

WE ENTURBAWINDING
VALUES

Dear interested party, dear interested party,

rejoice!

Here is some good news: They still exist, the hidden property gems. Where? Currently in beautiful Oppenheim, very central in the town, quiet in a one-way street and yet only a few minutes' walk from the railway station.

Pfauasse 32 / 32 A is an ideal opportunity for investors to optimise their own retirement provision with a high-quality condominium in the Rhine-Main region! We are developing 12 flats here, with strong substance and floor plans between 42 and 95 m²- 6 residential units are currently let, 4 are currently being professionally refurbished and a further 2 will be renovated in the near future.

However, owner-occupiers will also find a property with great qualities here, a new home and a good future: the architecture offers stylish details and natural stone, and we are bringing the entire property into shape in the course of current, comprehensive renovation work so that you have no worries. Solid living in a well-kept neighbourhood - thanks to value-enhancing measures that we carry out with a wealth of experience: You can rely on that!

Yes, it's true: Finally a property that delivers what others only promise. It's worth making an on-site appointment, because families, senior citizens, couples and commuters feel equally at home here. And before we forget, let's save the best for last: the historic old town is just a short walk away, and you can reach the romantic Rhine in 10 minutes by bike.

Your TM Property GmbH

FOREWORD



PFAUGASSE

32 AND 32 A, OPPENHEIM



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OPPENHEIM

ALL THERE

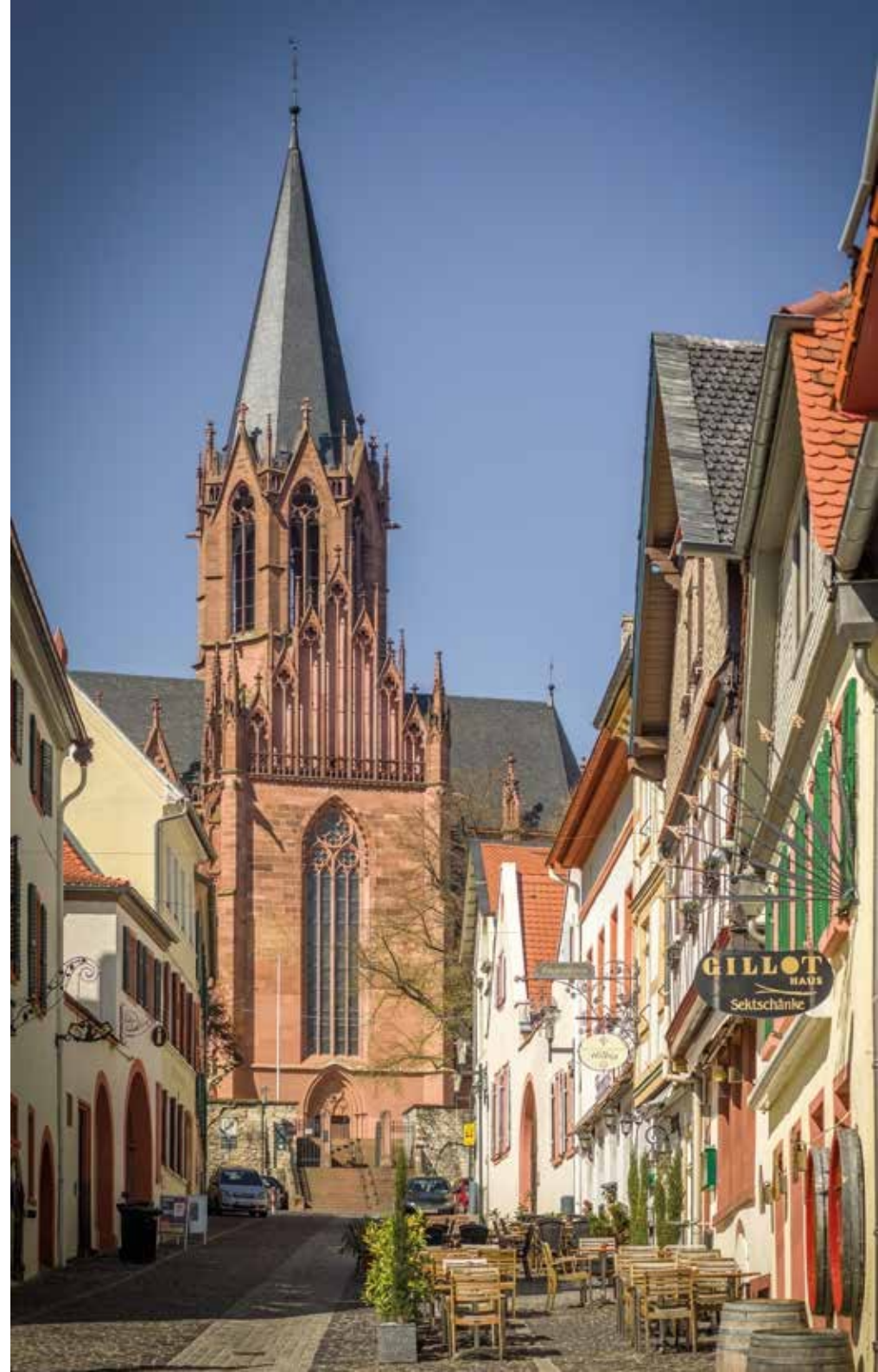
A location with many advantages

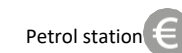
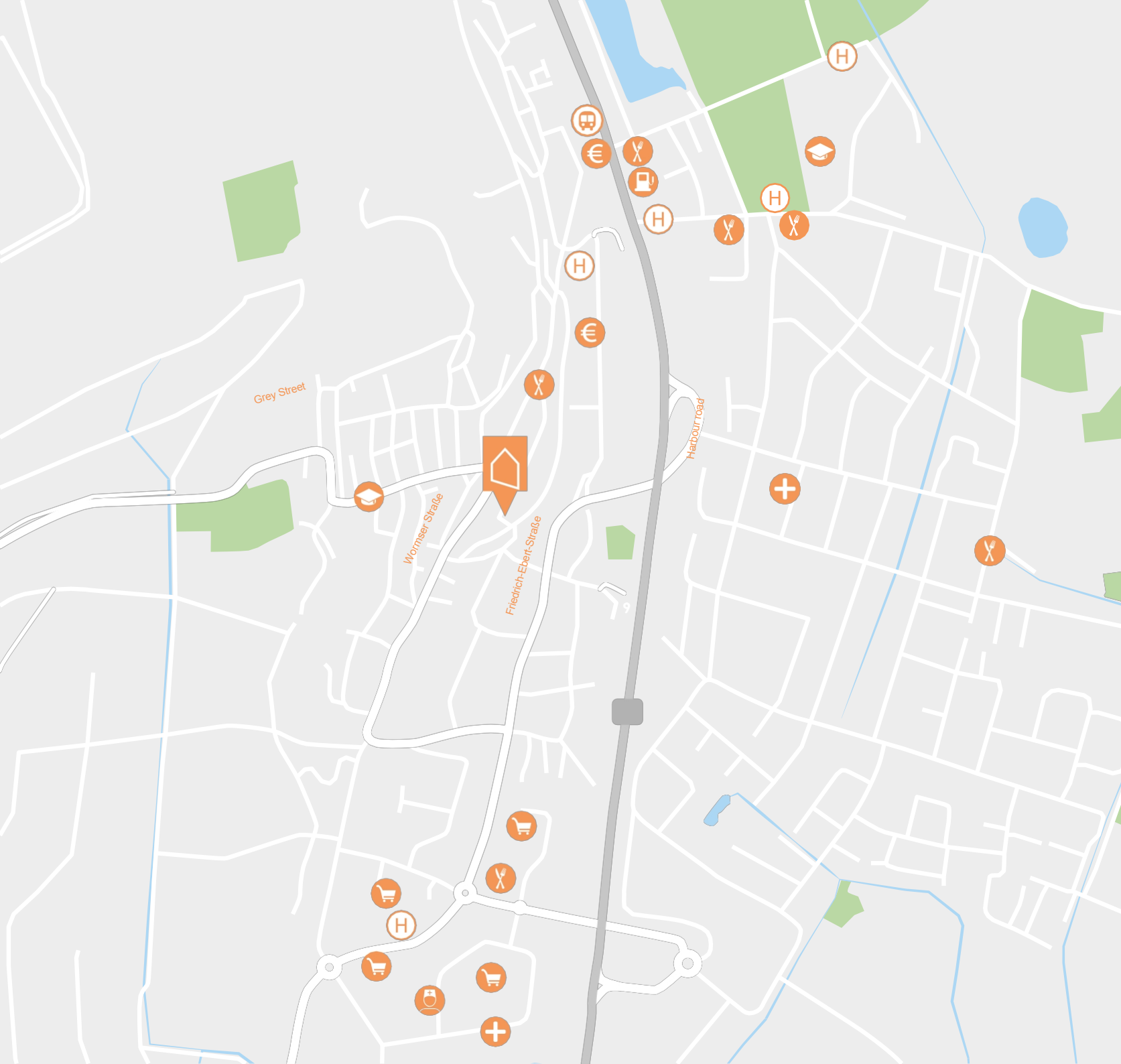
Oppenheim is centrally located at the intersection of the Rhine-Main and Rhine-Neckar regions. Commuting quickly to the big cities is no problem. As a local family in the countryside - that's also easy.

Mainz, Wiesbaden, Frankfurt and Frankfurt International Airport are easily accessible to the north. Worms, Mannheim and Heidelberg are conveniently located to the south. Almost 7,000 residents enjoy living in Oppenheim and the town is constantly growing. The old town offers picturesque half-timbered houses and also stands out as a child- and youth-friendly community with two daycare centres, an old town kindergarten, a nature kindergarten and a youth centre.

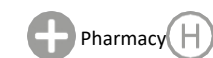
Restaurants, schools, a Volksbank, a savings bank, doctors and the railway station are all within a ten-minute walk from Pfaugasse. A pharmacy, a daycare centre and a supermarket are just five minutes away by bike.

And the economy? In short: there are also good jobs in Oppenheim. The skilled trades are strong here and the entire region is one of Germany's leading service providers. Oppenheim benefits directly from the economic regions of Frankfurt and Mainz.





Bank



Bus stop

railway station



By train

- ... to Mainz in 20 minutes
- ... to Mannheim in 50 minutes
- ... to Frankfurt in 60 minutes

By car

- ... to Mainz in 30 minutes
- ... to Mannheim in 50 minutes
- ... to Frankfurt in 60 minutes



CULTURE, SPORT AND LEISURE ACTIVITIES

Whether it's the cultural summer, the theatre days or the traditional Katharina market in autumn: Oppenheim actively shapes its town and there is plenty to experience at any time of year. One spectacular venue is the Landskron castle ruins: with cabaret, Shakespeare and concerts in the open air, the organisers are always making an impact.

again and again. But there is also plenty for sports enthusiasts: people organise themselves in clubs, play football, tennis or take to the skies in a glider as a member of the local aero club. Best of all: the nearby Rhine! Fantastic for joggers, cyclists and for a relaxed summer picnic anyway.

WINE AND ENJOYMENT

Renowned wineries, popular gourmet walks, the annual wine festival and changing exhibitions in the German Wine Museum attract connoisseurs from near and far. If you like, you can learn the secrets of viticulture at tastings or make new contacts at the popular wine festival in Oppenheim's old town centre. High lights for wine lovers, all year round:

In spring

Gourmet hike through picturesque Oppenheim and the Dienheim vineyards

In summer

Wine festival with regional wines, hearty snacks and musical highlights

In autumn

Federweißer hike through the top vineyards in the surrounding area, past colourful vine leaves

In winter

Looking forward to next year - and mulled wine at the Oppenheim Christmas market





taking the measure of the
building and planned

Here is an excerpt of the extensive refurbishment measures currently being carried out and planned:

- ' Repair and inspection of the entire roof
- ' Installation of wooden windows with double glazing including window sills
- ' Replacement of all flat entrance doors (typical of old buildings)
- ' Renovation of the stairwells (colour concept, lighting, floors, etc.)
- ' Professional revitalisation of the façade and repainting
- ' Upgrading of the common rooms in the basement and ground floor
- ' New installation of a garage door
- ' Redesign of the cellar area including new cellar cupboards and lighting and lighting
- ' Redesign of the storage rooms in the attic
- ' New doorbell system and letterbox system
- ' High-quality interior refurbishment of individual residential units



Pfauasse 32 and 32a

12 charming residential units in a well-kept, refurbished and attractive apartment block, spread over the ground floor, upper floors and an attic. Living areas between 42 m² and 95 m², plus garages and additional parking spaces on the street. There are numerous common areas, such as bicycle parking spaces, etc. Built in 1937, completely renovated in 1992 and a further, important and professional upgrade by TM Property in 2019. The quality of the living space and building has been and is currently being professionally upgraded with sensible measures. No more, but also no less.

Get in touch with us:

We will be happy to explain the details to you personally.



TH FACTS

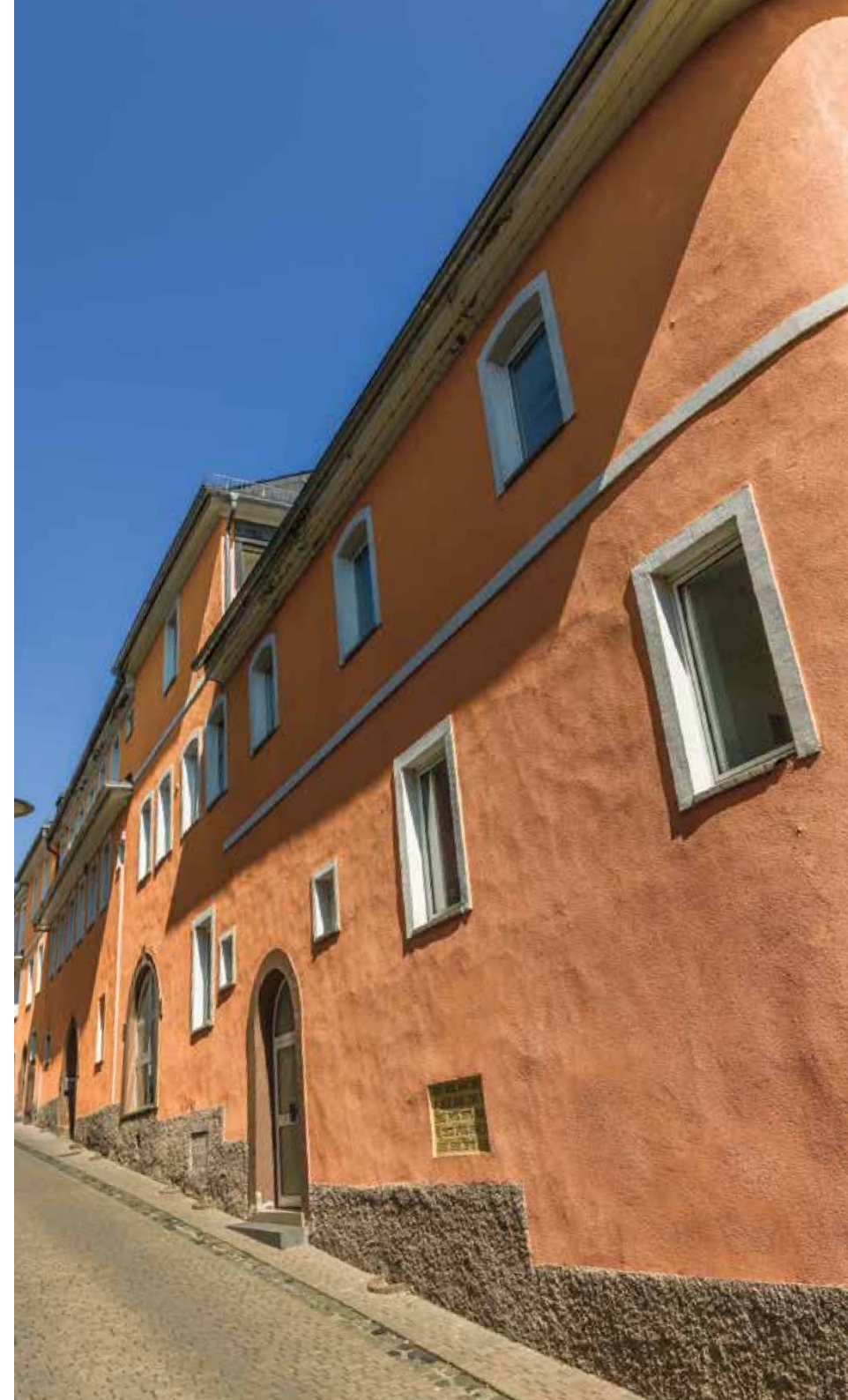


Rental space: approx. 779 m²
 Parking spaces: 6 (garage)
 Year of construction: approx. 1937
 : 1992 (completely renovated)
 : 2019 (revitalised)
 : 12

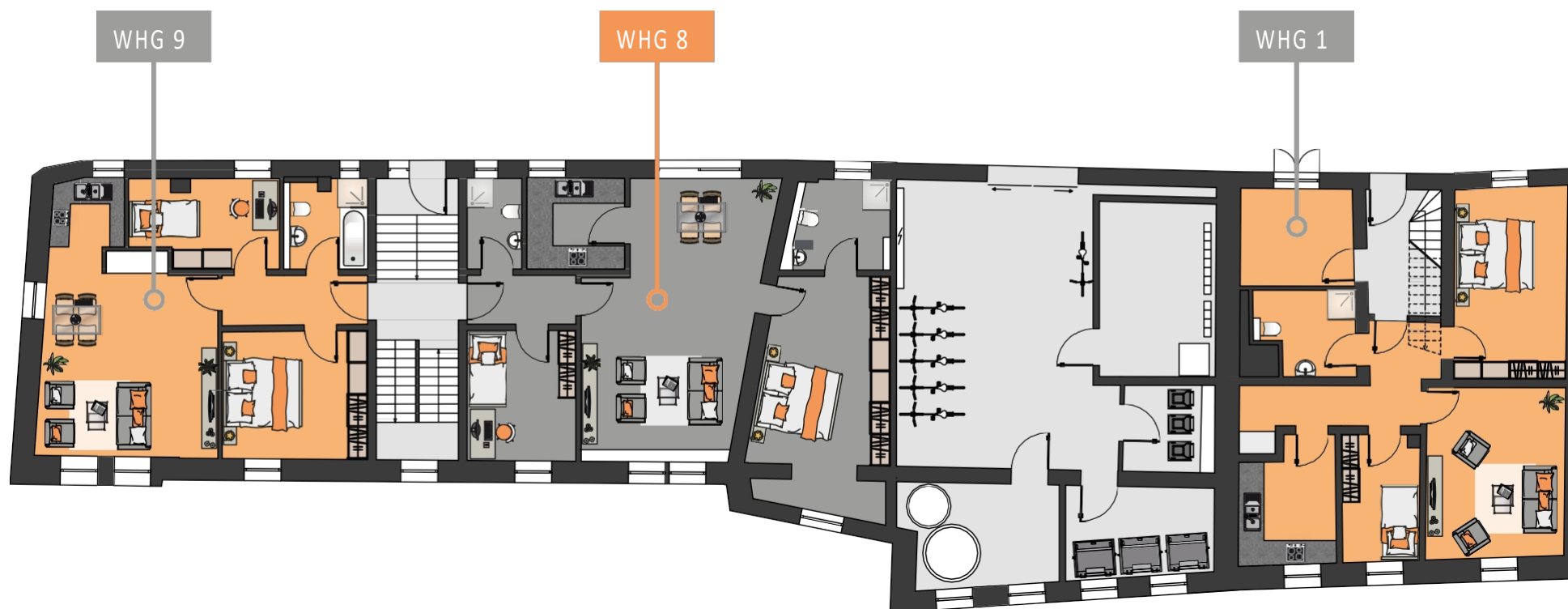
Flats:

Plot size: 456 m²

Flat	1	Refurbished	64,34 m ²
flat	2	Existing	50,97 m ²
Flat	3	Refurbished	95,10 m ²
flat	4	Refurbished	47,10 m ²
flat	5	Existing	50,78 m ²
Flat	6	Refurbished	86,38 m ²
flat	7	Existing	42,15 m ²
Flat	8	Renovated	86,15 m ²
flat	9	Renovated	63,47 m ²
Flat 10		Existing	58,58 m ²
Flat 11		Existing	73,04 m ²
Flat 12		Existing	61,12 m ²

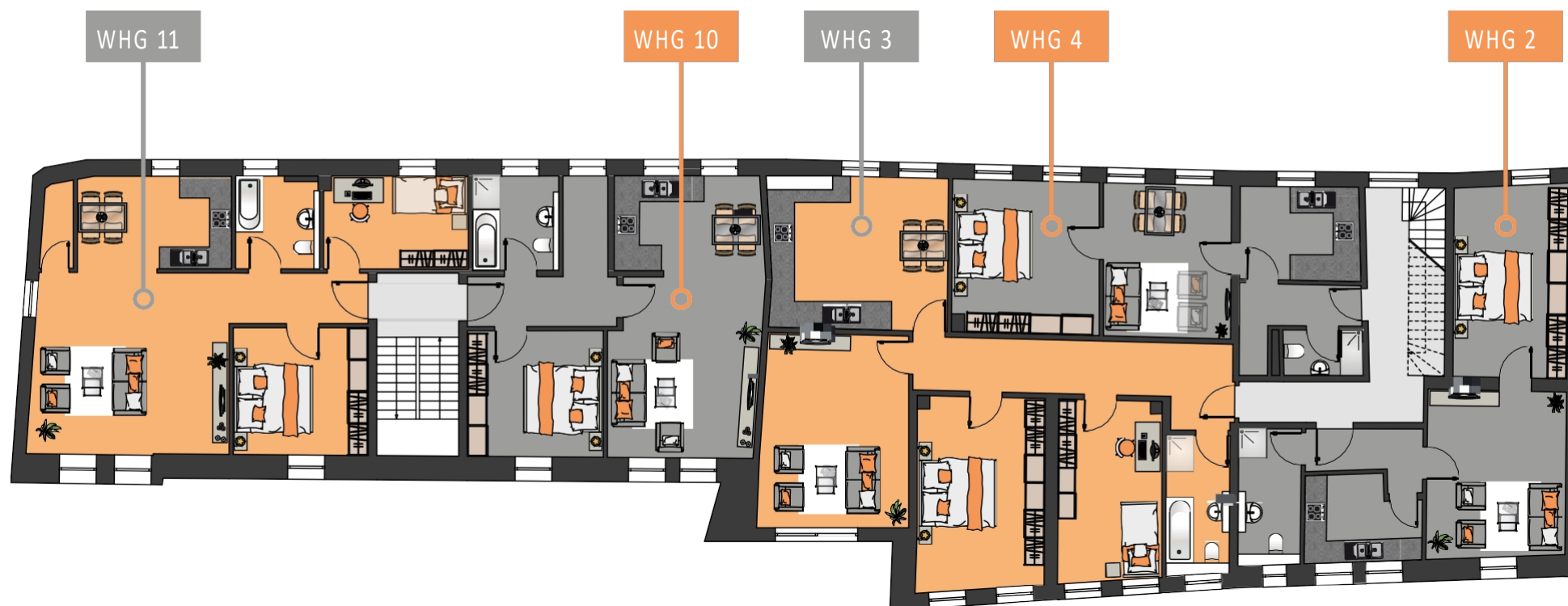


THE FLATS



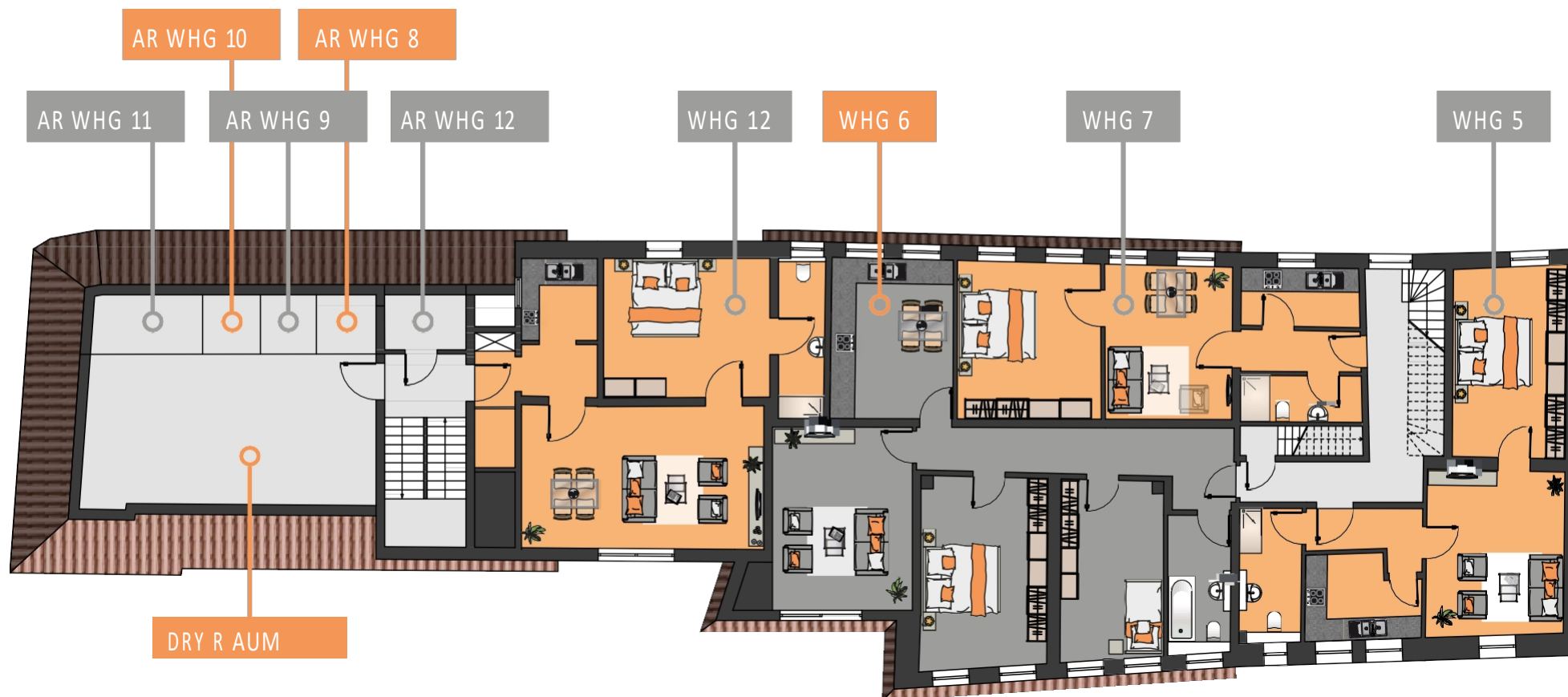
APARTMENT	SIZE E	ROOM
1	64,34 m ²	3
8	86,15 m ²	3
9	63,47 m ²	3

GROUND FLOOR



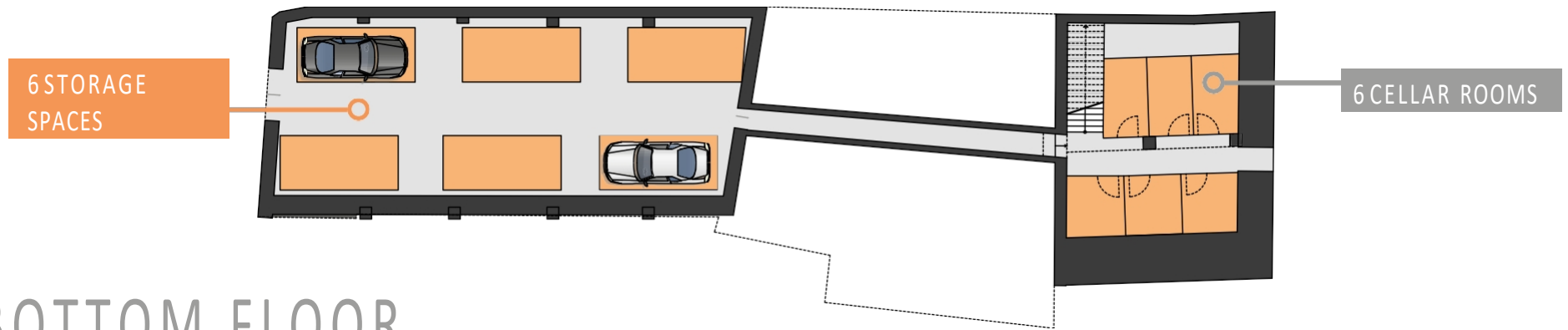
APARTMENT	SIZE E	ROOM
2	50,97 m ²	2
3	95,10 m ²	3
4	47,10 m ²	2
10	58,58 m ²	2
11	73,04 m ²	3

1. UPPER FLOOR

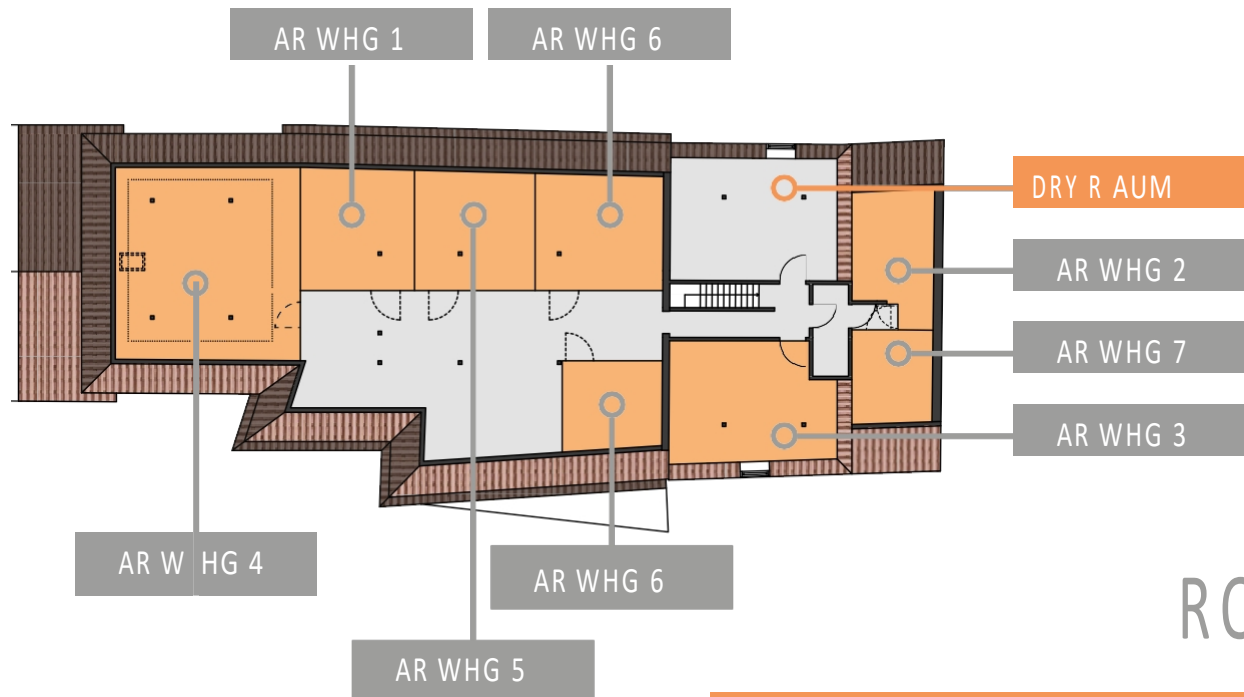


FLAT	SIZE E	ROOM
5	50,78 m ²	2
6	86,38 m ²	3
7	42,15 M ²	2
12	61,12 m ²	2

2. UPPER FLOOR



BOTTOM FLOOR



ROOF FLOOR

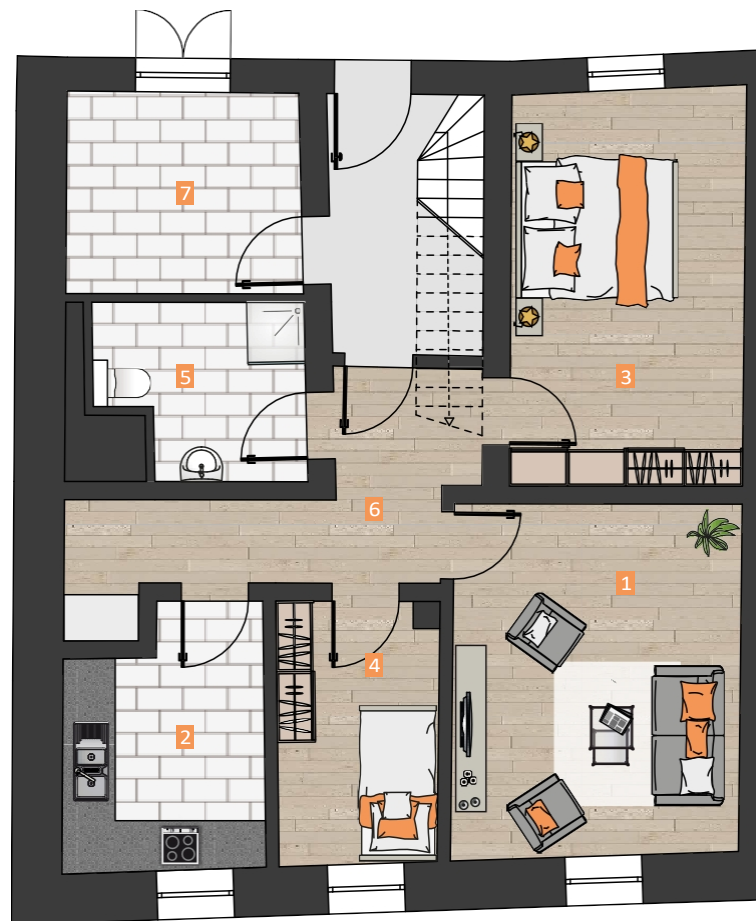


THE BASIC RISES

APARTMENT 1

3 - ROOM APARTMENT | 64 , 34 m² | GROUND FLOOR

1. living room	17,52 m ²
2. kitchen	8,42 m ²
3. bedroom	15,99 m ²
4. Child	7,28 m ²
5. bathroom	5,76 m ²
6. Hallway	9,36 m ²
total	64,34 m ²
7. plus storeroom	4,13 m ²



Scale 1:100
1 m 4 m



APARTMENT 2

2- ROOM APARTMENT | 50.97 m² | 1st FLOOR

1. Living room	17,26 m ²
2. kitchen	6,85 m ²
3. bedroom	16,36 m ²
4. bathroom	6,32 m ²
5. hallway	4,17 m ²
total	50,97 m ²



Scale 1:100



APARTMENT 3

3 - ROOM APARTMENT | 95.10 m² | 1st FLOOR

1. Living room	21,63 m ²
2. kitchen	20,34 m ²
3. bedroom	18,32 m ²
4. Child	13,97 m ²
5. bathroom	6,55 m ²
6. Hallway	14,28 m ²
total	95,10 m ²



Scale 1:100



APARTMENT 4

2- ROOM APARTMENT | 47.10 m² | 1st FLOOR

1. Living room	14,57 m ²
2. kitchen	8,32 m ²
3. bedroom	16,83 m ²
4. Bathroom	2,64 m ²
5. Hallway	4,74 m ²
total	47,10 m ²



Scale 1:100



APARTMENT 5

2- ROOM APARTMENT | 50,78 m² | 2nd FLOOR

1. Living room	17,20 m ²
2. kitchen	6,78 m ²
3. bedroom	16,36 m ²
4. bathroom	6,27 m ²
5. hallway	4,17 m ²
total	50,78 m ²



Scale 1:100



APARTMENT 6

3 - ROOM APARTMENT | 86 , 38 m² | 2nd FLOOR

1. living room	20,18 m ²
2. kitchen	14,78 m ²
3. bedroom	18,32 m ²
4. Child	13,97 m ²
5. bathroom	6,55 m ²
6. Hallway	12,57 m ²
total	86,38 m ²

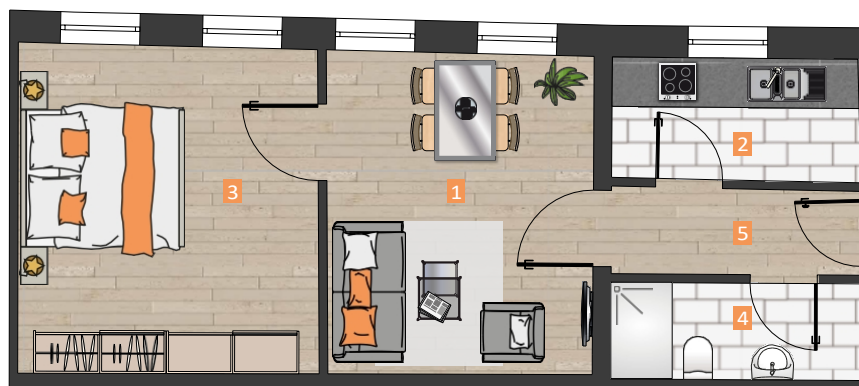


Scale 1:100
1 m 4 m

APARTMENT 7

2-BEDROOM APARTMENT | 42.15 m² | 2nd FLOOR

1. Living room	14,79 m ²
2. kitchen	5,18 m ²
3. bedroom	17,06 m ²
4. bathroom	4,20 m ²
5. hallway	0,92 m ²
total	42,15 m ²



Scale 1:100
1 m 4 m



APARTMENT 8

3 - ROOM APARTMENT | 86,15 m² | GROUND FLOOR

1. living room	32,92 m ²
2. kitchen	6,55 m ²
3. bedroom	10,50 m ²
4. Child	21,95 m ²
5. Bathroom 1	6,71 m ²
6. Bathroom 2	3,64 m ²
7. Hallway	3,89 m ²
total	86,15 m ²



Scale 1:100
1 m 4 m

APARTMENT 9

3 - ROOM APARTMENT | 63.47 m² | GROUND FLOOR

- | | |
|--------------------------|----------------------|
| 1. Living room / kitchen | 29.80 m ² |
| 2. Bedroom | 13,82 m ² |
| 3. Child | 9,18 m ² |
| 4. Bathroom | 5,37 m ² |
| 5. Hallway | 5,30 m ² |
| total | 63,47 m ² |



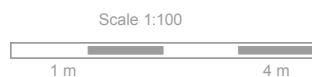
Scale 1:100



APARTMENT 10

2- ROOM APARTMENT | 58,58 m² | 1st FLOOR

1. Living room / kitchen	30.92 m ²
2. Bedroom	12,77 m ²
3. Bathroom	6,04 m ²
4. Hallway	8,86 m ²
Total	58,58 m ²



APARTMENT 11

3-ROOM APARTMENT | 73, 04 m² | 1st FLOOR

- | | |
|--|--|
| 1. Living room /
kitchen /
hallway | 42,80 m ²
12,79 m ² |
| 2. bedroom | 9,92 m ² |
| 3. Child | 5,61 m ² |
| 4. bathroom | 1,92 m ² |
| 5. storeroom | 73,04 m ² |
| Total area | |



Scale 1:100
1 m 4 m



APARTMENT 12

2- ROOM APARTMENT | 61.12 m² | 2nd FLOOR

1. Living room	26,25 m ²
2. kitchen	4,68 m ²
3. bedroom	17,53 m ²
4. bathroom	5,52 m ²
5. hallway	5,38 m ²
6. storeroom	1,77 m ²
Total	61,12 m ²



Scale 1:100



MOVE IN NOW AND
FEEL GOOD

