

Frankfurt am Main - Lerchesberg

# Magnificent villa estate at the forest's edge

*Property ID: 25001085*



**PURCHASE PRICE: 7.450.000 EUR • LIVING SPACE: ca. 906 m<sup>2</sup> • ROOMS: 10 • LAND AREA: 3.471 m<sup>2</sup>**

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## At a glance

Property ID	25001085	Purchase Price	7.450.000 EUR
Living Space	ca. 906 m <sup>2</sup>	Commission	The buyer's commission is 3.57% (including VAT) of the notarized purchase price
Roof Type	Half-hipped roof	Modernisation / Refurbishment	2020
Rooms	10	Condition of property	Modernised
Bedrooms	7	Construction method	Solid
Bathrooms	5	Usable Space	ca. 171 m <sup>2</sup>
Year of construction	2007	Equipment	Terrace, Guest WC, Swimming pool, Sauna, Fireplace, Garden / shared use, Built-in kitchen
Type of parking	2 x Outdoor parking space, 2 x Garage		

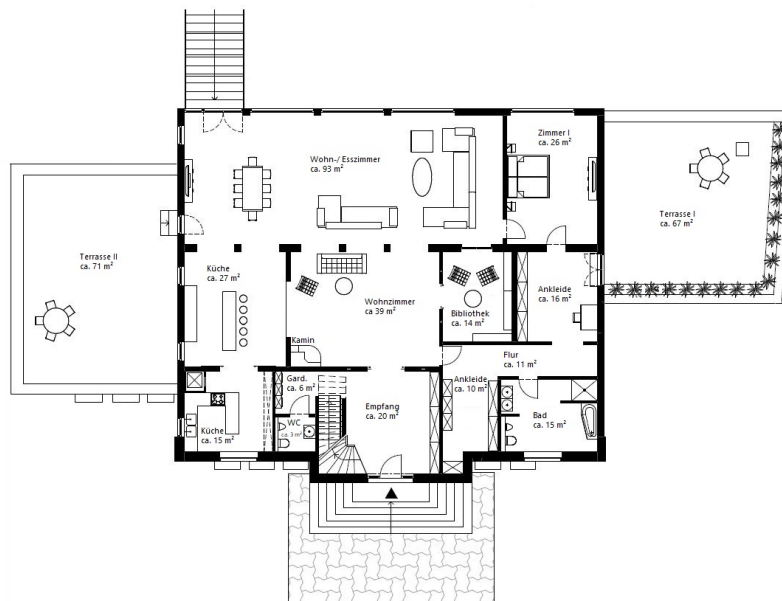
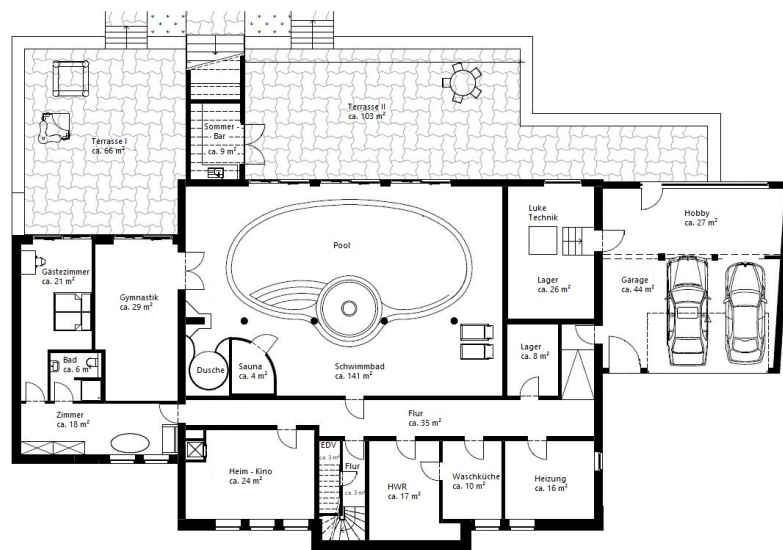
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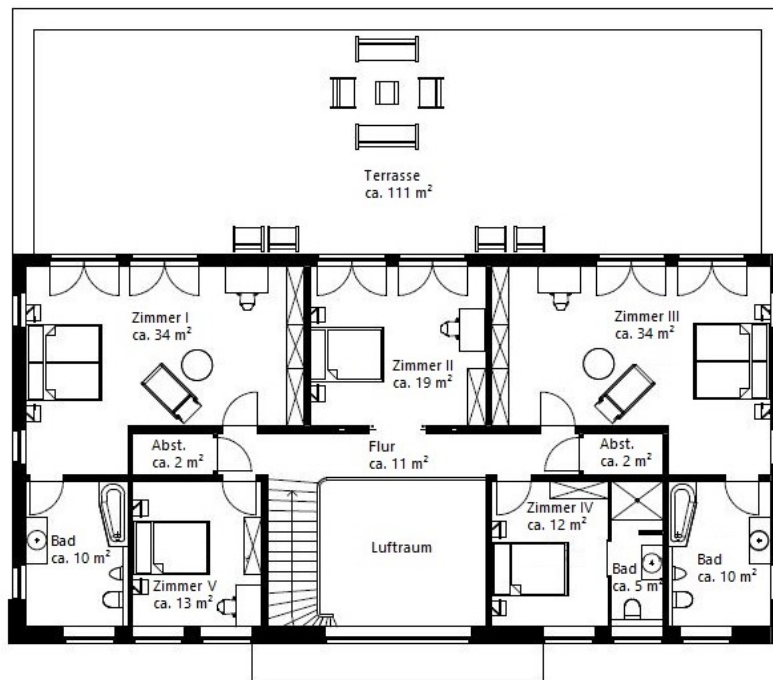
## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy consumption certificate
Energy Source	Light natural gas		
Energy certificate valid until	13.04.2035	Final energy consumption	56.00 kWh/m <sup>2</sup> a
Power Source	Gas	Energy efficiency class	B
		Year of construction according to energy certificate	2007

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## 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.

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## A first impression

Nestled at the edge of the forest in the prestigious Frankfurt-Sachsenhausen district, this remarkable villa estate unfolds its unique presence across an approximately 3,471 m<sup>2</sup> park-like plot – including an additional building plot. Generous proportions, architectural elegance, and an exceptional degree of privacy come together to create a home of outstanding quality.

Built in 2007 and thoroughly modernised in 2019/2020, the villa offers around 906 m<sup>2</sup> of living space, seamlessly combining representative architecture with the finest contemporary comfort.

At the heart of the home lies the grand living and dining area of over 160 m<sup>2</sup> on the raised ground floor, featuring floor-to-ceiling windows and sweeping views across the private park. This loft-style space, including a lounge, dining area, library, and fireplace corner – creates a light-filled, distinguished atmosphere of the highest order. The open-plan, bespoke kitchen with premium integrated appliances is complemented by a separate preparation kitchen. Also on this level, the master suite offers two dressing rooms, an en-suite bathroom, and a private terrace. The upper floor provides five rooms, three bathrooms, and a generous terrace. The garden level houses an exclusive wellness and leisure area with a swimming pool, whirlpool, sauna, fitness room, and home cinema, as well as a self-contained living space for guests with direct access to the terrace and park. A state-of-the-art security and smart home system, as well as a double garage with a heated driveway, complete this exceptional estate, which combines a love of nature with the highest standards of urban living.

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## Details of amenities

- Impressive park-like property (including an additional vacant building plot)
- Spacious garage for two cars
- High-voltage connection for electric vehicles
- Heated driveway to the garage
- Video surveillance system
- Alarm system
- Large swimming pool with ozone technology, whirlpool, terrace, and garden access
- Sauna
- Fully equipped gym
- Large home cinema
- Floor-to-ceiling windows
- Triple-glazed soundproof windows
- Electric shutters
- Bus system (smart home system)
- Custom-made kitchens with Miele appliances
- Insulated zinc roof
- Various utility rooms

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## All about the location

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

Sachsenhausen-Süd presents itself as an exclusive residential area where stately villas, elegant historic buildings, and modern apartments coexist in perfect harmony. Lerchesberg, the most sought-after location in Sachsenhausen, is set on elevated ground and characterized by spacious plots surrounded by greenery. The villas here are truly unique—individually designed and shaped by the personalities of their owners—creating a remarkable diversity of architectural styles and an exceptional retreat for upscale living.

The views extend across Frankfurt’s shimmering skyline all the way to the Taunus hills. To the south, the district borders directly on the city forest, a haven for walkers and nature lovers with its scenic paths and ponds. Notable landmarks include the historic Goetheturm, offering breathtaking panoramic views, and the striking Henninger Turm, whose distinctive architecture still reflects its origins as a former grain silo.

A vibrant infrastructure ensures urban comfort throughout the area. Südbahnhof, with its traditional weekly market held on Tuesdays and Fridays, attracts gourmets and food enthusiasts alike. Meanwhile, Schweizer Straße invites visitors to stroll and linger with its mix of elegant boutiques, specialty shops, charming cafés, and international delicacies.

Sachsenhausen also benefits from excellent transport connections. Frankfurt South Station is one of the city’s key transport hubs, served by S-Bahn lines (S3–S6, S8,

S9), as well as numerous bus and tram routes. Underground lines U1, U2, U3, and U8 provide direct access to the city center, the financial district, and northern neighborhoods. Major highways (A3, A5, A661) are just minutes away via federal roads B3, B43, and B44, ensuring quick access to Frankfurt Airport and the entire Rhine-Main region.

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## Other information

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## Contact partner

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