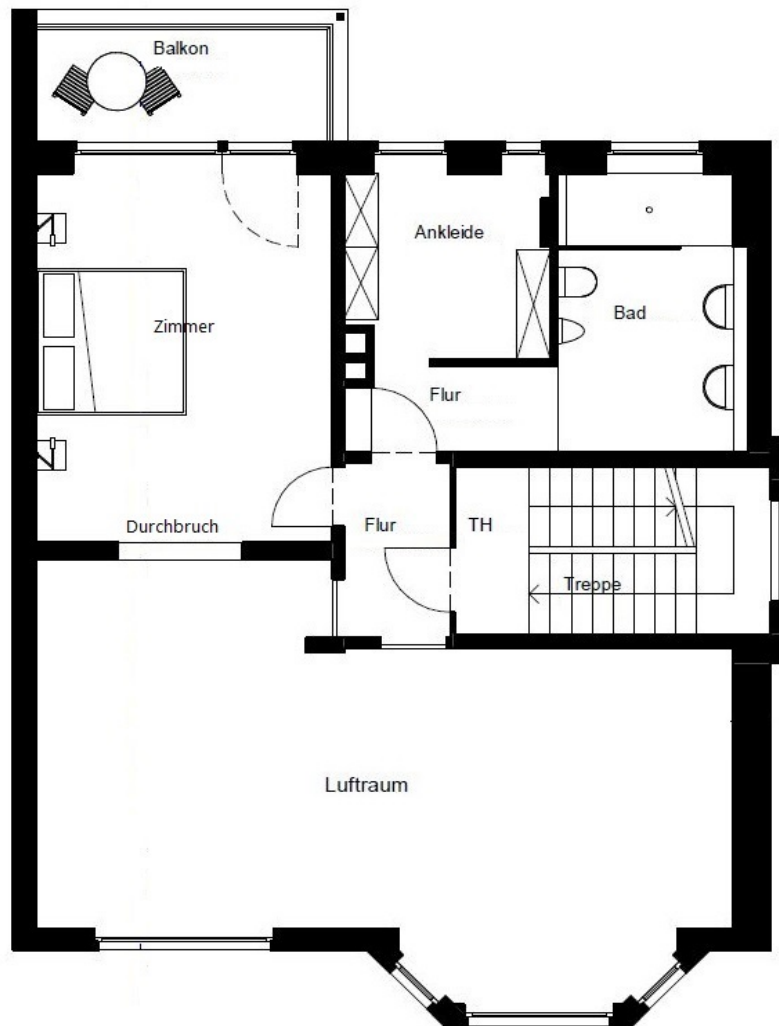
## The property

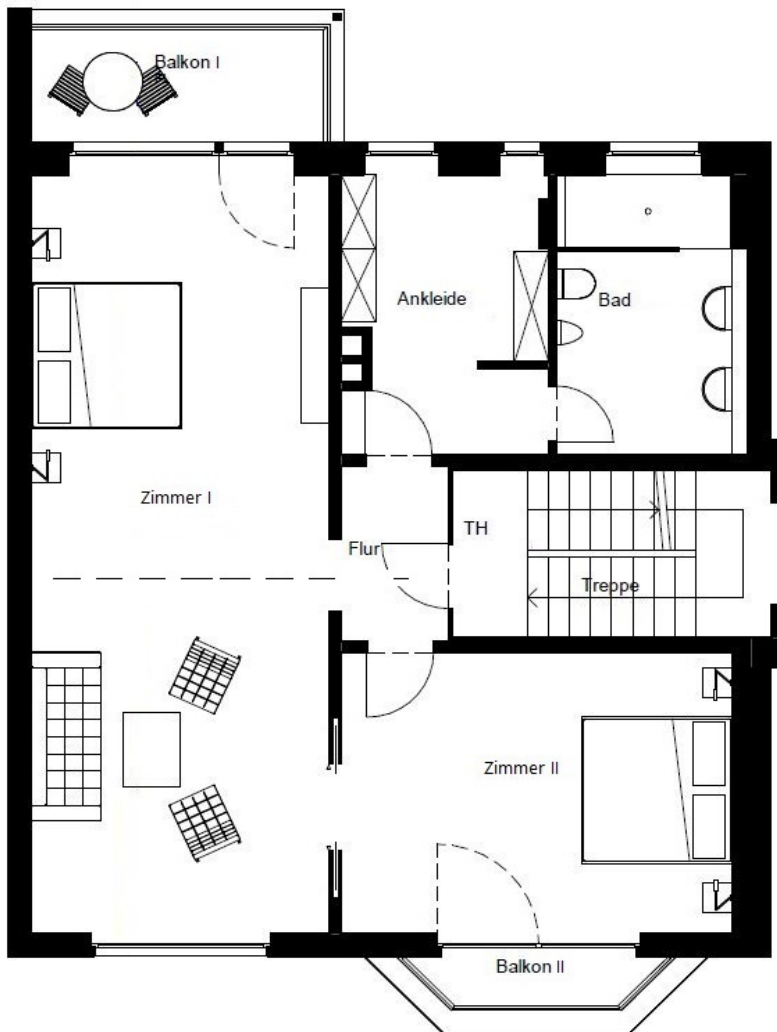


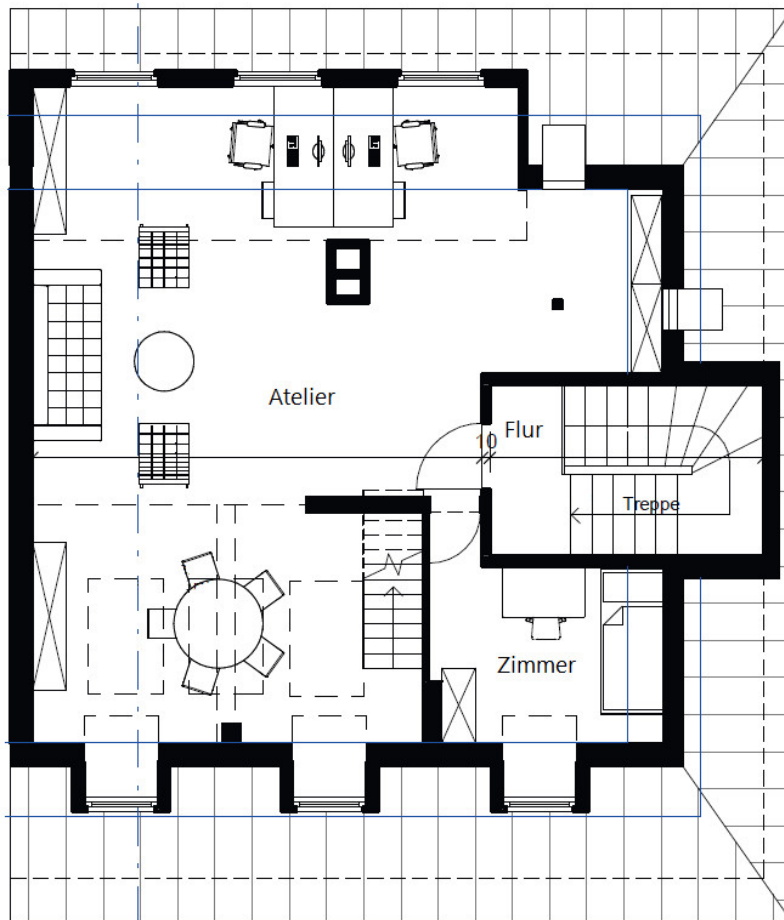
Property ID: 25001055 - 60596 Frankfurt am Main - Sachsenhausen

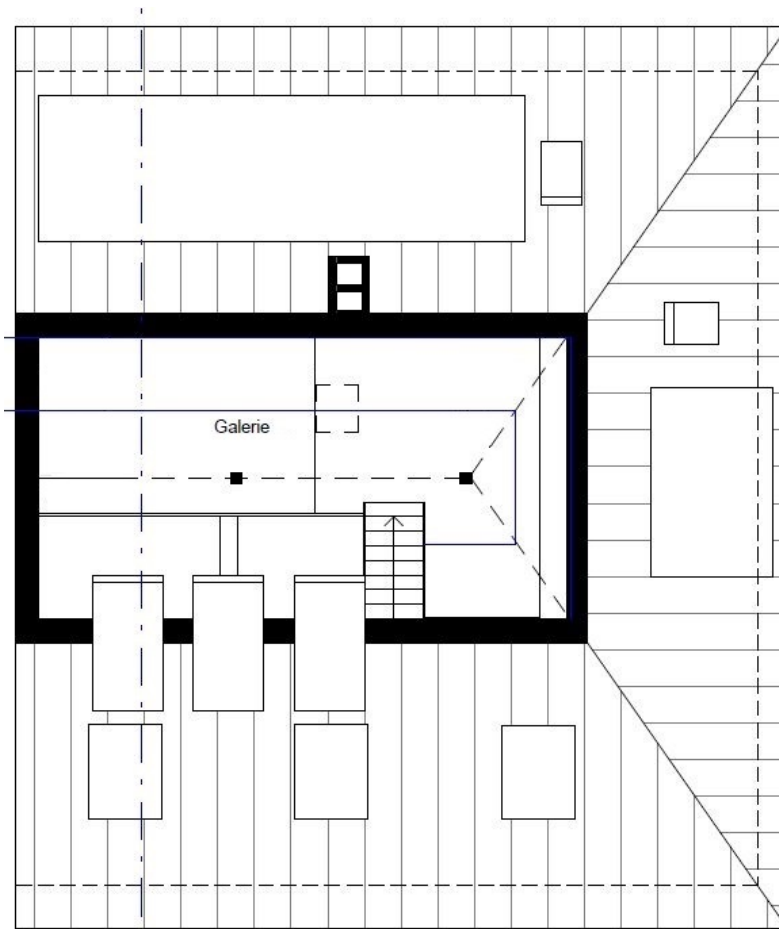
## Floor plans

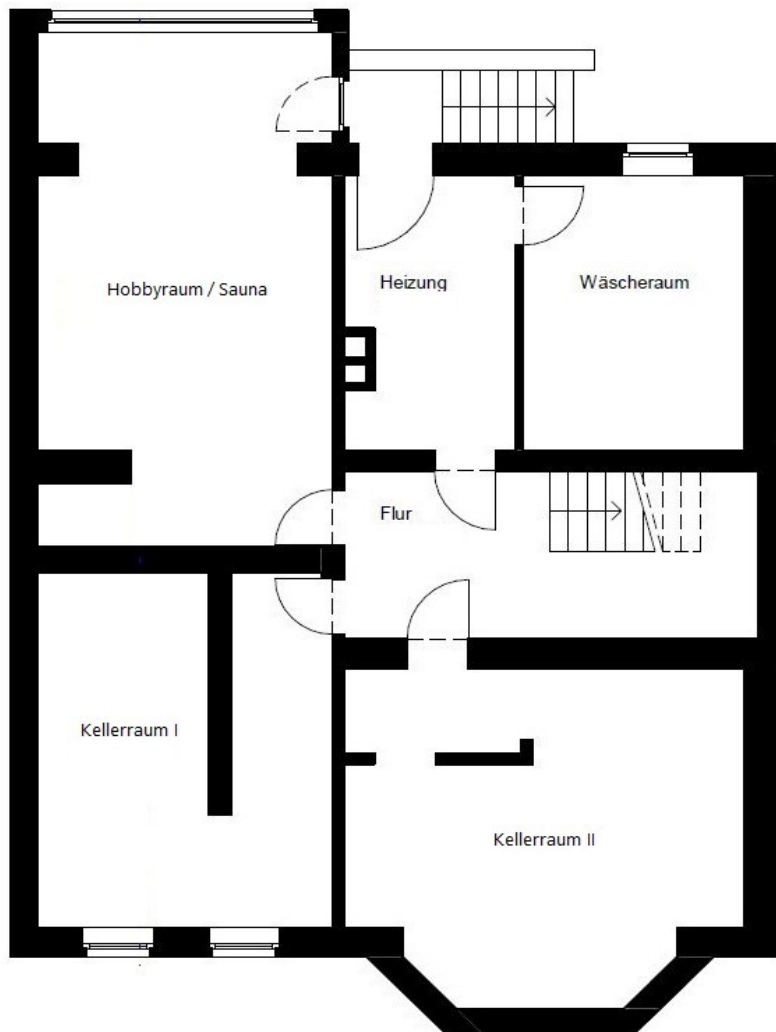












This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

**Property ID: 25001055 - 60596 Frankfurt am Main - Sachsenhausen**

## A first impression

This single-family or multi-generational home is located in the urban Sachsenhausen-Nord district, on the Museum Embankment. Here, you can combine living and working in an exclusive setting under one roof. This exceptional property is also ideally suited for prestigious receptions, exhibitions, or events. The house, with its designer furnishings and extraordinary flair, offers ample space for individual lifestyles at a high level. The impressive ceiling height of approximately 6 meters on the raised ground floor and the expansive windows throughout the house create an exceptional sense of spaciousness and abundant natural light. Another highlight is the large, southwest-facing garden with a spacious terrace and mature trees. A roomy garage and three parking spaces in front complete the offering. Situated directly on the Main River, countless outdoor activities are available right on your doorstep. Excellent, renowned schools are within easy walking distance, as is the city center. All public transportation options, including the main train station, can be reached on foot in just a few minutes.

**Property ID: 25001055 - 60596 Frankfurt am Main - Sachsenhausen**

## Details of amenities

- Ceiling height on the ground floor of approximately six meters
- Solid oak herringbone parquet flooring
- Stucco moldings with integrated LED lighting
- Open-plan fitted kitchen
- Pantry on the upper floor
- Sliding doors
- Partially glazed interior walls
- Plastered walls
- Video surveillance system
- Minimalist designer bathrooms with floor-to-ceiling windows
- Sauna in the basement
- Impressive floor-to-ceiling window fronts
- Triple-glazed, soundproof windows facing the street
- External blinds
- Four balconies
- Large southwest-facing garden with terrace
- Garage with electric door
- Three parking spaces in front of the garage

**Property ID: 25001055 - 60596 Frankfurt am Main - Sachsenhausen**

## All about the location

South of the River Main lies Sachsenhausen, affectionately known by locals as “Dribbdebach,” a dialect term referring to the district on the southern side of the river—stretching from the renowned Museumsufer to the green belt of the city forest.

In the north, the heart of the neighborhood beats with impressive diversity: the Museumsufer along Schaumainkai attracts culture enthusiasts from around the world, while the lively Schweizer Straße, with its mix of elegant boutiques, traditional specialty shops, cafés, and international delicatessens, invites visitors to stroll and linger. Alt-Sachsenhausen and its surrounding streets are famous far beyond the city limits for their traditional apple wine taverns. With cobblestone alleys, half-timbered houses, and rustic charm, the area preserves a piece of old Frankfurt. Here, historic coziness, modern riverside developments, and magnificent period buildings coexist within a remarkably compact setting.

A vibrant infrastructure ensures urban comfort throughout the district. Frankfurt’s Südbahnhof, with its long-established weekly market held on Tuesdays and Fridays—a popular meeting point for food lovers—highlights the area’s local character. Numerous fountains and towers shape the cityscape, and the proximity to the Main River, with its villas, green spaces, and cultural offerings, makes Sachsenhausen one of Frankfurt’s most sought-after neighborhoods. From the Sachsenhausen riverbank, residents and visitors enjoy a breathtaking panoramic view of Frankfurt’s iconic skyline.

Sachsenhausen impresses not only with its high residential and lifestyle quality, but also with excellent transport connections. Frankfurt Südbahnhof is one of the city’s key transportation hubs: S-Bahn lines S3 to S6, S8, and S9, as well as several bus and tram lines, operate from here. The U-Bahn lines U1, U2, U3, and U8 connect Sachsenhausen directly to the city center, the banking district, and northern neighborhoods. Via federal roads B3, B43, and B44, the motorways A3, A5, and

A661 can be reached within minutes, ensuring optimal access to Frankfurt Airport and the entire Rhine-Main region.

**Property ID: 25001055 - 60596 Frankfurt am Main - Sachsenhausen**

## Other information

An energy consumption certificate is available.

It is valid until March 21, 2035.

The final energy consumption amounts to 56.00 kWh/(m<sup>2</sup>·a).

The primary energy source for heating is gas.

According to the energy certificate, the property was built in 1915.

The energy efficiency class is B.

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**Property ID: 25001055 - 60596 Frankfurt am Main - Sachsenhausen**

## Contact partner

For further information, please contact your contact person:

von Poll Immobilien GmbH

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*To the Disclaimer of von Poll Immobilien GmbH*

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