

Wiesbaden – Nordost

Bright 3.5-room apartment with unique views of the Neroberg, within walking distance of the city and the forest

Property ID: 25006068



www.von-poll.com

PURCHASE PRICE: 780.000 EUR • LIVING SPACE: ca. 133 m² • ROOMS: 3.5

Property ID: 25006068 - 65193 Wiesbaden – Nordost

- At a glance
- The property
- Energy Data
- A first impression
- Details of amenities
- Contact partner

Property ID: 25006068 - 65193 Wiesbaden – Nordost

At a glance

Property ID	25006068	Purchase Price	780.000 EUR
Living Space	ca. 133 m²	Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Rooms	3.5		
Bedrooms	2		
Bathrooms	1		
Year of construction	1887	Condition of property	Well-maintained
		Construction method	Solid
		Equipment	Terrace, Guest WC

Property ID: 25006068 - 65193 Wiesbaden – Nordost

Energy Data

Type of heating	Central heating	Energy Certificate	Legally not required
Power Source	Gas		

Property ID: 25006068 - 65193 Wiesbaden – Nordost

The property



Property ID: 25006068 - 65193 Wiesbaden – Nordost

The property



Property ID: 25006068 - 65193 Wiesbaden – Nordost

The property





VON POLL IMMOBILIEN

Immobilienbewertung – exklusiv und professionell.

- Was ist Ihre Immobilie wert?
- Wie entwickelt sich der Wert Ihrer Immobilie in Zukunft?
- Wie wirkt sich eine Modernisierung auf den Wert Ihrer Immobilie aus?

Ihre persönliche und exklusive Immobilienanalyse erhalten Sie nach nur wenigen Klicks.

www.von-poll.com

Property ID: 25006068 - 65193 Wiesbaden – Nordost

The property



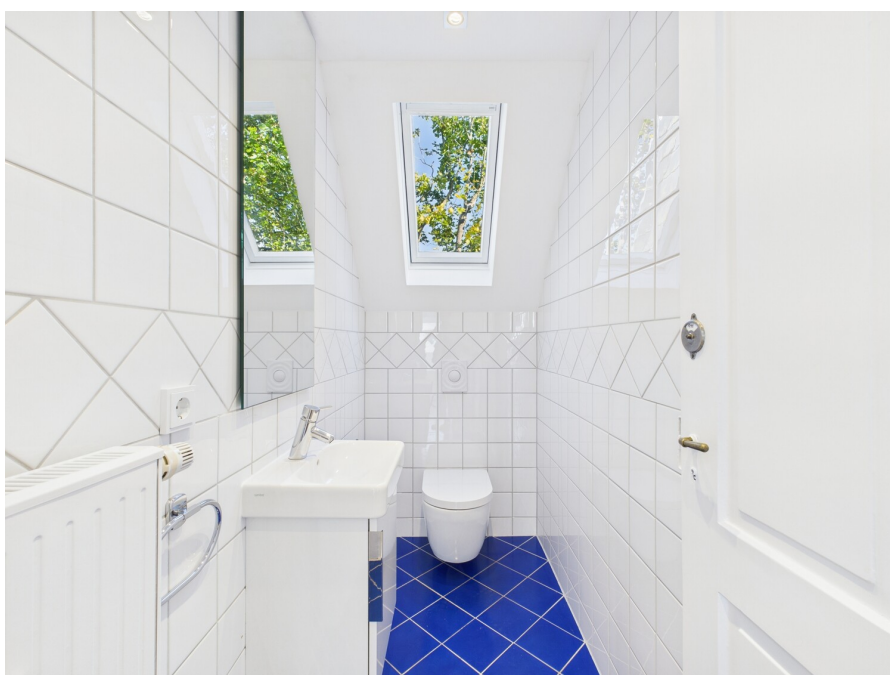
Property ID: 25006068 - 65193 Wiesbaden – Nordost

The property



Property ID: 25006068 - 65193 Wiesbaden – Nordost

The property



Property ID: 25006068 - 65193 Wiesbaden – Nordost

The property



Property ID: 25006068 - 65193 Wiesbaden – Nordost

The property



VON POLL
IMMOBILIEN



Ihre Immobilienspezialisten

Eigentümern bieten wir eine kostenfreie und unverbindliche
Marktpreiseinschätzung ihrer Immobilie an.

Kontaktieren Sie uns, wir freuen uns darauf, Sie persönlich und individuell zu beraten.

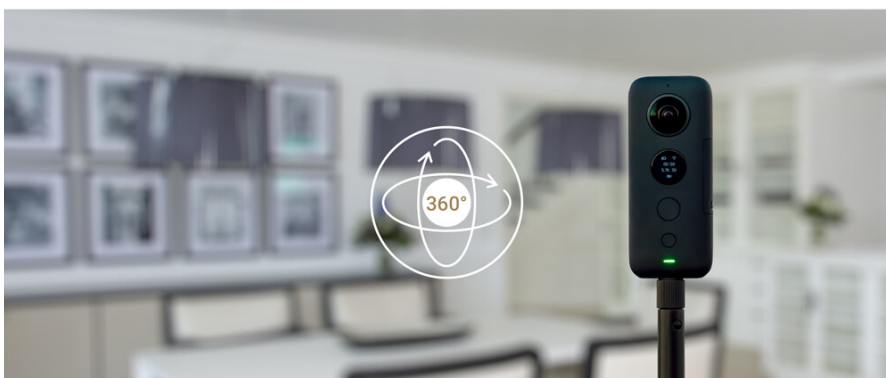
T.: 0611 - 16 02 72 0

Partner-Shop Wiesbaden | Taunusstraße 43 | 65183 Wiesbaden
wiesbaden@von-poll.com | www.von-poll.com/wiesbaden

FÜR SIE IN DEN BESTEN LAGEN



VON POLL
IMMOBILIEN



Durchführungen virtueller
Besichtigungen – dank neuester
360°- und 3D-Bildtechnik.

Sprechen Sie uns an,
wir informieren Sie:

T.: 0611 - 16 02 72 0

www.von-poll.com/wiesbaden

Property ID: 25006068 - 65193 Wiesbaden – Nordost

A first impression

For sale is an exclusive penthouse apartment in an impressive, listed villa that combines charming history with modern living comfort. Located in a meticulously maintained residential complex, the apartment offers excellent views, a first-class layout, and a superb location. Here you can enjoy a peaceful living environment while still being close to both the city and the city forest – a unique combination of urban living and immediate proximity to nature. With approximately 133 m² of living space and 3.5 rooms, the apartment offers ample room for individual living. The open-plan living and dining area forms the heart of the apartment and flows seamlessly into the kitchen. Numerous windows and sloping ceilings ensure a pleasant, light-filled atmosphere throughout the day. Two comfortable bedrooms perfectly complement the living space. The elegant parquet flooring was sanded and resealed in 2020, lending the entire apartment a warm and inviting ambiance. Practical solutions, such as two separate storage rooms within the apartment, provide additional organization and storage space. The bathroom, also modernized in 2020, boasts a combination of shower and bathtub, along with timeless fixtures. A separate, bright guest WC completes the well-designed floor plan. A true highlight is the spacious roof terrace, accessible via a skylight. The panoramic view makes this a unique spot for relaxing outdoors. You have the exclusive opportunity to enjoy this breathtaking view in every season! Come and see for yourself the many advantages and be captivated by the special atmosphere of this historic home. We look forward to hearing from you.

Property ID: 25006068 - 65193 Wiesbaden – Nordost

Details of amenities

- Einzelkulturdenkmal
- Wohnfläche ca. 117 m² plus 50% anteilige Terrasse 16 m²= 133 m²
- 3,5 Zimmer
- großzügiger Wohn- Essbereich mit offener Küche
- zwei komfortable Schlafzimmer
- modernes Tageslichtbad mit Dusche und Badewanne (2020)
- helles Gäste- WC
- zwei Abstellräume innerhalb der Wohnung
- grandiose Dachterrasse mit Rundumblick
- hochwertiger Holzboden Dachterrasse (2020)
- Zugang Dachterrasse mittels Dachausstiegsfenster
- Kellerraum
- neue Gaszentralheizung (2024)

Property ID: 25006068 - 65193 Wiesbaden – Nordost

Contact partner

For further information, please contact your contact person:

Gabriele Wilde-Schlaak & Kim Ricci-Schlaak

Taunusstraße 43, 65183 Wiesbaden

Tel.: +49 611 - 16 02 72 0

E-Mail: wiesbaden@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com