

**YORCK**  
— STRASSE 14 —



Dear interested party, dear prospective buyer,

We are pleased to present the YORCKSTRASSE 14 project to you here. Our company is refurbishing a solid and impressive apartment block dating back to 1902 in Wiesbaden's Westend district.

**We love Wiesbaden, which is why we are always happy to look at the advantages of the buildings located here.**

The building has 10 residential units in the front building, a loft and 8 flats in the rear building.

The refurbishment includes many value-enhancing measures, which you will discover within this brochure. We hope you enjoy the following pages and will be happy to answer any questions you may have.

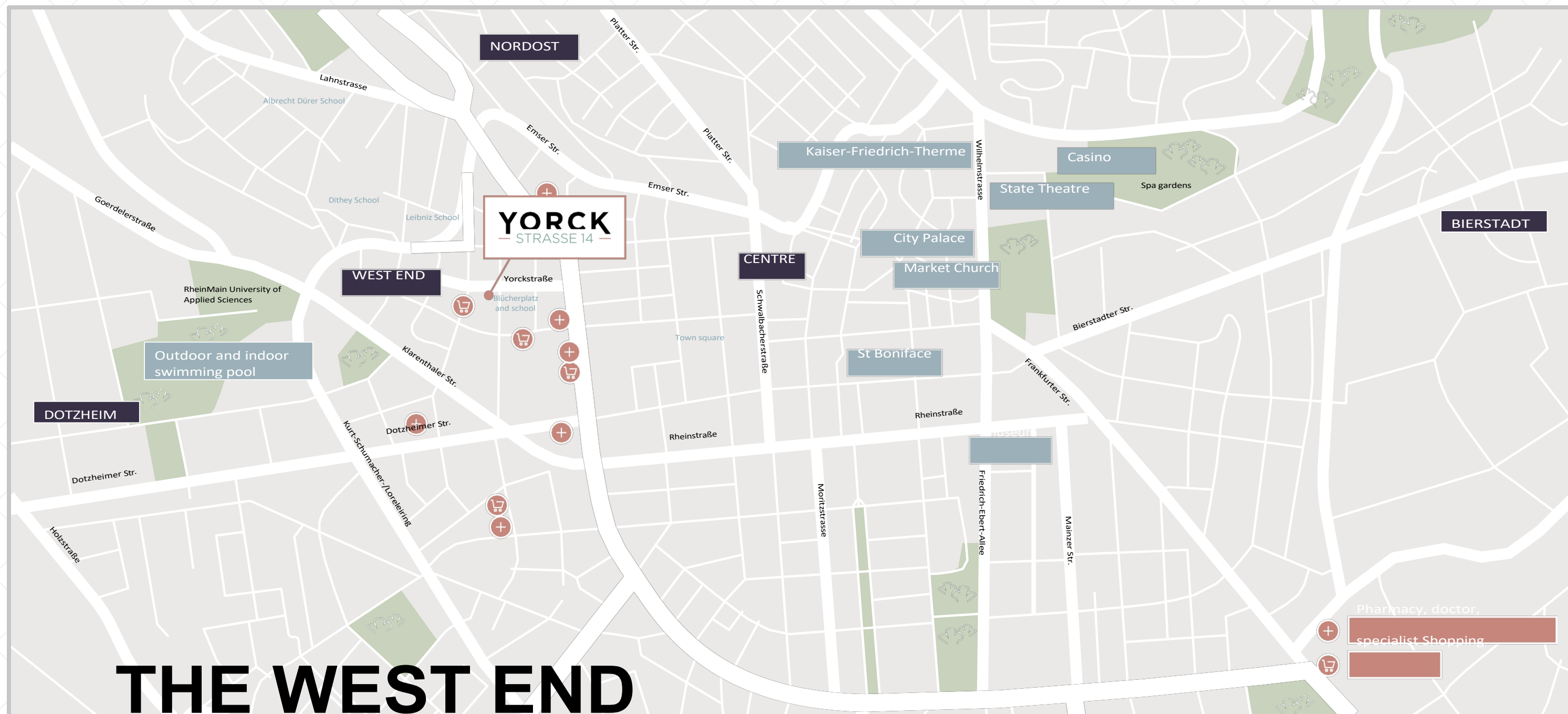
Your TM Property GmbH







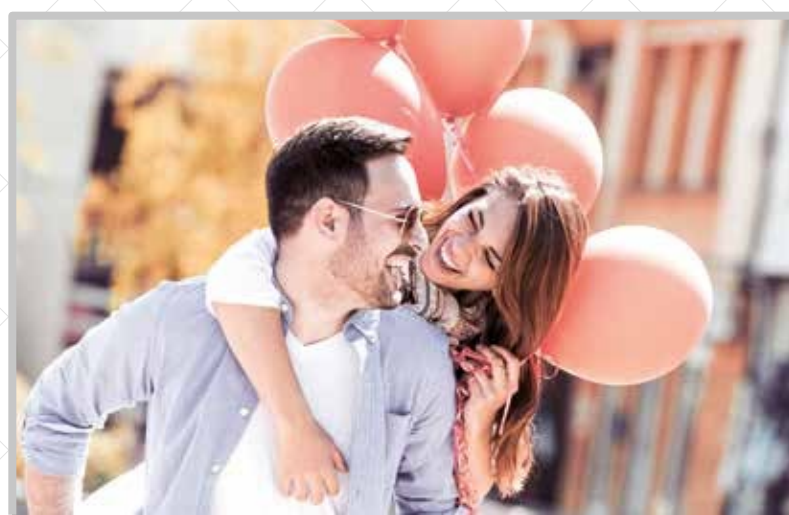




# THE WEST END WIESBADEN

## THE LOCATION

The urban and architectural charms of the lively Westend district have recently been gaining in importance again. This can be seen in the numerous, carefully restored buildings and a lively social life in which a newly awakened self-confidence is being displayed. The property is located just 1 km from the city centre and 2 km from the main railway station. Adequate local amenities are available in the immediate vicinity.





## IN ALL SITUATIONS

Wiesbaden is green and, as the state capital, offers maximum quality of life, good jobs, above-average purchasing power and attractive architecture. Young and old feel completely upscale here and enjoy the unmistakable flair between the lively pedestrian zone and trendy Quellenviertel, well-kept thermal baths as well as spa facilities, theatres and landmarked facades.



## FOR ENJOYERS

The cultural diversity and the character of a small town of its own have always enchanted people who move to Wiesbaden Westend. Prestigious buildings, cosmopolitanism, a colourful range of international restaurants, numerous shops and cosy beer gardens create an unmistakable flair in which you simply feel at home.

### This is what Westend offers you:

- + Local amenities in the immediate vicinity
- + Excellent local transport connections
- + Numerous clubs for sport, culture and politics
- + Neighbourhood cultural days with an international programme
- + Prestigious buildings with upper-class flair





# PLANNED MEASURES

## YORCKSTRASSE 14

Numerous measures are planned to maintain and enhance the representative value of the building. These include the complete cleaning of the façades of the front and rear buildings and, of course, the refurbishment.

The high-quality overall impression will be realised through the redesign of the two staircases in keeping with their type. These will be completely repainted in both the front and rear buildings, and the flooring and banisters in the rear building will be sanded and repainted. The banisters in the front building will also be thoroughly refurbished. The existing floor covering will be removed and the floor underneath will be refurbished where possible.

*Continued on page 13*





Flat	Room	Floor/location	Living space	Balcony
1	4	Front building ground floor right	98,18 m²	balcony
2	3	Front building ground floor left	56,31 m²	-
3	4	Front building 1st floor left	108,61 m²	balcony
4	3	Front building 1st floor right	83,38 m²	balcony
5	4	Front building 2nd floor left	109,12 m²	balcony
6	3	Front building 2nd floor right	83,45 m²	balcony
7	4	Front building 3rd floor left	109,00 m²	Balcony
8	3	Front building 3rd floor right	84,33 m²	balcony
9	4	Front building DG left	84,08 m²	-
10	3	Front building DG right	74,92 m²	-
11	1	Loft	40,63 m²	garden
12	1	Rear building ground floor left	49,21 m²	garden
13	1	Rear building ground floor right	41,95 m²	-
14	2	Rear building 1st floor left	46,18 m²	-
15	2	Rear building 1st floor right	52,75 m²	-
16	2	Rear building 2nd floor left	47,08 m²	-
17	2	Rear building 2nd floor right	52,93 m²	-
18	2	Rear building 3rd floor left	45,66 m²	-
19	2	Rear building 3rd floor right	50,30 m²	-



*Continued from page 11*

A thorough modernisation is planned for vacant flats in the front building. As part of the complete bathroom refurbishment, new showers will be installed, for example, and the bathrooms will be fitted with high-quality fittings from Hans Grohe, Kaldewei, Villeroy & Boch or equivalent brands. The kitchens will also be fitted with new floor coverings and a modern tiled splashback will be installed.

Vacant flats in the rear building are also undergoing a thorough, stylish revitalisation. Here, too, new bathrooms are being built to the latest standards and with an extremely attractive design. Modern vinyl flooring will be laid in the flats in question and the walls will also be newly plastered. They will then be given an elegant rough plaster finish.

To round off the project, all flat entrance doors in the rear building will be replaced with new soundproof doors. Innovative lighting elements will also be installed in the stairwell and the courtyard typical of the old building. In this way, the charm of the early 20th century will be harmonised with modernity in a way that makes sense.



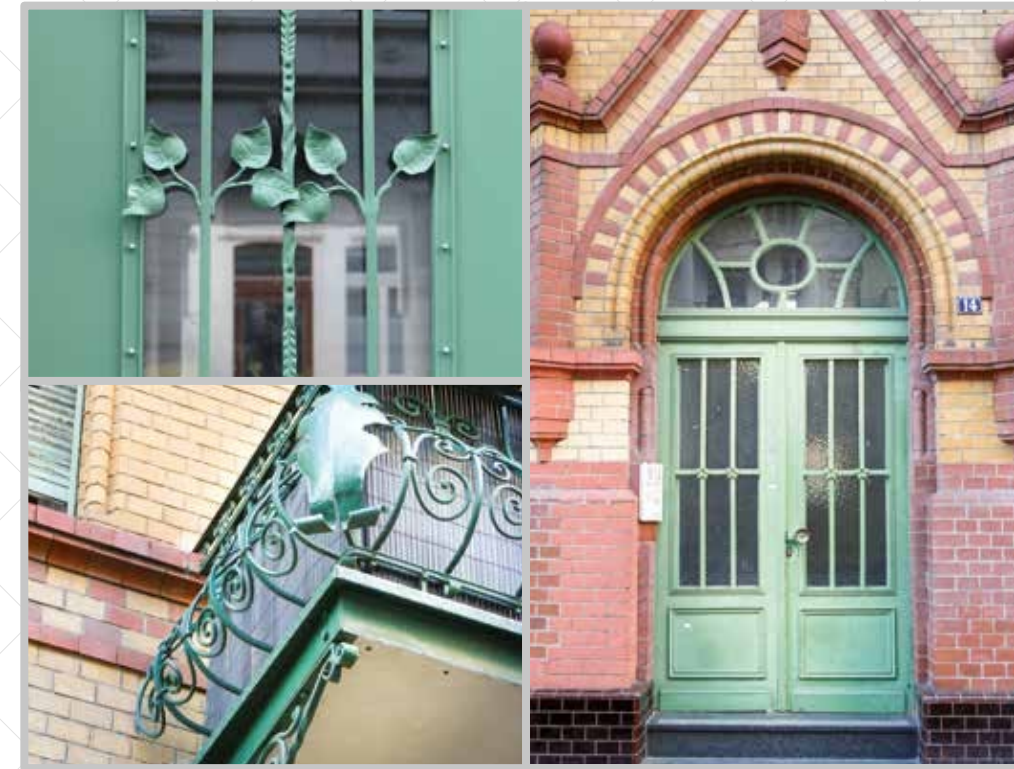




3RD FLOOR  
LEFT

## EXAMPLE FLOOR PLANS

4TH FLOOR  
LEFT



**Property type**| Apartment block

**Year of construction**| 1902

**Façade** | listed building **Location** |

Wiesbaden Westend **Units** | 19 flats

**Sizes**| approx. 40 - 109 m² **Plot area** |

600 m² **Building area Inner**

**courtyard**| 154 m² **Total living space**|

1,318.04 m²

## FASCINATING LIVING SPACE

Only a well-maintained and renovated flat in a prestigious old building, which also enjoys special protection as a cultural monument, can be so elegant, spacious and yet cosy. Individually sized flats are interesting for both singles and families. The modern furnishings with renovated or well-maintained bathrooms and partially renovated floors leave nothing to be desired. This makes Yorckstrasse 14 one of the favoured properties where carefree living in the best atmosphere is the top priority for a broad clientele. With its great location right in the centre of the Hessian state capital, the best conditions have been created for contemporary urban living with all its advantages.