



PARK AVENUE



Dear interested party,

You know how it is: sometimes you have to make compromises. But it's even better if you don't have to make any. That's why we are now planning and realising an uncompromisingly good new-build project for you:

PARK AVENUE

Property at the highest level

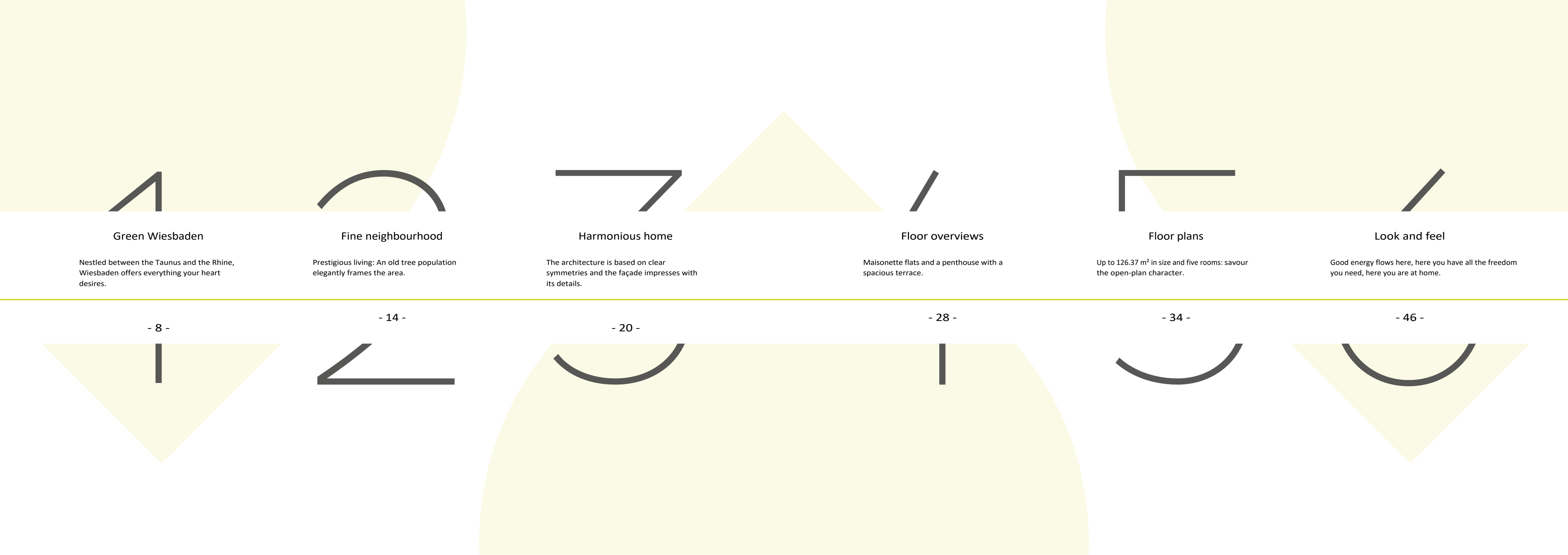
The architecture: minimalist and prestigious. Construction and fittings including lift, parquet flooring and top energy ratings. PARK AVENUE: Two maisonette flats with up to 126.37 m² and five rooms - and a penthouse flat on the roof with a spacious terrace and an open-plan character that is something very special.

The location: Aukammallee 3 in Wiesbaden, directly adjacent to the Aukamm grounds and the spa gardens. A property that is surrounded by greenery and will delight families, couples and individualists alike with its natural character.

Read on and find out more.

If you have any questions, please do not hesitate to contact us: frage@tm-property.de





Green Wiesbaden

Nestled between the Taunus and the Rhine, Wiesbaden offers everything your heart desires.



Fine neighbourhood

Prestigious living: An old tree population elegantly frames the area.



Harmonious home

The architecture is based on clear symmetries and the façade impresses with its details.



Floor overviews

Maisonette flats and a penthouse with a spacious terrace.



Floor plans

Up to 126.37 m² in size and five rooms: savour the open-plan character.



Look and feel

Good energy flows here, here you have all the freedom you need, here you are at home.





Give every day the
chance to be the best
day of your life
of your life

- Mark Twain



Green Wiesbaden

Nestled between the Taunus Mountains and the Rhine, Wiesbaden offers everything your heart desires.





The good life can be so simple

Wiesbaden makes it easy to feel good.

A multifaceted state capital, a long history and great architecture. Good jobs, strong purchasing power and first-class residential areas: nestled between the Taunus Mountains and the Rhine, Wiesbaden offers everything your heart desires!

The Rhine-Main region shows itself from its most beautiful side. There is a great deal of diversity here and there are always new highlights to experience on cultural discovery tours. Today, more than ever, the big cities are all about quality of life - in Wiesbaden, it is proverbial and rooted in tradition: At the beginning of the 20th century, Wiesbaden was internationally renowned as a "world spa town", the hot thermal springs continue to attract visitors to this day and, last but not least, the old town also exudes its very special charm.

In addition, the city's business-friendly climate ensures that it is consistently at the top of the German city rankings. Wiesbaden is positioned for the future: In addition to well-known corporations, a large number of medium-sized and small companies are active, including successful sectors such as logistics and healthcare.

Good work, good life: After work, friends sit in front of cosy cafés, owner-managed boutiques inspire and large shopping centres offer comfort for all generations. There are also exciting galleries and the trendy Quellenviertel district with museums, theatres and historic façades. Wiesbaden makes it easy to feel good - what are you waiting for?



You are simply in the centre of it all

In the heart of the Rhine-Main region, mobile by car, train and plane.

Wiesbaden is surrounded by an ideal infrastructure and offers fast access to markets in Germany, Europe and the world. The city is the gateway to the Rheingau and Taunus regions. Together with Darmstadt, Frankfurt am Main and Mainz, Wiesbaden forms the "FrankfurtRhineMain" metropolitan region. Located in a geographical depression at the foot of the Taunus, Wiesbaden has favourable access to all transport networks.

The A 66 federal motorway from the Rheingau towards Frankfurt am Main runs through the city area in a west-east direction. At the Schiersteiner Kreuz motorway junction

A 643 motorway branches off to Mainz. To the east, the A 3 motorway touches the city area, providing access to Frankfurt am Main Airport. The following federal motorways also facilitate mobility: B 40, B 43, B 54, B 262, B 263, B 417 and B 455.

Wiesbaden is connected to the Rhine-Main S-Bahn network. The main railway station is the terminus of the S-Bahn lines S1, S8 and S9. In addition, a Rhine line runs from Wiesbaden to Koblenz. Since the completion of the Cologne-Rhine/Main high-speed railway line, Wiesbaden has been connected to the ICE network.

- 12 -



You are simply in the centre of it all

In the heart of the Rhine-Main region, mobile by car, train and plane.

Wiesbaden is surrounded by an ideal infrastructure and offers fast access to markets in Germany, Europe and the world. The city is the gateway to the Rheingau and Taunus regions. Together with Darmstadt, Frankfurt am Main and Mainz, Wiesbaden forms the "FrankfurtRhineMain" metropolitan region. Located in a geographical depression at the foot of the Taunus, Wiesbaden has favourable access to all transport networks.

The A 66 federal motorway from the Rheingau towards Frankfurt am Main runs through the city area in a west-east direction. At the Schiersteiner Kreuz motorway junction

A 643 motorway branches off to Mainz. To the east, the A 3 motorway touches the city area, providing access to Frankfurt am Main Airport. The following federal motorways also facilitate mobility: B 40, B 43, B 54, B 262, B 263, B 417 and B 455.

Wiesbaden is connected to the Rhine-Main S-Bahn network. The main railway station is the terminus of the S-Bahn lines S1, S8 and S9. In addition, a Rhine line runs from Wiesbaden to Koblenz. Since the completion of the Cologne-Rhine/Main high-speed railway line, Wiesbaden has been connected to the ICE network.

- 12 -



You are simply in the centre of it all

In the heart of the Rhine-Main region, mobile by car, train and plane.

Wiesbaden is surrounded by an ideal infrastructure and offers fast access to markets in Germany, Europe and the world. The city is the gateway to the Rheingau and Taunus regions. Together with Darmstadt, Frankfurt am Main and Mainz, Wiesbaden forms the "FrankfurtRhineMain" metropolitan region. Located in a geographical depression at the foot of the Taunus, Wiesbaden has favourable access to all transport networks.

The A 66 federal motorway from the Rheingau towards Frankfurt am Main runs through the city area in a west-east direction. At the Schiersteiner Kreuz motorway junction

A 643 motorway branches off to Mainz. To the east, the A 3 motorway touches the city area, providing access to Frankfurt am Main Airport. The following federal motorways also facilitate mobility: B 40, B 43, B 54, B 262, B 263, B 417 and B 455.

Wiesbaden is connected to the Rhine-Main S-Bahn network. The main railway station is the terminus of the S-Bahn lines S1, S8 and S9. In addition, a Rhine line runs from Wiesbaden to Koblenz. Since the completion of the Cologne-Rhine/Main high-speed railway line, Wiesbaden has been connected to the ICE network.

- 12 -



You are simply in the centre of it all

In the heart of the Rhine-Main region, mobile by car, train and plane.

Wiesbaden is surrounded by an ideal infrastructure and offers fast access to markets in Germany, Europe and the world. The city is the gateway to the Rheingau and Taunus regions. Together with Darmstadt, Frankfurt am Main and Mainz, Wiesbaden forms the "FrankfurtRhineMain" metropolitan region. Located in a geographical depression at the foot of the Taunus, Wiesbaden has favourable access to all transport networks.

The A 66 federal motorway from the Rheingau towards Frankfurt am Main runs through the city area in a west-east direction. At the Schiersteiner Kreuz motorway junction

A 643 motorway branches off to Mainz. To the east, the A 3 motorway touches the city area, providing access to Frankfurt am Main Airport. The following federal motorways also facilitate mobility: B 40, B 43, B 54, B 262, B 263, B 417 and B 455.

Wiesbaden is connected to the Rhine-Main S-Bahn network. The main railway station is the terminus of the S-Bahn lines S1, S8 and S9. In addition, a Rhine line runs from Wiesbaden to Koblenz. Since the completion of the Cologne-Rhine/Main high-speed railway line, Wiesbaden has been connected to the ICE network.

- 12 -



You are simply in the centre of it all

In the heart of the Rhine-Main region, mobile by car, train and plane.

Wiesbaden is surrounded by an ideal infrastructure and offers fast access to markets in Germany, Europe and the world. The city is the gateway to the Rheingau and Taunus regions. Together with Darmstadt, Frankfurt am Main and Mainz, Wiesbaden forms the "FrankfurtRhineMain" metropolitan region. Located in a geographical depression at the foot of the Taunus, Wiesbaden has favourable access to all transport networks.

The A 66 federal motorway from the Rheingau towards Frankfurt am Main runs through the city area in a west-east direction. At the Schiersteiner Kreuz motorway junction

A 643 motorway branches off to Mainz. To the east, the A 3 motorway touches the city area, providing access to Frankfurt am Main Airport. The following federal motorways also facilitate mobility: B 40, B 43, B 54, B 262, B 263, B 417 and B 455.

Wiesbaden is connected to the Rhine-Main S-Bahn network. The main railway station is the terminus of the S-Bahn lines S1, S8 and S9. In addition, a Rhine line runs from Wiesbaden to Koblenz. Since the completion of the Cologne-Rhine/Main high-speed railway line, Wiesbaden has been connected to the ICE network.

- 12 -



You are simply in the centre of it all

In the heart of the Rhine-Main region, mobile by car, train and plane.

Wiesbaden is surrounded by an ideal infrastructure and offers fast access to markets in Germany, Europe and the world. The city is the gateway to the Rheingau and Taunus regions. Together with Darmstadt, Frankfurt am Main and Mainz, Wiesbaden forms the "FrankfurtRhineMain" metropolitan region. Located in a geographical depression at the foot of the Taunus, Wiesbaden has favourable access to all transport networks.

The A 66 federal motorway from the Rheingau towards Frankfurt am Main runs through the city area in a west-east direction. At the Schiersteiner Kreuz motorway junction

A 643 motorway branches off to Mainz. To the east, the A 3 motorway touches the city area, providing access to Frankfurt am Main Airport. The following federal motorways also facilitate mobility: B 40, B 43, B 54, B 262, B 263, B 417 and B 455.

Wiesbaden is connected to the Rhine-Main S-Bahn network. The main railway station is the terminus of the S-Bahn lines S1, S8 and S9. In addition, a Rhine line runs from Wiesbaden to Koblenz. Since the completion of the Cologne-Rhine/Main high-speed railway line, Wiesbaden has been connected to the ICE network.

- 12 -

approx.
73 km
Koblenz



approx. 40 km
Frankfurt am Main

approx.
91 km
Kaiserslautern

approx. 47 km
Darmstadt



Fine neighbourhood

Prestigious living: An old tree population
elegantly frames the area.



You deserve it

At home where Wiesbaden is at its most beautiful.

From a great height, Wiesbaden's character is revealed from a completely new perspective. First you see the city centre and then your eyes wander to the north-east. They follow a green ribbon: the Kurpark, then the spa facilities and soon we are in the Aukammallee, right next to the well-kept Aukammtal facilities not far from the thermal baths.

If you like to go swimming or lace up your running shoes in the morning, this is the place for you. But culture is also an issue here: events in the spa facilities regularly attract fans of author readings and the like: The Orangerie Aukamm is situated in an attractive half-height location in the middle of a 2.5-hectare garden. More than 222,000 plants grow here and a café offers freshly baked cake specialities.

Yes, it's true: A fine neighbourhood! The air here is clear and the old trees elegantly frame the entire area. A prestigious location and therefore perfect for prestigious living: At Aukammallee 3, we are realising PARK AVENUE for you - property at the highest level. Four flats that leave nothing to be desired. The architecture is minimalist and interprets the Bauhaus character for the 21st century. The entire property is aesthetically fenced for privacy. Last but not least, there are comfortable balconies and a large sun terrace overlooking the garden. The high light: a penthouse with a 360° panoramic view!

Choose PARK AVENUE and maximise the quality of living that makes all the difference. Let us advise you: frage@tm-property.de





One step ahead of others

Wiesbaden makes distances short.

Aukammallee is geographically located in the north-east district of Wiesbaden, almost on the border with the Sonnenberg, Bierstadt and south-east districts.

Destinations throughout the city can be reached quickly by car, but it is also just a few minutes on foot or by bike through the beautiful spa gardens to bakeries, cafés and pharmacies or to the tennis courts of TC Blau-Weiß Wiesbaden e.V.

The Wichtelburg daycare centre and the Waldhof kindergarten are just five minutes away by car and Wiesbaden city centre is just ten minutes away. You can be on the A66 motorway in 15 minutes and from there you can quickly travel south to Mainz, west to the Middle Rhine Valley and east on the A3 motorway towards Frankfurt am Main and Frankfurt Airport - the total journey time to the airport is around 30 minutes.



Harmonious home

The architecture favours clear symmetries
and the façade impresses with its details.





Property at the highest level

PARK AVENUE is your opportunity.

It's been a long day. Home is already waiting. And your home is Aukammallee 3: PARK AVENUE on the green Aukammtal grounds! The architecture is based on clear symmetries and the façade impresses with fine details, a bright appearance and a harmonious look. Yes, it's true: this is property at the highest level.

You drive up and the gate to the property opens automatically. Your car glides down the gently sloping driveway

and parks in your spacious garage. If it rains, you can walk straight into your flat from there or use the main entrance. The bright staircase is finished in natural stone, you let the key slide into your flat door and feel the soothing power of architecturally finely designed floor plans and high-quality materials.





Non-binding visualisation | Apartment 1 Unv

Your highlights

Features that leave nothing to chance.

- ' A lift stops on every floor, including the basement
- ' Balconies and penthouse terrace with modern glass balustrades
- ' Elegant bathroom oases with wall-mounted towel dryers and design lines from renowned manufacturers
- ' Real wood parquet in all living areas and high-quality tiles in the bathroom
- ' Efficient underfloor heating for cosy warmth
- ' Thermally insulated façade in accordance with EnEV 2016
- ' Floor-to-ceiling windows with triple thermal insulation glazing
- ' Electric roller shutters for optimum shading and burglary protection
- ' Spacious basement and four garages, each with electric charging station and automatic gate
- ' Attractive and customised architecture by renowned service providers
- ' Elegant design language





Floor plans

Up to 126.37 m² in size and five rooms: savour the open-plan character.





Non-binding visualisation | Apartment 1 Unv

Look and feel

Good energy flows here, here you have all the freedom, here you are at home.



To relax and enjoy

Standard or special equipment: you have the choice in the bathroom.

In the morning, in the evening, whenever you like - your bathroom is an oasis of calm! Look forward to a harmonious ambience and timeless colours, large dimensional wall tiles and elegantly illuminated mirror surfaces as well as high-quality ceramics and perfectly shaped fittings from KEUCO. Design with an elegant touch pervades your new bathroom - right down to the floor-level shower, equipped with an overhead shower that lets fine drops of water rain down. The best thing is that if you opt for the special equipment with a washbasin base, the result is

An elegant cosiness that never ceases to inspire. The vanity unit from EDITION LIGNATUR, a collaboration between KEUCO and Team7, is made of solid wood and the elegant grain effectively sets the scene in your bathroom. The vanity unit is treated with an organic care oil. It breathes, absorbs moisture and releases it again - for a perfect room climate.

KEUCO, EDITION LIGNATUR



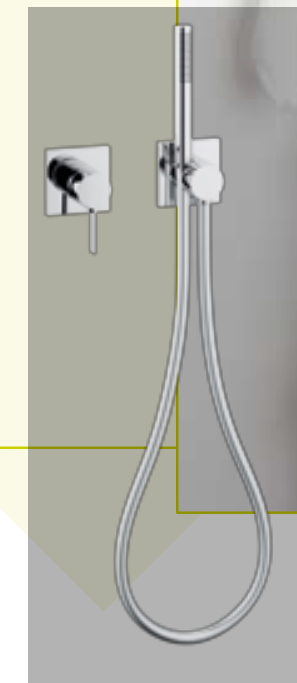
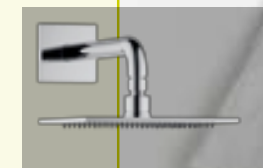
KEUCO, Edition 11



KEUCO
EDITION LIGNATUR



KEUCO, IXMO





Everything customised according to your ideas

Decide on equipment options that match your style.



Oak, brushed-natural oiled

Photo: ter Hürne



Oak, matt lacquered

Photo: ter Hürne



Oak tobacco brown,
smoked-brushed-natural oiled

Photo: ter Hürne

You have the choice between different wall tiles and floor coverings. Whether you prefer light colours or dark grains and textures, we will be happy to advise you! Choose your favourite finish and live

exactly how you want to live. Customised solutions are also possible: our team will fulfil your every wish to make you feel completely at home.

Where your heart
feels good is your
home.

