

# ADLER STREET



EXCLUSIVE FLATS IN OLD  
BUILDINGS BETWEEN NERO  
VALLEY  
AND HISTORIC FUNFECK"



# ADLER STREET 55

## WELCOME!

We are delighted to present a real gem of an old building in the charming Bergkirchen neighbourhood between Nero Valley and Fünffeck.

We give properties a new and timeless look, focussing on old buildings and listed buildings. Through extensive and high-quality revitalisation measures, we enable the original charm to be given a new look.

17 units with 1 to 3 rooms and ideally designed layouts to suit a wide range of prospective tenants: whether investors or owner-occupiers

The revitalisation includes important value-enhancing measures, which you will discover within this exposé. The existing connections and location within what is probably Germany's most sought-after region, the Rhine-Main area, will do the rest.

Let yourself be captivated by a real dream home. Enquire about our references and contact us for comprehensive advice.





BEAUTIFUL  
LIVING IN THE  
CENTRE OF THE  
WONDERFUL  
BERGKIRCHEN  
DISTRICT





## LOCATION

The property is located in the heart of the city of Wiesbaden, with an attractive infrastructure and connections in all directions. The state capital is located in one of the most economically successful regions in Germany, the Rhine-Main area. Larger cities such as Frankfurt and Mainz are within easy reach. The connections to Frankfurt International Airport and the federal motorway axes are excellent.



# THE LOCA TION

## MICROLOCATION

The beautiful Bergkirche district is located between the Nero valley and the historic pentagon. A neighbourhood where you want to live and work, central and well connected, with small cafés, supermarkets, playgrounds, kindergartens and much more.



### RESTAURANT / BARS / CAFES

1. Eden Cafe Bistro
2. Manoamano Bar
3. Gishii (Sushi & Grill)
4. Dale's Cake
5. Alex
6. Harput

### SHOPPING

7. Pedestrian zone with various shops
8. Rewe
9. Dries bakery

### PARKS / PLAYGROUNDS

10. Old cemetery
11. Rothstraße playground
12. Schwalbacher Straße playground

### SCHOOLS / DAY CARE CENTRES

13. IGS Kastellerstraße
14. Modern Vocal School
15. Schwalbacher Straße children's centre

### PHARMACIES

16. Oranien Pharmacy
17. Taunus Pharmacy







# PLANNED MEASURES

## COMMON PROPERTY

- / NEW ROOF COVERING IN THE REAR BUILDING
- / REPLACEMENT OF THE WINDOWS IN THE REAR BUILDING
- / STAIRCASE RENOVATION AND REDESIGN (VH AND HH)
- / RENOVATION OF THE WALLS, CEILINGS AND FLOORS  
IN THE FLATS IN THE HH

## APARTMENTS

- / NEW ELECTRICS IN THE SEPARATE AND COMMON PROPERTY IN THE HH
- / NEW SANITARY FACILITIES/EQUIPMENT
- / RENEWAL OF THE ENERGY SUPPLY (HEATING)
- / NEW LIGHTING CONCEPT IN THE INNER COURTYARD
- / REPLACEMENT OF THE HOUSE/FLAT ENTRANCE DOORS

# THE RESULT

- / HIGH-QUALITY LIVING IN THE CENTRE OF WIESBADEN
- / MODERN OLD BUILDING STYLE
- / LIGHT-FLOODED LIVING SPACES
- / CHARMING HOME IN A POPULAR  
NEIGHBOURHOOD



EXEMPLARY PRESENTATION



# FACTS AND FIGURES

TYP	Apartment block 17
E UNITS	Front building: 7 flats Rear building: 9 flats Middle building: 1 commercial unit
USABLE LIVING SPACE PLOT AREA	851.31 m² l of which 72.07 m² commercial 630 m²
YEAR OF CONSTRUCTION	approx. 1900 (refurbishment 2021/2022)

This apartment block is already a real eye-catcher in the style of Wiesbaden's unique residential charm and consists of a total of 16 flats and 1 commercial unit. Initially, 9 units in the rear building will be extensively refurbished with great attention to detail, giving them a new, exclusive and elegant splendour.

We are delighted to present this Wiesbaden gem, Adlerstrasse 55, and to be able to create a pleasant living experience for you.





9

EXPENSES  
RENOVATIONS

# UNITS

17

1

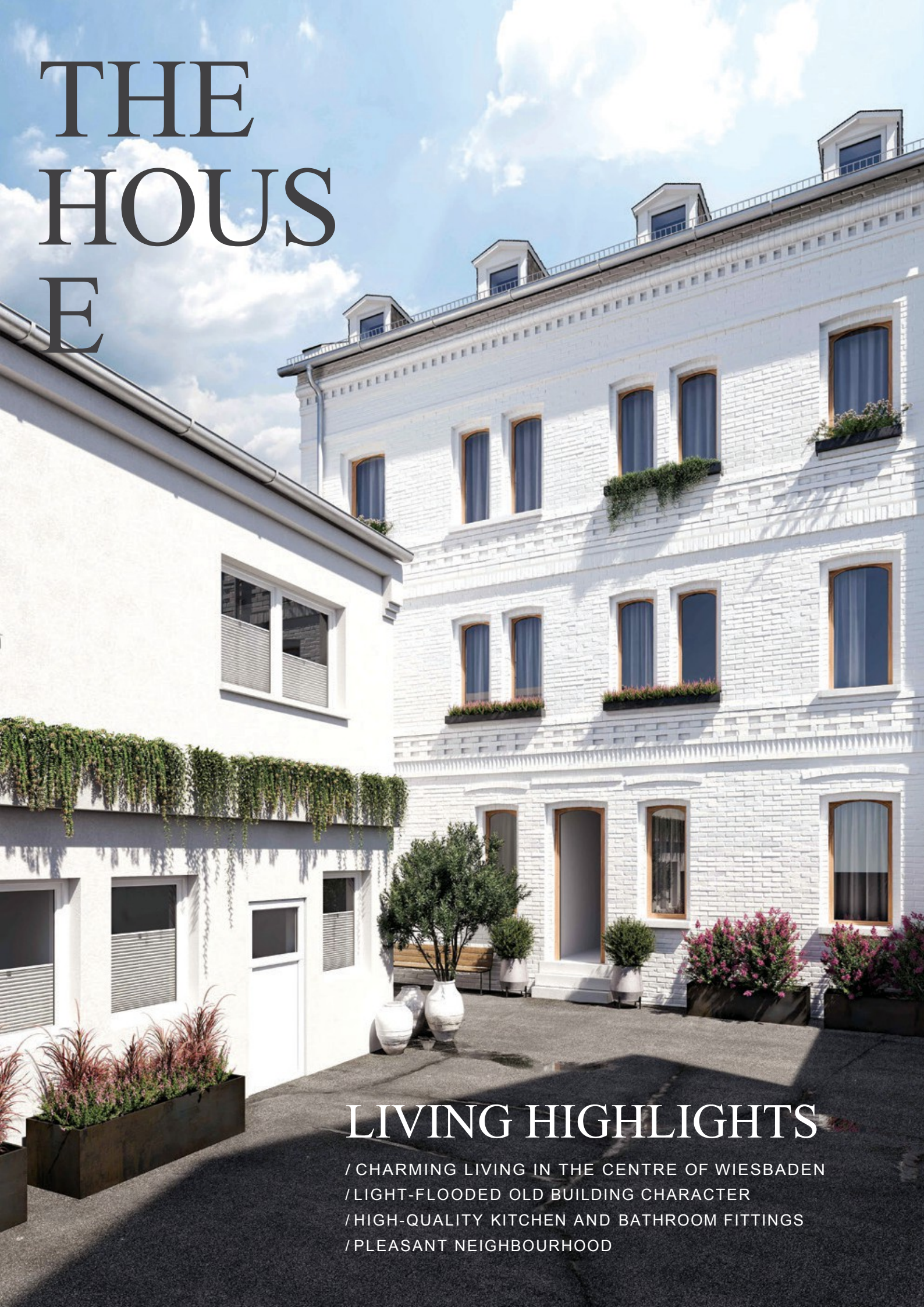
REAL OLD BUILDING HIGHLIGHT

851,31

SQUARE METRE  
FINEST LIVING SPACE



# THE HOUSE



## LIVING HIGHLIGHTS

- / CHARMING LIVING IN THE CENTRE OF WIESBADEN
- / LIGHT-FLOODED OLD BUILDING CHARACTER
- / HIGH-QUALITY KITCHEN AND BATHROOM FITTINGS
- / PLEASANT NEIGHBOURHOOD

The residential building consists of a front and rear building as well as a small middle section. Of a total of 17 units, 9 residential units in the rear building are now being revitalised and given a new, modern look. The façade of the front and rear buildings will be given a new colour scheme including repair/plastering work, new floor heating systems will be installed and the roof of the rear building will be renewed. The electricity and water pipes will be successively replaced and the 9 flats completely revitalised.

The property is located in the heart of the city of Wiesbaden, with an attractive infrastructure and connections in all directions. Go to the cinema, have a nice meal, meet up with friends, visit an exhibition - all within easy walking distance of the city centre.

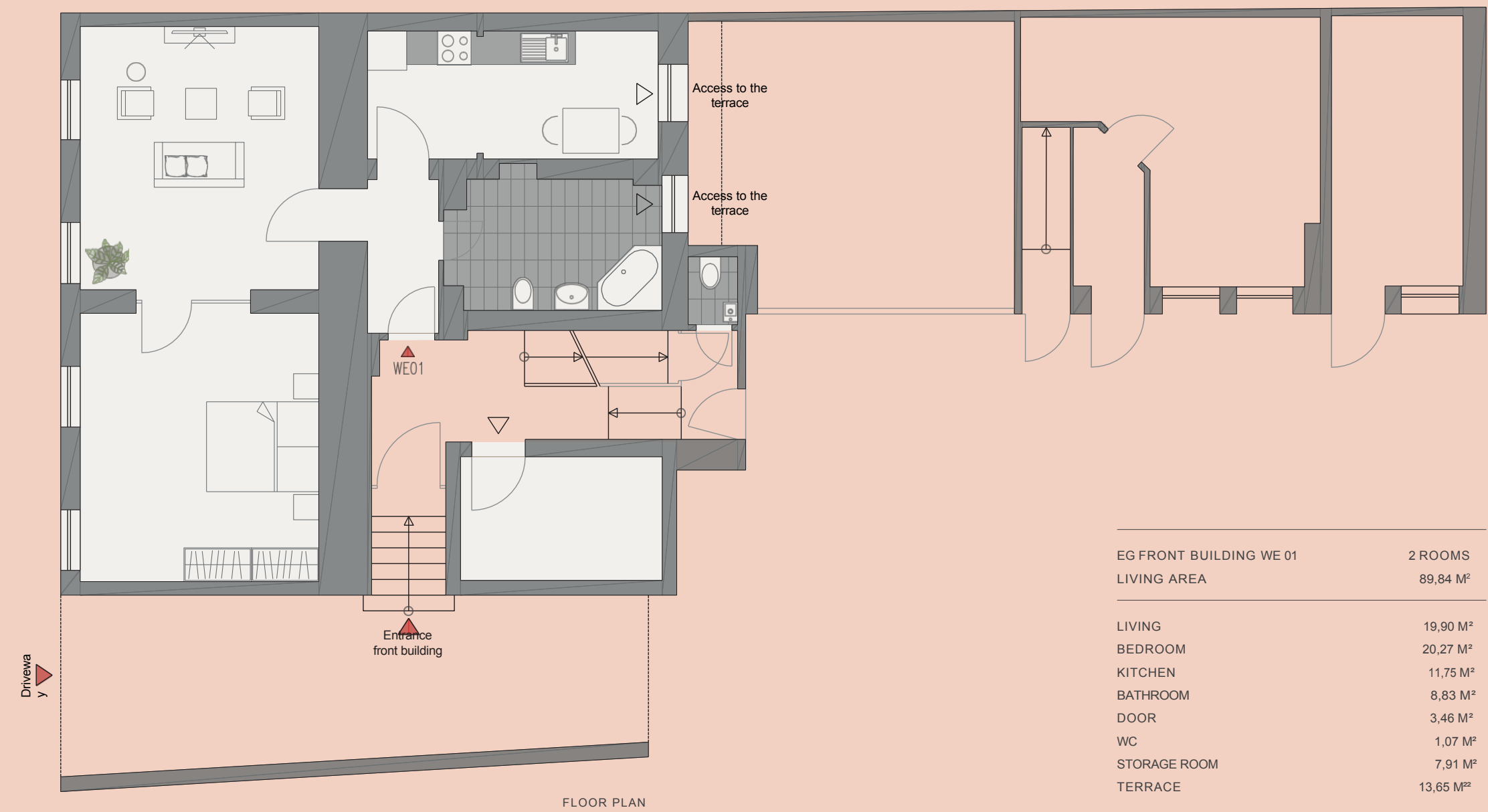
The state capital is located in one of Germany's most economically successful regions, the Rhine-Main area. The vibrant banking city of Frankfurt am Main and the university city of Mainz can be reached in just a few minutes by car or public transport. Frankfurt International Airport and the motorway axes are within easy reach.

# Adlerstrasse 55



# FLAT 01

GROUND FLOOR    FRONT HOUSE



EG FRONT BUILDING WE 01	2 ROOMS
LIVING AREA	89,84 M <sup>2</sup>
LIVING	19,90 M <sup>2</sup>
BEDROOM	20,27 M <sup>2</sup>
KITCHEN	11,75 M <sup>2</sup>
BATHROOM	8,83 M <sup>2</sup>
DOOR	3,46 M <sup>2</sup>
WC	1,07 M <sup>2</sup>
STORAGE ROOM	7,91 M <sup>2</sup>
TERRACE	13,65 M <sup>2</sup>



FLOOR PLAN



1. UPPER FLOOR      FRONT HOUSE

# APARTMENT 02+ 03



1ST FLOOR FRONT BUILDING WE 02	2 ROOMS
LIVING AREA	47,75 M²
LIVING AREA	23,42 M²
SLEEPING	11,01 M²
KITCHEN	5,86 M²
BATHROOM	2,15 M²
DOOR	4,25 M²
WC	1,06 M²
1ST FLOOR FRONT BUILDING WE 03	3 ROOMS
LIVING AREA	61,53 M²
LIVING AREA	13,28 M²
EATING	11,14 M²
SLEEPING	11,10 M²
KITCHEN	13,63 M²
BATHROOM	8,61 M²
DOOR	3,77 M²

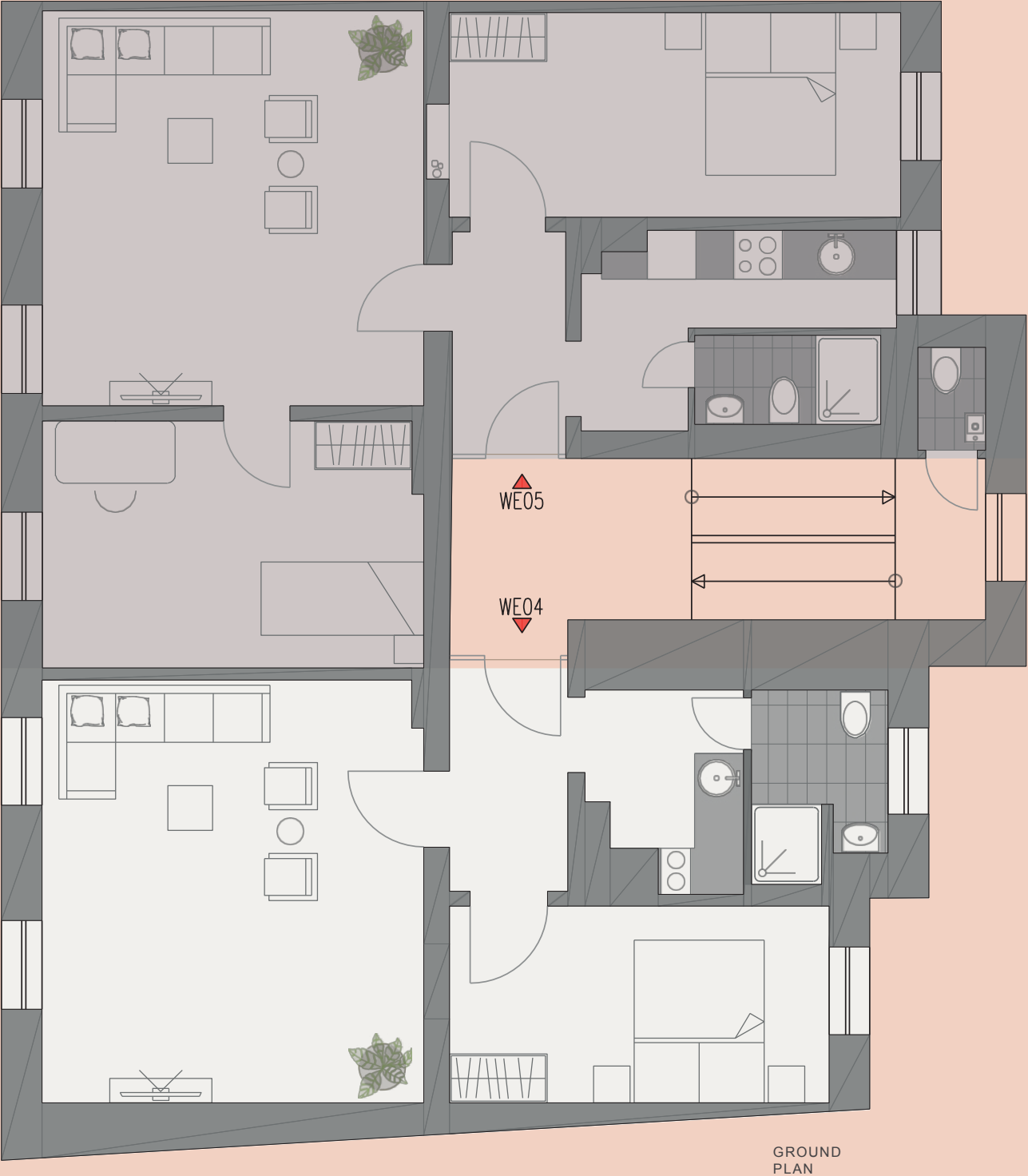


2. UPPER-FLOOR    FRONT HOUSE

# FLAT 04 + 05

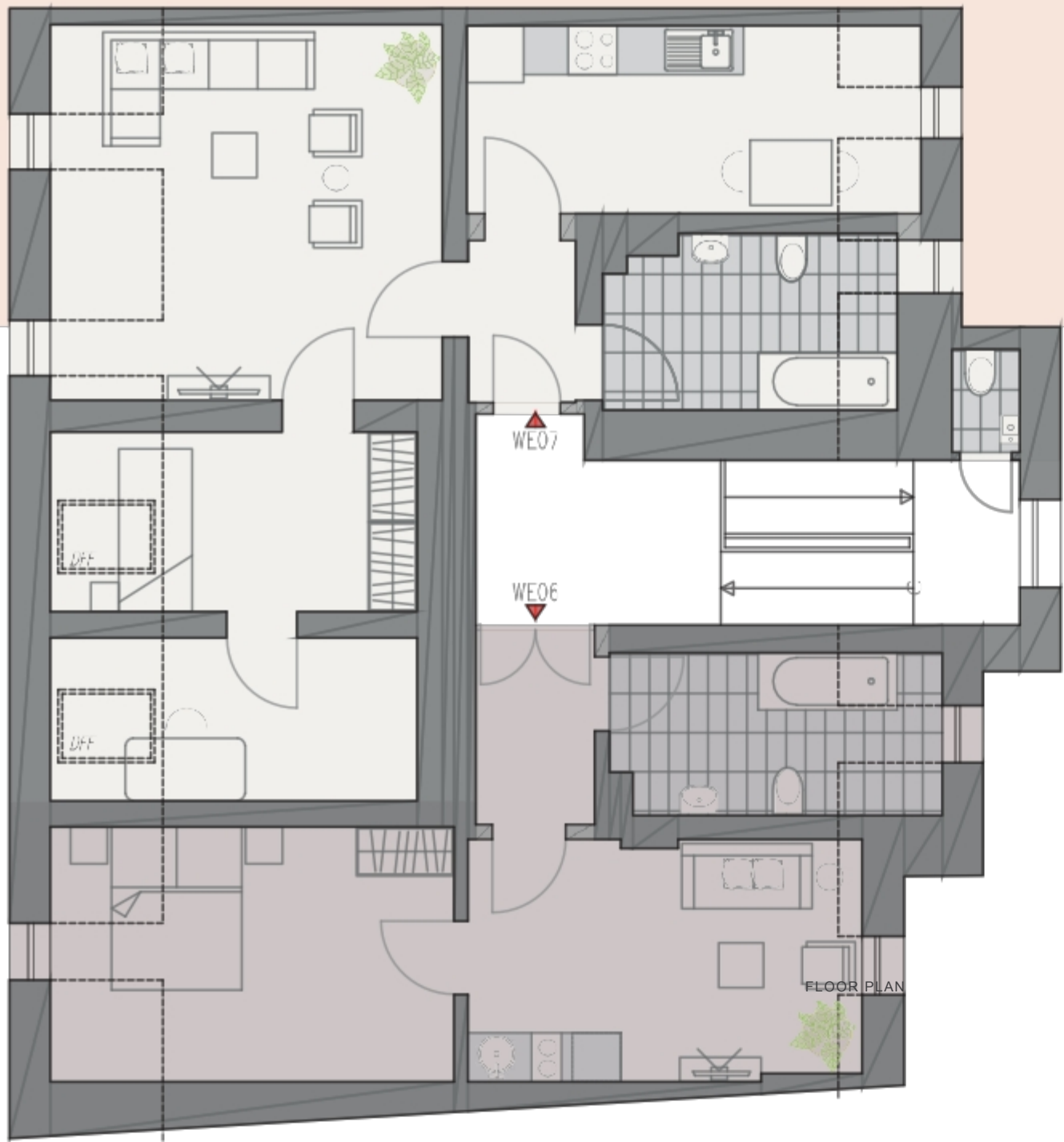


2ND FLOOR FRONT BUILDING WE 04		2 ROOMS		2ND FLOOR FRONT BUILDING WE 05		3 ROOMS	
LIVING AREA		48,68 M²		LIVING AREA		63,59 M²	
LIVING AREA		24,33 M²		LIVING AREA		22,81 M²	
SLEEPING		11,31 M²		ROOMS		14,14 M²	
KITCHEN		4,22 M²		BEDROOM		14,25 M²	
BATHROOM		3,61 M²		KITCHEN		6,04 M²	
DINING ROOM		4,15 M²		BATHROOM		2,51 M²	
WC		1,06 M²		DILE		3,84 M²	



# FLAT 06 + 07

ATTIC    FRONT HOUSE



DG FRONT HOUSE WE 06	2 ROOMS
LIVING AREA	39,48 M <sup>2</sup>
LIVING / KITCHEN	13,89 M <sup>2</sup>
ROOM	13,83 M <sup>2</sup>
BATHROOM	7,20 M <sup>2</sup>
DETAILS	3,50 M <sup>2</sup>
WC	1,06 M <sup>2</sup>

DG FRONT BUILDING WE 07	3 ROOMS
LIVING AREA	57,65 M <sup>2</sup>
LIVING AREA	19,96 M <sup>2</sup>
CHILD	8,41 M <sup>2</sup>
WORKING	7,64 M <sup>2</sup>
KITCHEN	12,02 M <sup>2</sup>
BATHROOM	6,99 M <sup>2</sup>
DETAILS	2,63 M <sup>2</sup>



# APARTMENT

## 08+ 09+ 16

GROUND FLOOR      BACK HOUSE

### HIGHLIGHTS

KITCHEN OUTFITTER  
GERMAN SPECIALISED KITCHEN COMPANY  
BATHROOM FITTINGS  
HANS GROHE, KALDEWEI,  
VILLEROY & BOCH OR EQUIVALENT

OUR CONCEPT FOR YOU:  
/ Floor plan adaptation  
/ New construction of the bathroom  
/ Renewal of the floor covering  
/ Renovation of walls and ceilings  
/ Renovation of the kitchen  
/ New colour scheme and repainting



FLOOR PLAN

EG REAR BUILDING WE 08	1ROOM
LIVING AREA	34,68 M²
ROOM	21,00 M²
KITCHEN	7,20 M²
BATHROOM	5,30 M²
WC	1,18 M²

GROUND FLOOR REAR BUILDING WE 09	1ROOM
LIVING AREA	45,91 M²
ROOM	22,47 M²
KITCHEN	13,91 M²
BATHROOM	7,59 M²
LADY	1,94 M²

EG REAR BUILDING WE 16	1ROOM
LIVING SPACE/USABLE AREA	34,05 M²
ROOM	28.14 M²
2. BATHROOM	5.91 M²

FLOOR PLAN



1. UPPER-FLOOR      BACK HOUSE

# APARTMENT

## 10+ 11

## HIGHLIGHTS

KITCHEN FITTERS  
GERMAN SPECIALIST KITCHEN COMPANY  
BATHROOM FITTERS  
HANS GROHE, KALDEWEI,  
VILLEROY & BOCH OR EQUIVALENT

OUR CONCEPT FOR YOU:  
/ Floor plan adaptation  
/ New construction of the bathroom  
/ Renewal of the floor covering  
/ Renovation of walls and ceilings  
/ Renovation of the kitchen

1ST FLOOR REAR BUILDING WE 10	2 ROOMS
LIVING AREA	38,99 M²
ROOM 1	11,65 M²
ROOM 2	13,66 M²
KITCHEN	7,20 M²
BATHROOM	5,30 M²
WC	1,18 M²

1. OG REAR BUILDING WE 11	3 ROOMS
LIVING AREA	45,68 M²
ROOM 1	13,84 M²
ROOM 2	5,85 M²
ROOM 3	12,23 M²
BATHROOM	3,51 M²
KITCHEN	7,13 M²
DIAELE	3,12 M²



# APARTMENT 12+ 13

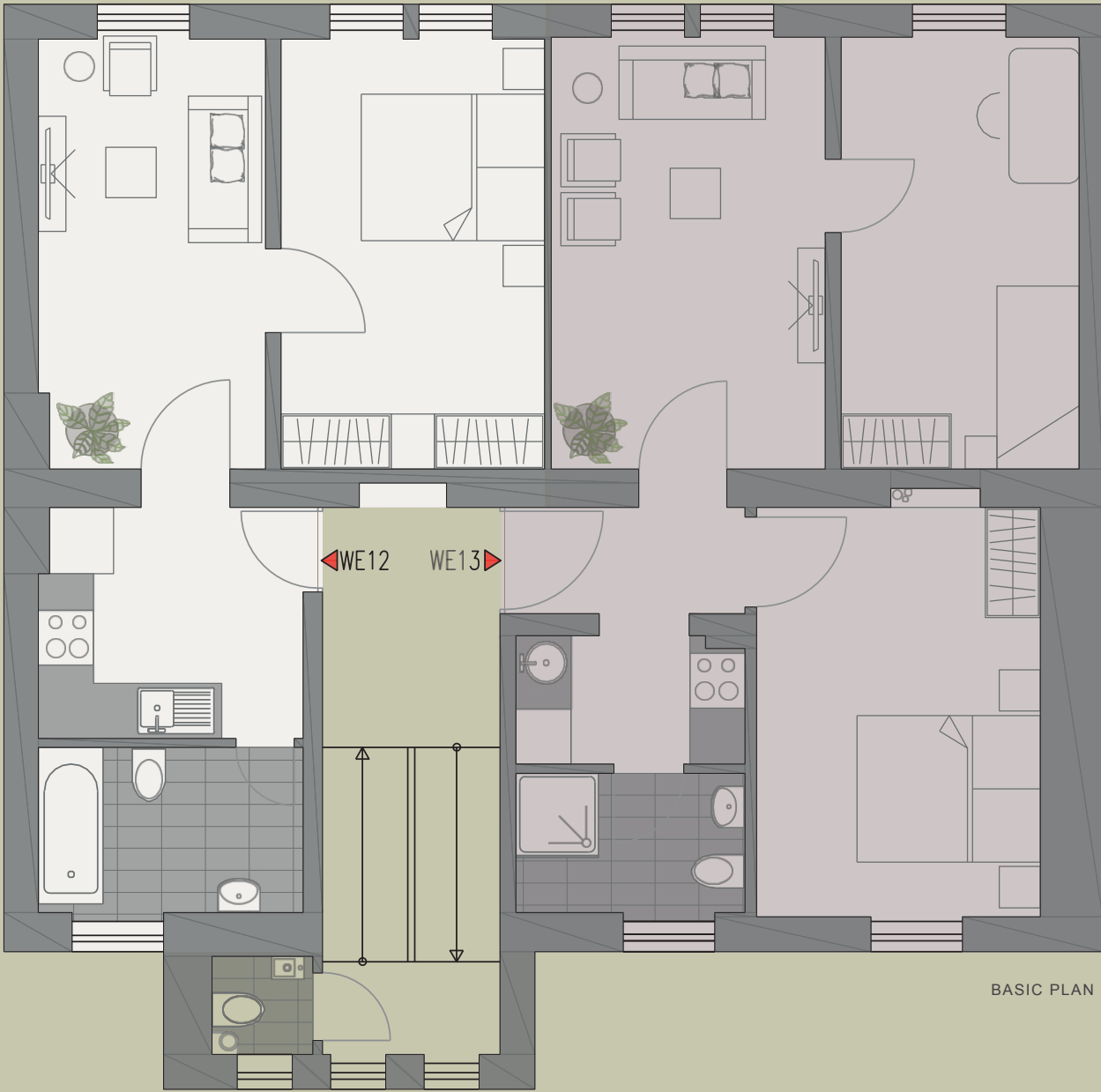
2. FLOOR  
R



## HIGHLIGHTS

KITCHEN FITTERS  
GERMAN SPECIALISED KITCHEN COMPANY  
BATHROOM FITTINGS  
HANS GROHE, KALDEWEI,  
VILLEROY & BOCH OR EQUIVALENT

OUR CONCEPT FOR YOU:  
/ Floor plan adaptation  
/ New construction of the bathroom  
/ Renewal of the floor covering  
/ Renovation of walls and ceilings  
/ Renovation of the kitchen  
/ New colour scheme and repainting



2ND FLOOR REAR BUILDING WE 12		2 ROOMS
LIVING AREA		38,99 M²
ROOM 1		11,65 M²
ROOM 2		13,66 M²
KITCHEN		7,20 M²
BATHROOM		5,30 M²
WC		1,18 M²
2. OG REAR BUILDING WE 13		3 ROOMS
LIVING AREA		51,06 M²
ROOM 1		14,23 M²
ROOM 2		12,34 M²
ROOM 3		14,11 M²
KITCHEN		3,44 M²
BATHROOM		3,90 M²
LADY		3,04 M²



# APARTMEN T 14+ 15

DG BACK HOUSE

## HIGHLIGHTS

KITCHEN OUTFITTER  
GERMAN SPECIALISED KITCHEN COMPANY  
BATHROOM FITTINGS  
HANS GROHE, KALDEWEI,  
VILLEROY & BOCH OR EQUIVALENT

OUR CONCEPT FOR YOU:  
/ Floor plan adaptation  
/ New construction of the bathroom  
/ Renewal of the floor covering  
/ Renovation of walls and ceilings  
/ Renovation of the kitchen  
/ New colour scheme and repainting

DG REAR BUILDING WE 14	2 ROOMS
LIVING AREA	35,44 M²
ROOM	23,04 M²
KITCHEN	7,44 M²
BATHROOM	3,78 M²
WC	1,18 M²
DG REAR BUILDING WE 15	3 ROOMS
LIVING AREA	45,92 M²
ROOM 1	12,97 M²
ROOM 2	11,32 M²
ROOM 3	12,36 M²
KITCHEN	3,79 M²
BATHROOM	2,58 M²
DILE	2,90 M²





# AREA OVERVIEW

APARTMENT	DESCRIPTION	LOCATION	ROOM	LIVING AREA
1	Voderhaus	GROUND FLOOR	2	89, 84 m <sup>2</sup>
2	Front building	1st floor left	2	47,75 m <sup>2</sup>
3	Front building	1st floor right	3	61,53 m <sup>ℓ</sup>
4	Front building	2nd floor left	2	48, 68 m <sup>2</sup>
5	Front building	2nd floor right	3	63,59 m <sup>ℓ</sup>
6	Front building	DG left	2	39, 48 m <sup>2</sup>
7	Front building	DG right	3	57, 65 m <sup>2</sup>
8	Rear building	Ground floor left	1	34,68 m <sup>2</sup>
9	Rear building	Ground floor right	2	45,91 m <sup>2</sup>
10	Rear building	1st floor left	2	38, 99 m <sup>2</sup>
11	Rear building	1st floor right	3	45,68 m <sup>ℓ</sup>
12	Rear building	2nd floor left	2	38, 99 m <sup>2</sup>
13	Rear building	2nd floor right	3	51, 06 m <sup>2</sup>
14	Rear building	DG left	2	35,44 m <sup>2</sup>
15	Rear building	DG right	3	45,92 m <sup>ℓ</sup>
16	Rear building	GROUND FLOOR	1	34,05 m <sup>2</sup>
17	Middle house	GROUND FLOOR	3	72,07 m <sup>2*</sup>
TOTAL AREA				851,31 m <sup>2</sup>

\* Commercial







YOUR  
NEW  
RESIDENTIAL  
HIGHLIGHT



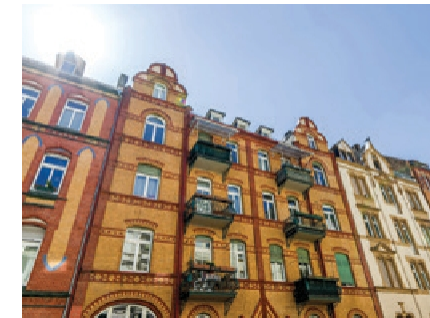
# WHO WE ARE



We have been developing properties for customers with normal and special requirements since 2006. We give residential properties a timeless and new look to make our buyers or tenants feel at home. Our family business has made it its mission to treat every property as unique, with special care and attention to detail - whether existing or new-build properties.

With high-calibre specialists in CRAFTSMANSHIP, ARCHITECTURE and INTERIOR DESIGN, we create spaces that make you feel good. Close and trusting contact with our customers guides us in our philosophy and corporate values. We grow with our clients, business partners and consultants and pursue the goal of becoming one of the leading property developers in the field of regional residential property development on a daily basis.

## SELECTED REFERENCES



### THE YORK14

Location: Wiesbaden  
Property type: Apartment block  
Year of construction: 1902  
Facade: Cultural monument (ensemble protection)  
Residential units: 19  
Flat sizes: 40 - 109 m<sup>2</sup>



### NO.21

Location: Wiesbaden  
Property type: Apartment block  
Year of construction: 1905  
Residential units: 13  
Commercial units: 3  
Flat sizes: 40 - 95 m<sup>2</sup>



### THE WALK

Location: Wiesbaden  
Property type: Apartment block  
Year of construction: 2020-2021  
Residential units: 8  
Garages: 12



### PARK AVENUE

Location: Wiesbaden  
Property type: Apartment block  
Year of construction: 2019-2020  
Residential units: 4  
Living space: 426 m<sup>2</sup>