



 TM

Developing Weese



Dear interested party, dear interested party,

When something new opens up - are you open to new ideas?

TM Property has a history with the JohannisHöfe. Following the extensive upgrading of the existing buildings, we are now embarking on the second phase. We say: Welcome to the new JohannisHöfe complex. Six stunning flats await owner-occupiers, investors and new residents.

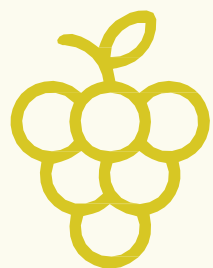
Everything simply fits here! Benefit from the great infrastructure, excellent local amenities and proximity to the historic Bad Kreuznach Neustadt. Enjoy the tranquillity of the charming surroundings with vineyards directly behind the property. The archway shows you the way.

Are you interested? Let yourself be captivated by a real dream home. Enquire about our references and feel free to contact us for comprehensive advice. We are here for you!

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non-binding visual



Johannis HOUSES

JOHANNISSTRASSE 16A BAD
KREUZNACH



non-binding visualisation

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Bad Kreuznach invites you

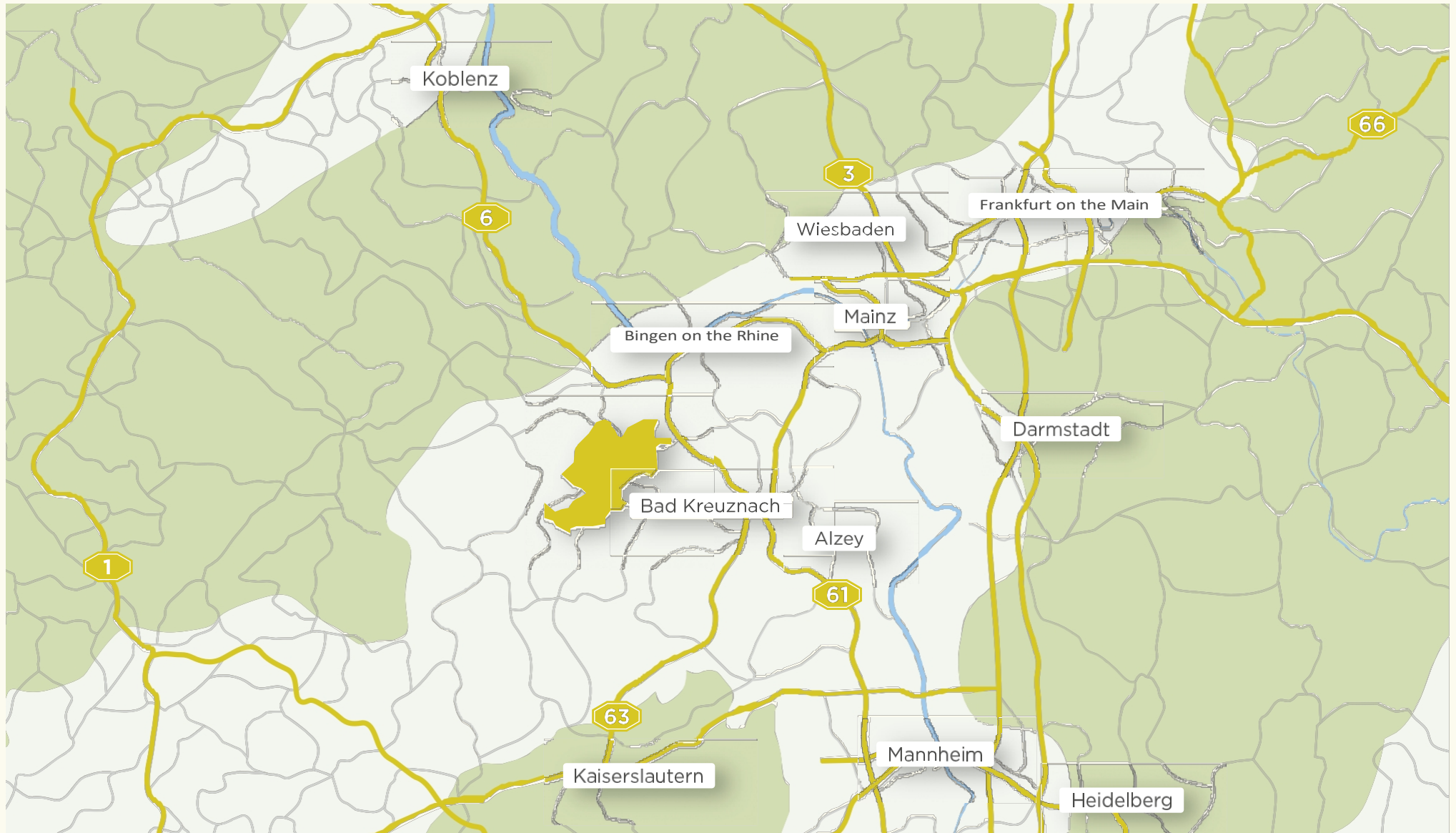
Bad Kreuznach is located in the romantic Nahe Valley, nestled between the Hunsrück and North Palatinate Uplands. The major cities and metropolises of the Rhine-Main region are within easy reach and those who prefer to enjoy nature in their free time will find a real paradise in Bad Kreuznach: Going for a run in the forest with friends - marvellous. Discovering the Rheingrafenstein castle ruins with the family - exciting. Reading a book in the spa gardens on a Sunday - soothing!

And best of all: Bad Kreuznach is a popular health resort with a literally favourable climate. With 1,800 hours of sunshine a year, the region is one of the

sunniest and least rainy regions in Germany. The mild winters and not too hot summers are particularly beneficial. It is not only spa guests who enjoy the pleasant local weather - the people of Bad Kreuznach also know that they have it good. The mild temperatures favour large-scale viticulture, and over the centuries an attractive cultural and culinary landscape has developed that stands for maximum quality of life.

By train

... to Bingen am Rhein in 20 minutes ... to Mainz in 30 minutes ... to Frankfurt in 65 minutes



By car

... to Bingen am Rhein in 20 minutes ... to Wiesbaden and Mainz in 35 minutes ... to Frankfurt, Darmstadt and Mannheim in 60 minutes

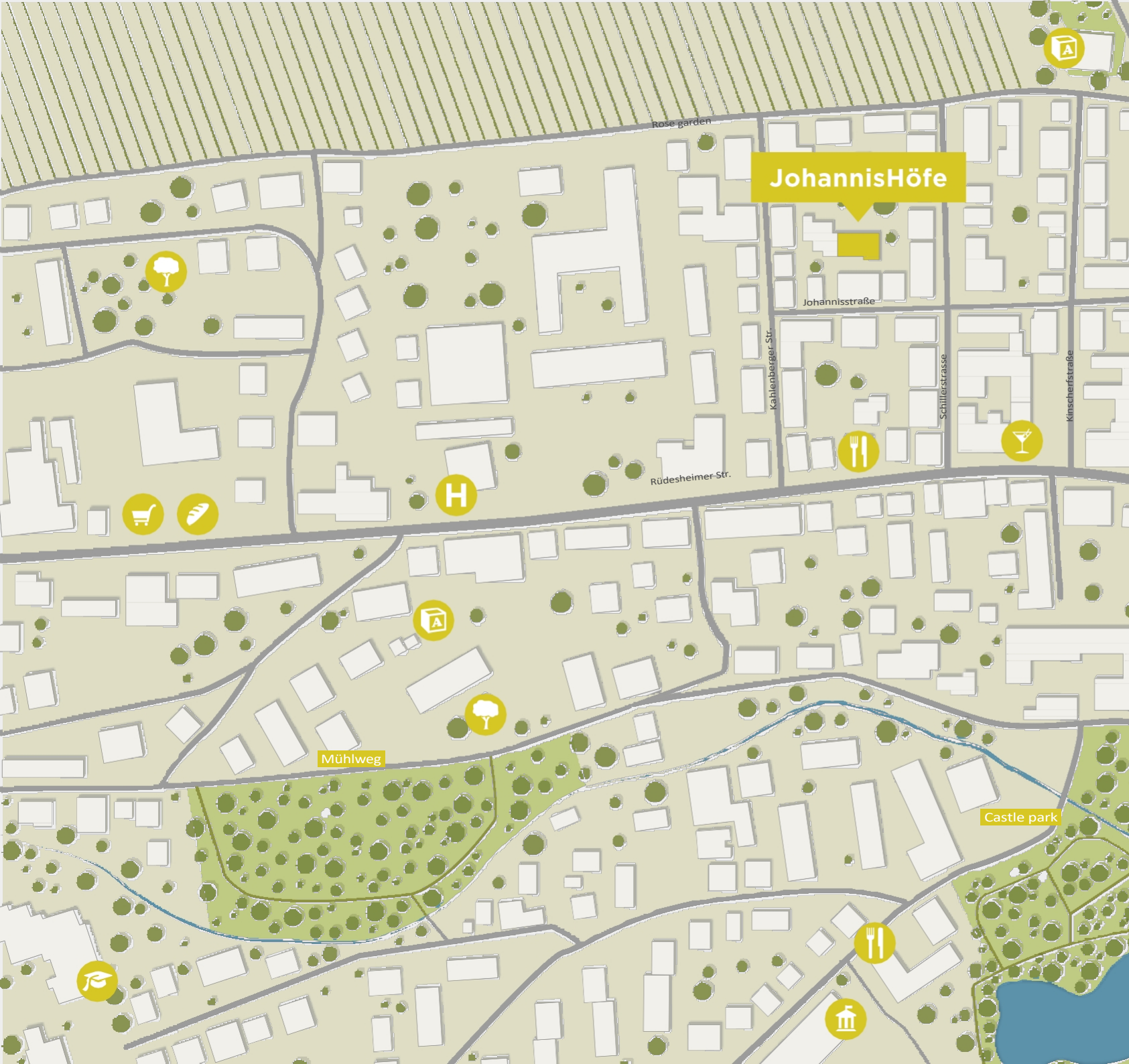
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
Bad Kreuznach is a popular spa town and offers every opportunity to enjoy life to the full as a place to live. Just under 51,000 people live in the town on the Nahe and the sense of community is palpable everywhere: there is a high level of involvement in clubs and sports - children grow up here in a protected environment and "Die Mühle", a youth and cooperation centre, is always launching strong activities for young people that prevent boredom from arising in the first place.

Johannisstrasse is located in the western part of the city and yet outstandingly rated restaurants, good schools, kindergartens, doctors and all facilities for daily needs can be reached within a few minutes. Another plus point is the strong local economy: Not only is viticulture dominant, but the skilled trades also have full order books. On top of this, Bad Kreuznach is home to small and medium-sized companies as well as the world-famous tyre manufacturer Michelin. Together, the local companies offer a wide range of jobs in a wide variety of sectors.

Wonderful: You live at Johannisstraße 16A in the immediate vicinity of the Schlosspark. The city's largest park at the foot of the Kauzenberg has a magic that no visitor can escape. Discover a large number of rare tree species that are well over 100 years old, several exciting museums and a cosy café.





-  Supermarket and drugstore
-  Restaurant
-  Playground
-  Kindergarten
-  All-day special school
-  Museums in the manor
-  Music bar
-  Bus stop
-  Bakery
-  Hospital 2.2 km
-  Railway station 1.8 km
-  City centre 1.4 km
- 



/Q Weiugüseç

Time and again, the region produces wines that have been honoured by recognised juries. Wine with character, wine to savour and a craft that you would like to learn more about.

Take a look behind the scenes! The art of wine production can best be experienced at a farm festival:

Gemünden Winery Brückes
33
55545 Bad Kreuznach

Paul Anheuser Winery
Hofgartenstraße 4
55545 Bad Kreuznach

Anton Finkenauer Winery Rheingrafenstraße 15
55543 Bad Kreuznach

Pouring fine wines

There are more than 70 wineries in Bad Kreuznach and the surrounding area. In many places, the historical flair of the traditional wine-growing region is still authentically preserved and wineries invite visitors to enjoy tastings. The range is impressive: Whether Riesling, Müller-Thurgau and Silvaner or classic reds such as Dornfelder, Pinot Noir and Regent - beginners and connoisseurs alike are spoilt for choice here. A special highlight is the large wine festival in the Bad Kreuznach spa gardens. Over three days in early summer, expert winegrowers present award-winning wines that delight visitors with plenty of fruit and fine acidity.

This is accompanied by good music and entertainment as well as selected culinary delights: tarte flambée, flamed salmon, cheese and juicy steaks. Here you can meet up with friends and make new contacts, talk to wine experts and experience a vibrant vine culture up close. After all, good wine is a matter of honour and an important figurehead of the region as part of its identity. Increasingly important are cultivation methods that now also produce wines in organic quality. Special grape varieties are particularly resistant to external influences and also have exciting new flavours, such as the innovative Solaris variety. Are you ready to embark on a gourmet journey through the region?



Clean. Fresh. Chaeakseeissisch.

So special - and yet so familiar. The new buildings at Johannishöfe blend in perfectly with the existing buildings. The uncluttered architecture is characteristically modern and yet blends in seamlessly with the look of the old building complex. Buyers and residents can expect nothing but pure quality - from the spacious underground car park to the unmistakable mansard roof.

The vineyard in the immediate vicinity of the property reminds residents every day anew that they have found a home in a true oasis. And where idyll is at home, quality living is a must. That's why there are six attractive hideaways for couples, singles and small families. All of them are furnished to a high standard, intelligently designed and inspiringly cosy.

With spacious balconies and terraces, ample storage space in your own cellar compartment and underground parking spaces, the Johannishöfe fulfil the highest standards of modern living. Master your everyday life in an environment that offers you the perfect conditions to do so.





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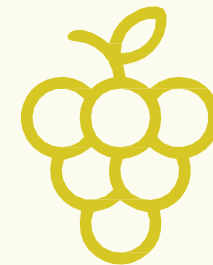
My Plasz to feel good in

Living space: approx. 534

m² Apartments: 6

Flat 1	3-room	96,38 m ²
Flat 2	3-room	87,35 m ²
Flat 3	3-room	92,38 m ²
Flat 4	3-room	87,63 m ²
Flat 5	3-room	89,13 m ²
Flat 6	3-room	81,27 m ²

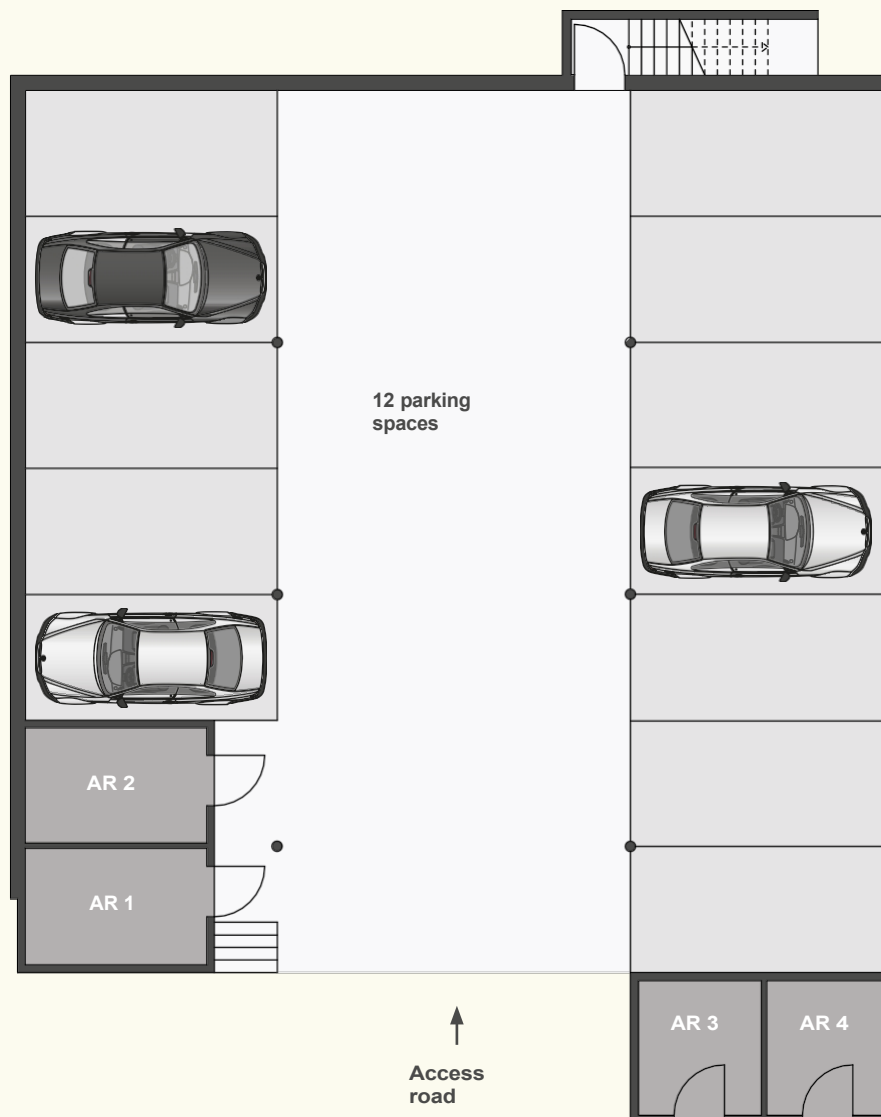




JEWEL IN
AN URBAN
IDYLL.

Uuseegeschæpss house 16a

Storage room 1	8,23 m ²
Storage room 2	8,11 m ²
Storeroom 3	6,47 m ²
Storeroom 4	6,47 m ²



Ground floor house 16a

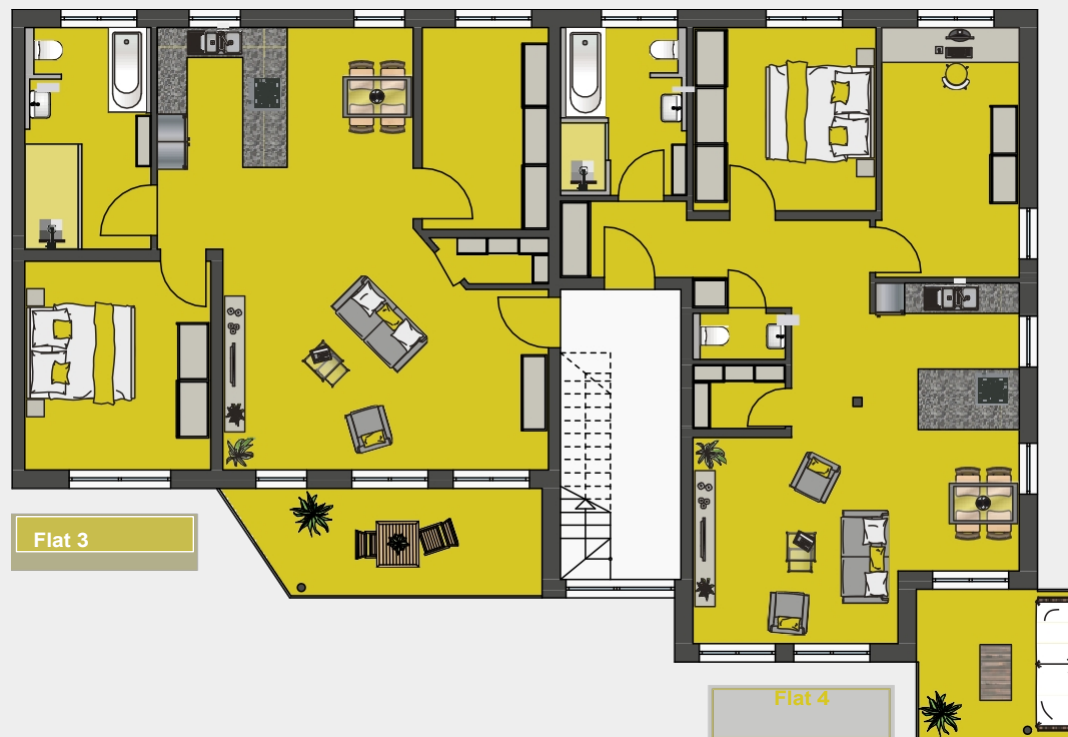


Flat 1	3-room	terrace	96,38 m ²
Flat 2	3-room	terrace	87,35 m ²

Scale 1:150



Obeegeschpss House 16a



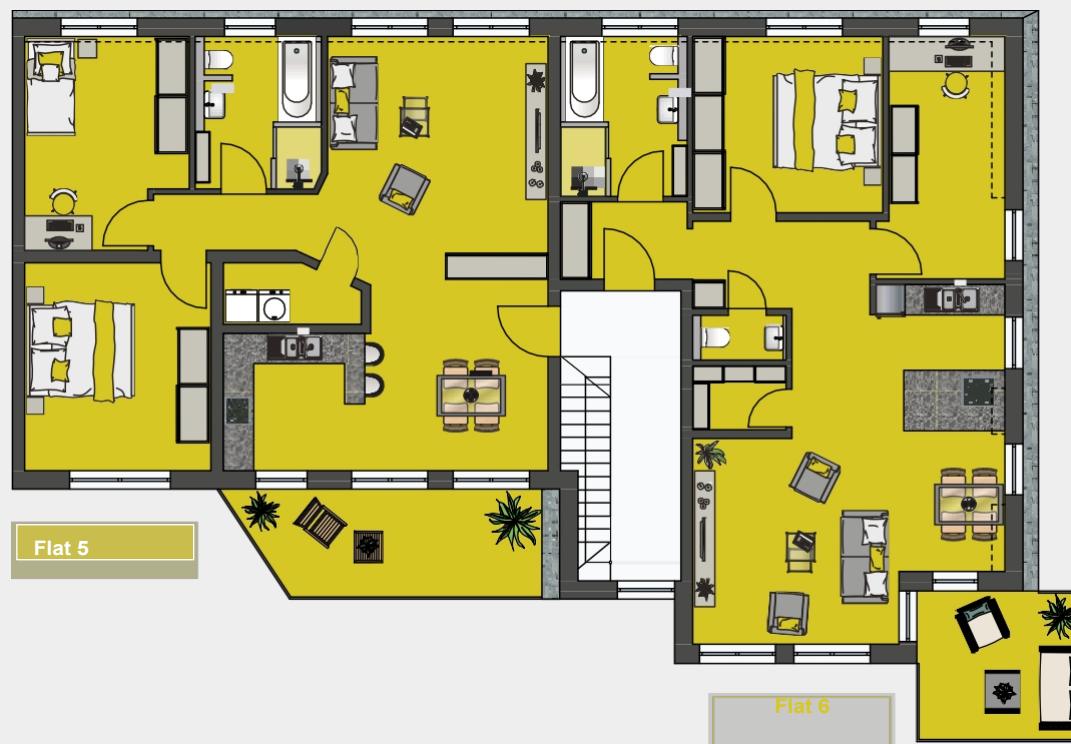
Flat 3	3-room	balcony	92,38 m ²
Flat 4	3-room	balcony	87,63 m ²

Scale 1:150



Attic storey

House 16a



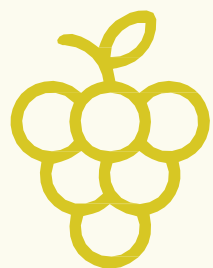
Flat 5	3-room	balcony	89,13 m ²
Flat 6	3-room	balcony	81,27 m ²

Scale 1:150





non-binding visualisation



Johannis HOUSES

LIVING WITH STYLE



non-binding visualisation





Details make the difference

It's the little things that make everyday life perfect. An everyday life of quiet hours - but also of hours in the best company. Receive your guests after a glance through the intercom system with video function. The welcome is warm. Who needs slippers when the underfloor heating keeps your soles warm?

Show your visitors into the open-plan dining and living area. Let your guests marvel at the bright rooms and enjoy the marvellous view of the picturesque surroundings. Serve chilled drinks on the balcony and toast to life together.

And when the evening slowly draws to a close, you will realise with satisfaction: Neither a fine restaurant nor a chic bar can compete with the benefits of a cosy home away from home.

The highlights at a glance:

- ' Floors with underfloor heating and high-quality parquet or vinyl
- ' Balconies or terraces on each residential unit
- ' Branded bathroom fittings from Villeroy & Boch or equivalent
- ' Intercom system with video function
- ' High-quality fitted guest WCs with LED downlights
- ' Cellar compartment and up to two underground parking spaces per flat
- ' Electronically controllable aluminium roller shutters

Non-binding visualisation



Gruudeisse

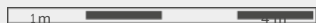
Mic the view of the geapße Gauze.

Apartment 1

3-room apartment | 96.38 m² | Ground floor

1.	Living room / kitchen	48,59 m ²
2.	bedroom	15,06 m ²
3.	bathroom	10,89 m ²
4.	HWR	1,71 m ²
5.	storeroom	9,87 m ²
6.	Terrace I (50 %)	6,25 m ²
7.	Terrace II (50 %)	4,00 m ²
Total area		96,38 m ²

Scale 1:100

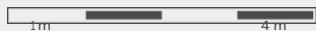


Wøphuuug 2

3-room apartment | 8/.35 m² | Ground floor

1.	Living room / kitchen	45,53 m ²
2.	bedroom	13,10 m ²
3.	Study	13,47 m ²
4.	bathroom	8,24 m ²
5.	WC	1,66 m ²
6.	HWR	0,56 m ²
7.	Terrace (50 %)	4,78 m ²
total		87,35 m²

Scale 1:100



Wøphuuug 3

3-room apartment | 92.38 m² | Upper floor

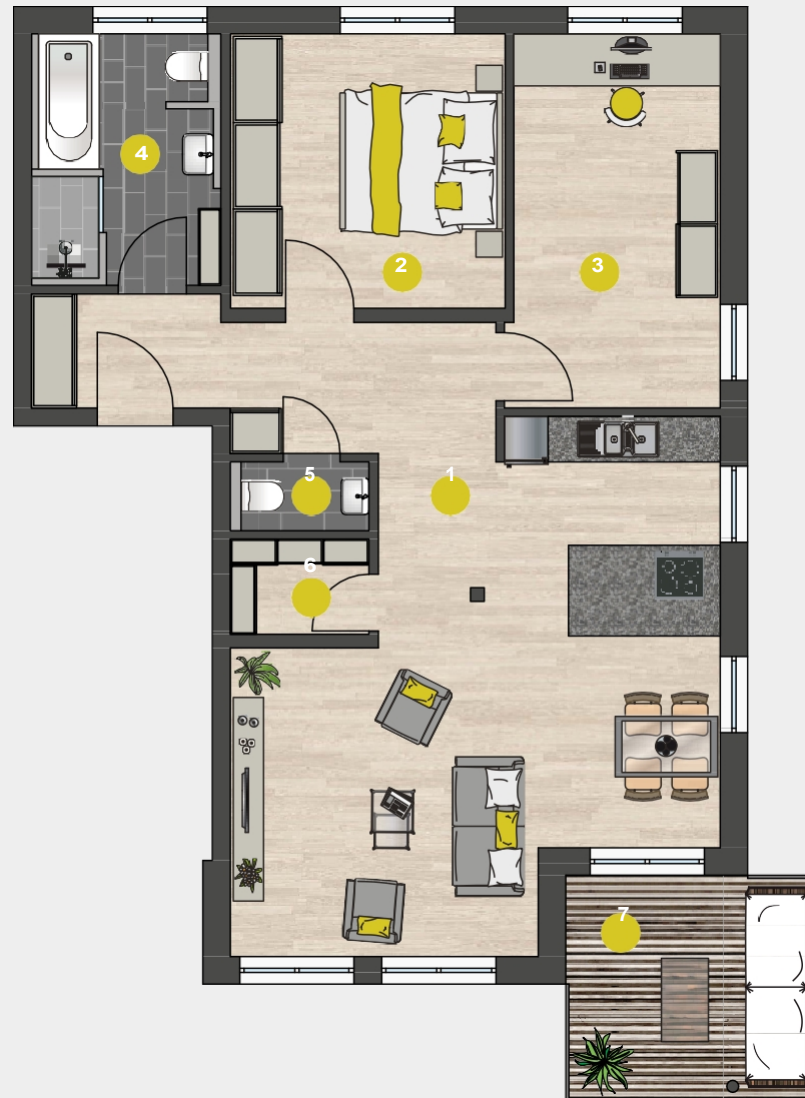
1.	Living room / kitchen	48,59 m ²
2.	bedroom	15,06 m ²
3.	bathroom	10,89 m ²
4.	HWR	1,71 m ²
5.	storeroom	9,87 m ²
6.	Balcony (50 %)	6,25 m ²
Total area		92,38 m ²



Wohnung 4

3-room apartment | 87.63 m² | Obgeschoss

1.	Living room / kitchen	45,53 m ²
2.	bedroom	13,10 m ²
3.	Study	13,47 m ²
4.	bathroom	8,24 m ²
5.	WC	1,66 m ²
6.	UTILITY ROOM	0,56 m ²
7.	Balcony (50 %)	5,07 m ²
Total living space		87,63 m²



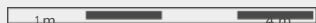
Wøphuuug 5

3-room apartment | 89.13 m² | Attic floor

1.	Living room / kitchen	45,39 m ²
2.	bedroom	15,07 m ²
3.	Children's room	12,32 m ²
4.	bathroom	7,16 m ²
5.	HWR	2,95 m ²
6.	Balcony (50 %)	6,25 m ²
Total living space		89,13 m²



Scale 1:100



Wøphuuug 6

3-room apartment | 81.2/ m² | Attic storey

1.	Living room / kitchen	42,43 m ²
2.	bedroom	12,57 m ²
3.	Study	9,76 m ²
4.	bathroom	7,58 m ²
5.	WC	1,60 m ²
6.	UTILITY ROOM	2,26 m ²
7.	Balcony (50 %)	5,07 m ²
Total living space		81,27 m²





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