

WIESEN

QUARTIER



but a **emotional** home is not a place,



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My place to live. My environment to work in.

WIESEN

QUARTIER

Between exciting Stuttgart and the picturesque Black Forest, life could hardly be more beautiful. In the idyllic community of Friolzheim, a unique property mix of modernised old buildings and stylish new builds is being created - the Wiesenquartier. Five tasteful apartment buildings offer an attractive living ambience for families, couples and singles on around 3,500 square metres. Embedded in one of the economically strongest

Friolzheim is home to numerous workers from the automotive and technology sectors in one of the most important regions of Germany. Invest in a place with a future. In a place that makes the vision of contemporary living a reality: Familiar, decelerated, worth living in.

We look forward to welcoming you to the Wiesenquartier
to welcome you to the Wiesenquartier!

|





Ei,bpicke

May we introduce? The Wiesenquartier



Strong economy.
Strong togetherness.
In Frielzheim, a strong economy meets a cosy living environment.
Experience
everything you need to know about the advantages of the
location

12

26

Life in Frielzheim Discover the lively neighbourhood of the
Wiesens quarter. You will realise: The best is often found
just round the corner.

Living in the Wiesenquartier
Discover the furnishing
highlights of our attractive new-build properties.

34

At a glance
See all the options of the
available new build apartments
at a glance.

50



non-binding visualisation

DAS WIESENQUARTIER:

The perfect combination of modernised existing buildings and attractive new construction.

Community



A strong economy. Strong togetherness.



Strong economy. Strong togetherness.
In Frielzheim, a strong economy meets a busy residential
neighbourhood.

a cosy living environment. Find out all about the advantages of the

location

(i,)

Meadow neighbourhood



Aerial view of Friedheim

How would you characterise the perfect place to live? Peaceful and yet entertaining? Surrounded by greenery and yet close to the city? Neighbourly and familiar, yet cosmopolitan and economically strong? What sounds like a vision of the perfect place to live is reality in Frielzheim. With its diversity, this flourishing little town in the northern Black Forest fulfils all the requirements of modern living in picturesque surroundings.

The entire region is characterised by the local automotive and technology industry. The economic influence of Porsche and Daimler, their suppliers and many other technology companies extends to Frielzheim and beyond. The municipality also operates its own industrial estate, which is home to around 300 companies and is being further expanded. Here, workers are looking for attractive living space for themselves and their families.

With its 4,100 inhabitants, the municipality is impressively well equipped despite its compact size: a colourful range of sports and music clubs meets a comprehensive range of childcare facilities including day nurseries, crèche groups and all-day care. Frielzheim primary school is just two streets away. Combined with the opportunities for social engagement and community organisation, this is a place that young families are proud to call their new home.

1 1 0 5
FIRST ORIGINAL
DEVELOPMENT



4.180

Inhabitants

854

ha

TOTAL AREA



Flourishing Frielzheim

Ideap

woh,e,



At home in the Black Forest, at home in the world.

The Wiesenquartier: Away from the hustle and bustle of the city and yet close to the action. With the nearby A8 motorway and the Heimsheim slip road, residents benefit from excellent connections to regional and national transport hubs. Stuttgart city centre is only half an hour away from Wiesenweg if the motorway is free. Pforzheim can be easily reached within 20 minutes.

There are also important business locations such as Ehningen, Weissach and Sindelfingen within a 30-kilometre radius. All easily accessible by motorway, main road or country road. Of course, you can easily get to all surrounding towns and cities using local and regional public transport. You can get to Stuttgart within an hour by bus and S-Bahn every ten minutes.

Thanks to the favourable location within the metropolitan region, you also benefit from the numerous connections of Stuttgart Airport as an international hub. The journey time from your new home

to the airport is just 25 minutes by car. So if you decide in favour of the Wiesenquartier, your future travel plans are automatically simplified.

Optimap

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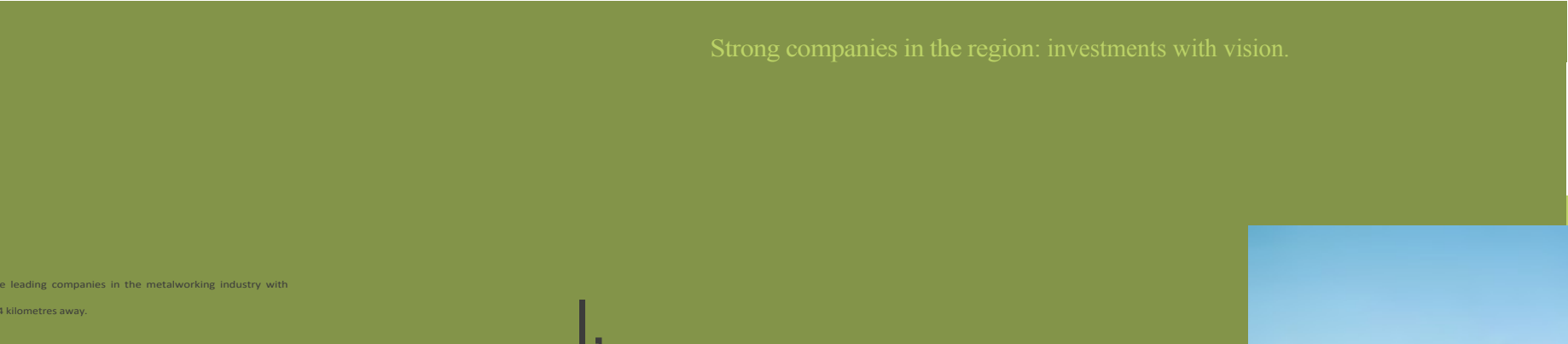


The Wiesenquartier is an investment in the future - for investors with foresight. Together with the greater Stuttgart area, the northern Black Forest region is home to two global brands in the automotive industry: Daimler and Porsche. In addition to production facilities, research centres and suppliers, numerous technology companies related to the industry and other medium-sized companies are located here.

The Porsche development centre in Weissach alone, just a few minutes away from Wiesenweg, provides jobs for 6,700 people. The future of electromobility is being shaped here with the development of innovative drive systems. At the Bosch campus in Renningen, 15 minutes away, 1,700 associates, doctoral students and interns conduct research in a wide range of areas from mechanical engineering to microsystems technology. The Mercedes-Benz plant in Sindelfingen employs 35,000 people and with subsidiaries such as AMG and development service providers such as Bertrandt, other big players are located in the immediate vicinity.

Witzenmann GmbH, one of the leading companies in the metalworking industry with over 4,000 employees in Pforzheim, 14 kilometres away.

The need for living space for the employees of these growing companies is constantly increasing, making Frielzheim a sought-after place to settle in a quiet neighbourhood not far from the workplace. Invest in local property to benefit from the enormous economic strength of this region and offer young families a perspective for a successful future.



Strong companies in the region: investments with vision.

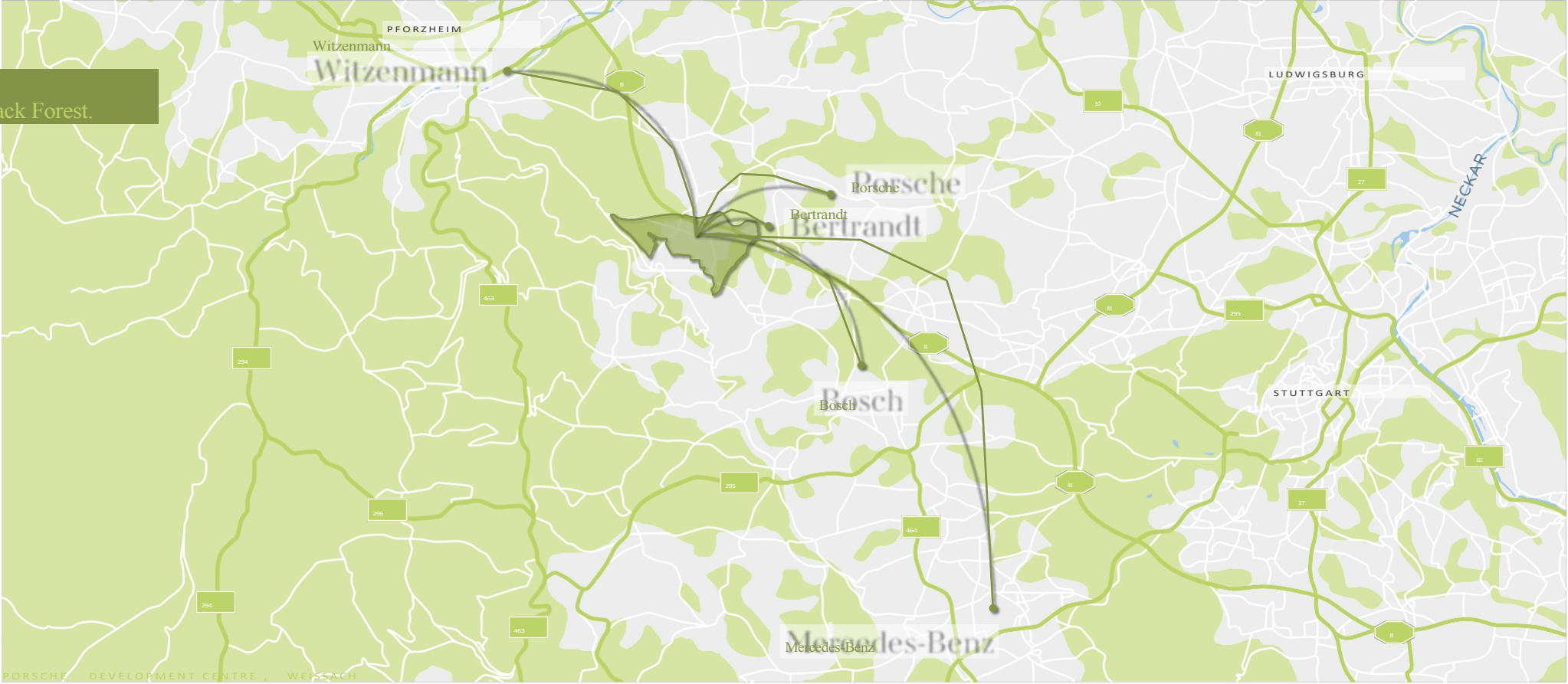
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Economy



Business location Northern Black Forest.

- 4 KM
- 9 KM
- 11 KM
- 14 KM
- 25 KM



Pote,ziap



on a,e, துபிக்

Recharge your batteries with nature on your doorstep.



As a bridge between town and country, Frielzheim is not far from numerous recreation centres in the surrounding countryside. Unique flora and fauna can be found to the south-east of the municipality in the Betzenbuckel nature reserve. The landscape is representative of the special features of the Heckengäus and invites you to go on extended exploratory tours with its meadows interspersed with wild shrubs.

With its close proximity to the northern Black Forest, the region is also predestined for hiking, for example along the Huguenot and Forest Trail, a supra-regional hiking route that extends to the Swiss border and beyond. Of course, cyclists also get their money's worth thanks to the well-developed network of paths. So if you fancy a supra-regional tour, Frielzheim is the perfect starting point.

Breathe deeply,
and
erhope,



Neighbourhood

Living in Frielzheim



Life in Frielzheim. Discover the lively neighbourhood of the Wiesenquartier. You will realise

find out: The best is often found

dict a corner.

— — — — —



Common, same

Time

Good things are so close.

Friolzheim is a place of togetherness. A neighbourly environment that invites you to linger. The tranquil town centre is characterised by its architectural and cultural sights. Here, the picturesque market square is surrounded by cosy alleyways with quaint half-timbered houses and small, privately run shops and workshops.

Together with the offerings of the neighbouring Leonberger Straße, this provides residents and visitors with a real gem with a variety of cafés, restaurants, snack bars and places to go for everyday necessities - from the pharmacy to the butcher to the fruit and vegetable market.

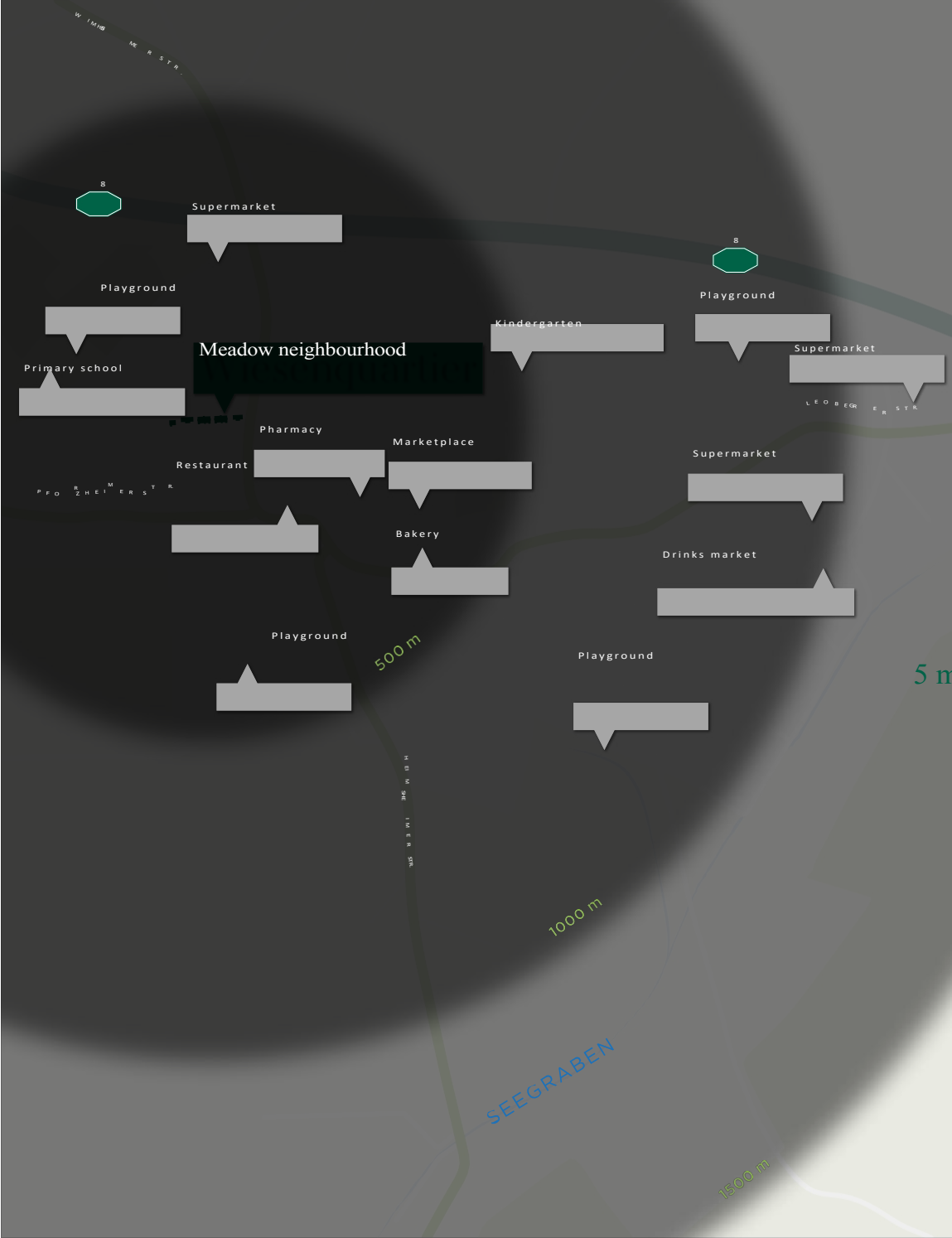


Of course, the centre of Friolzheim is also the venue for regular events. For example, the local Christmas bazaar traditionally takes place on the first Advent, which, in contrast to the big city Christmas markets, places particular emphasis on local sellers and DIY Christmas decorations. The winter market in February expands the range and invites you to take a relaxed stroll among the decorations and bric-a-brac. Every year

The annual highlight, however, is the Whitsun market with tens of thousands of visitors, numerous rides, food and market stalls.

In the historic town centre, it is clear that Friolzheim stands for living together, a strong community and lively celebrations. What better place could there be to settle down with the family?





5 minutes

SUPERMARKT
MARKTPLATZ
GROUND
SCHULES
PIELP
TAIZ

TO FOOT

short

Paths



Your new
neighbourhood.



What journeys does a family have to make every day? The morning trip to the bakery.
The children have to go to school and nursery. The weekly shop. The leisure time

in the afternoon: gym, football club, playground.

Imagine if all these important places were within a ten-minute walk of your new home. How
would your life change? How much could it simplify your everyday life? How much time
would you save for

and all the other things that are important to you? The Wiesenquartier makes this dream
come true.

But your neighbourhood has much more to offer: You can walk to the cashpoint or
pharmacy in five minutes.

The nearest hairdressing salon is just three minutes away and general medical care,
chiropractic and physiotherapy treatments can also be accessed directly in the village.

Wiese,quartier

A neighbourhood with soul.



Living in the Wiesenquartier Discover the furnishing highlights of our attractive new-build properties.

three





Wohp

Straightforward. Fresh.
Homely.



With the construction of two new buildings, Wiesenweg is developing into a completely new housing estate in interplay with the existing buildings. Access via a specially constructed, traffic-calmed private road cleverly connects the residential units to the Frielzheim transport network. Both inside and out, the properties impress with their open, clear lines, spacious entrance areas and modern purism. Floor-to-ceiling windows ensure light-flooded interiors. An open-plan layout gives residents creative freedom. Spacious balconies and terraces make balmy summer nights endless.

The two identical buildings each contain eight flats - three on the ground floor, three on the upper floor and two more on the top floor. All units have their own basement storage, car parking spaces and storage rooms for bicycles and pushchairs. There are, of course, additional parking spaces for guests and visitors in front of the building.

levelling

made



At home

be,

DO YOU HAVE INDIVIDUAL CHANGE REQUESTS?

WE WILL MAKE YOUR NEW HOME YOUR NEW HOME.

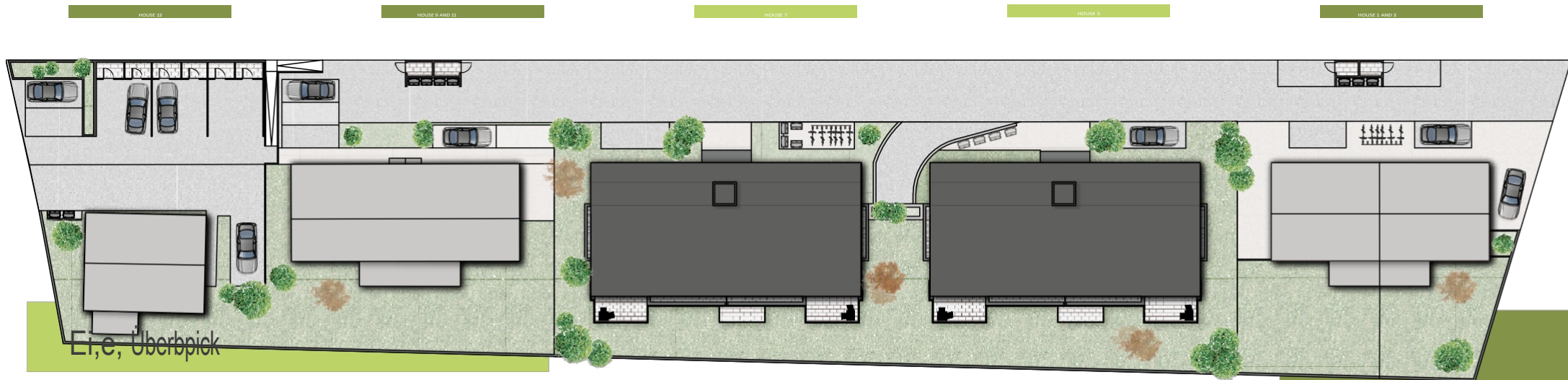
PLEASE FEEL FREE TO C O N T A C T U S.



- * Easy parking thanks to underground car park, carparks and outdoor parking spaces.
- * Security first: Intercom system with video function.
- * All flats with balcony or terrace - for a fresh breeze in the morning
- * Saving resources and costs: energy s u p p l y via an in-house fuel cell.
- * Say goodbye to icy feet: high-quality underfloor heating warms the soles.

The furnishings
and its highlights.

- * "Freshen up" in style thanks to high-quality bathroom fittings from Keuco and Duravit.
- * Conveniently from the underground car park to the front door with the in-house lift.
- * Good flooring: parquet, vinyl and ceramic tiles.
- * Fun within sight - thanks to the neighbourhood's own children's playground.



2 HUSER
4 GESCHOSES
18 APARTMENTS
3-4, STIMES

Wiesenweg houses 5 and
7

'get a good night's sleep,



Basement 16 Cellar



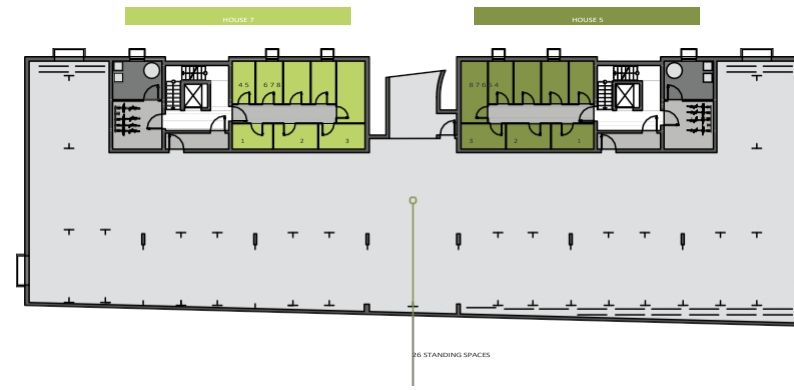
HOUSE 5

Basement 5.1	5,37 m²
Basement 5.2	5,37 m²
Basement 5.3	5,37 m²
Basement 5.4	4,50 m²
Basement 5.5	5,20 m²
Basement 5.6	5,20 m²
Basement 5.7	4,94 m²
Basement 5.8	7,57 m²

& 7

Basement 7.1	5,37 m²
Basement 7.2	5,37 m²
Basement 7.3	5,37 m²
Basement 7.4	4,50 m²
Basement 7.5	5,20 m²
Basement 7.6	5,20 m²
Basement 7.7	4,94 m²
Basement 7.8	7,57 m²

GENERAL AGE



Ground floor type 1 - 3



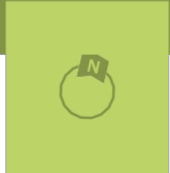
HOUSE 5 & 7

Flat 1	100,00 m²
Flat 2	62,03 m²
Flat 3	86,13 m²

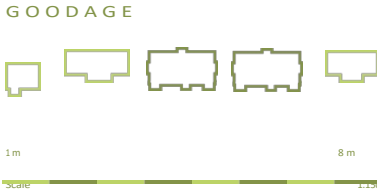
GENERAL AGE



Upper floor
Type 1 - 3



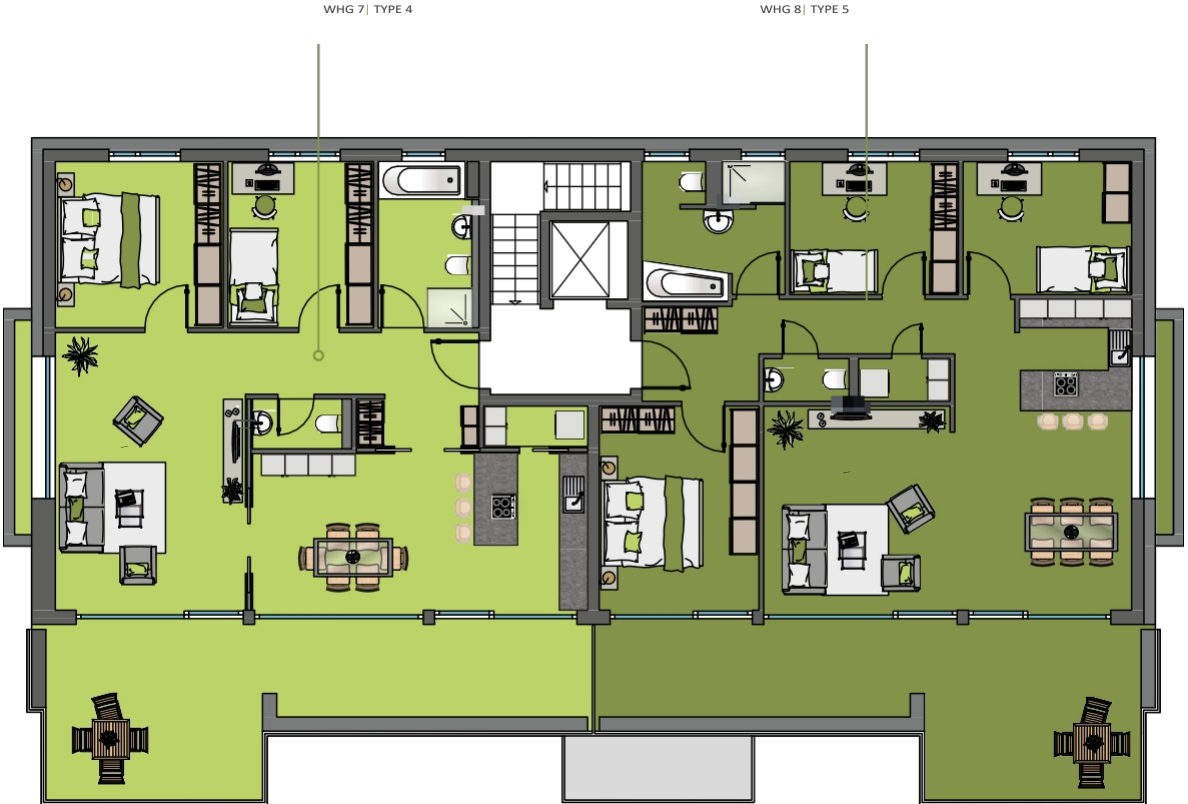
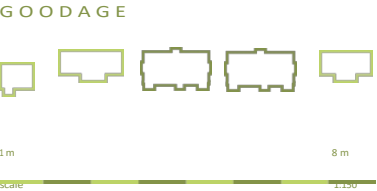
HOUSE 5 & 7	
Flat 4	100,00 m²
Flat 5	62,03 m²
Flat 6	86,13 m²



Top floor type 4 S 5



HOUSE 5 & 7	
Flat 7	105,00 m²
Flat 8	112,32 m²





At home

Every choice
a stroke of luck.



At a glance
See all the options of the available new-build apartments at a
glance.

four





Time
home,

Four walls. Many possibilities.

GENERALLAGE



HAUS 5 & 7
WH G 1 & 4

1	Living room and kitchen	40,99 m²
2	Bedroom I	12,54 m²
3	Bedroom II	12,45 m²
4	Children's room	11,59 m²
5	Bathroom	7,20 m²
6	WC	1,85 m²
7	Storeroom	2,31 m²
8	Hallway	7,53 m²
9	Terrace (50 %)	4,50 m²
	Total area	100,00 m²



Flat type 1 4.5-room flat

ERDGESCHOSS
TOP COVER SS
ROOF SS



GENERALLAGE

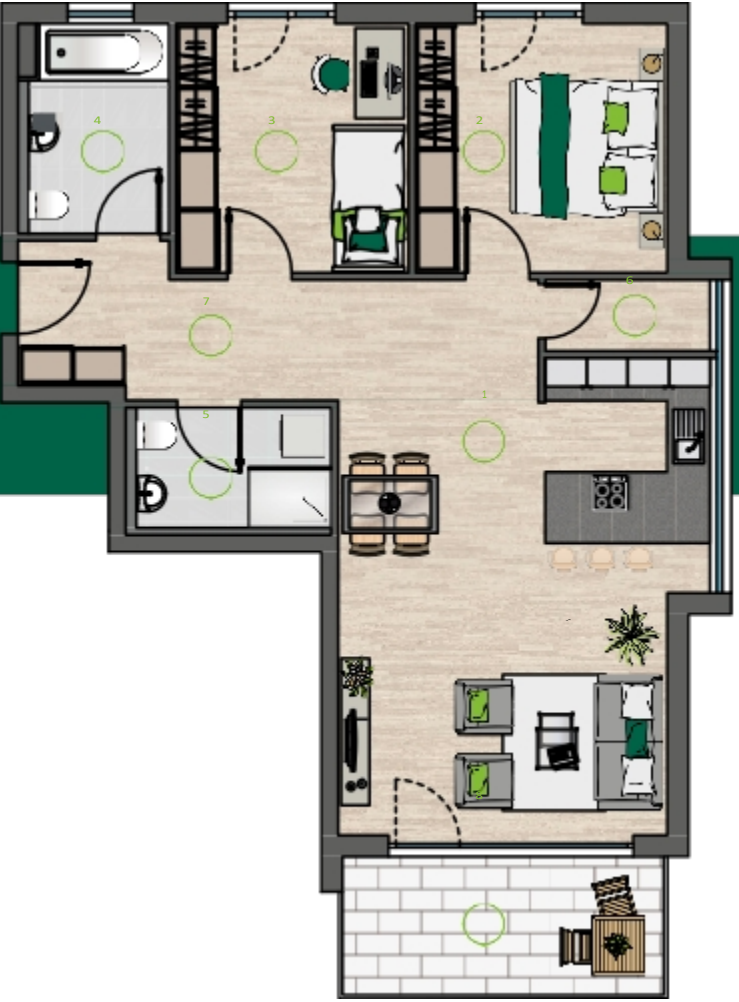


Flat type 2
3-room flat

HAU S 5 & 7
W H G 2 & 5

Living room	21,12 m²
Kitchen	4,70 m²
Bedroom	12,45 m²
Children's room	9,51 m²
Bathroom	4,99 m²
Storeroom	1,67 m²
Hallway	1,39 m²
Hallway	3,80 m²
Terrace (50 %)	3,00 m²
Total area	62,03 m²

GENERALLAGES



Flat type 3 3.5-room flat

HAU S 5 & 7
W H G 3 & 6

1 Living room and kitchen	38,81 m²
2 Bedroom	12,54 m²
3 Children's room	11,59 m²
4 Bathroom I	6,03 m²
5 Bathroom II	2,68 m²
6 Storeroom	2,31 m²
7 Hallway	8,49 m²
8 Terrace (50 %)	4,50 m²
Total area	86,13 m²



ERDGOOD
OBERGESCHO SS
ROOF SS



Flat type 4
4-room flat

GENERALLAGE



HAUS 5 & 7W H G
7

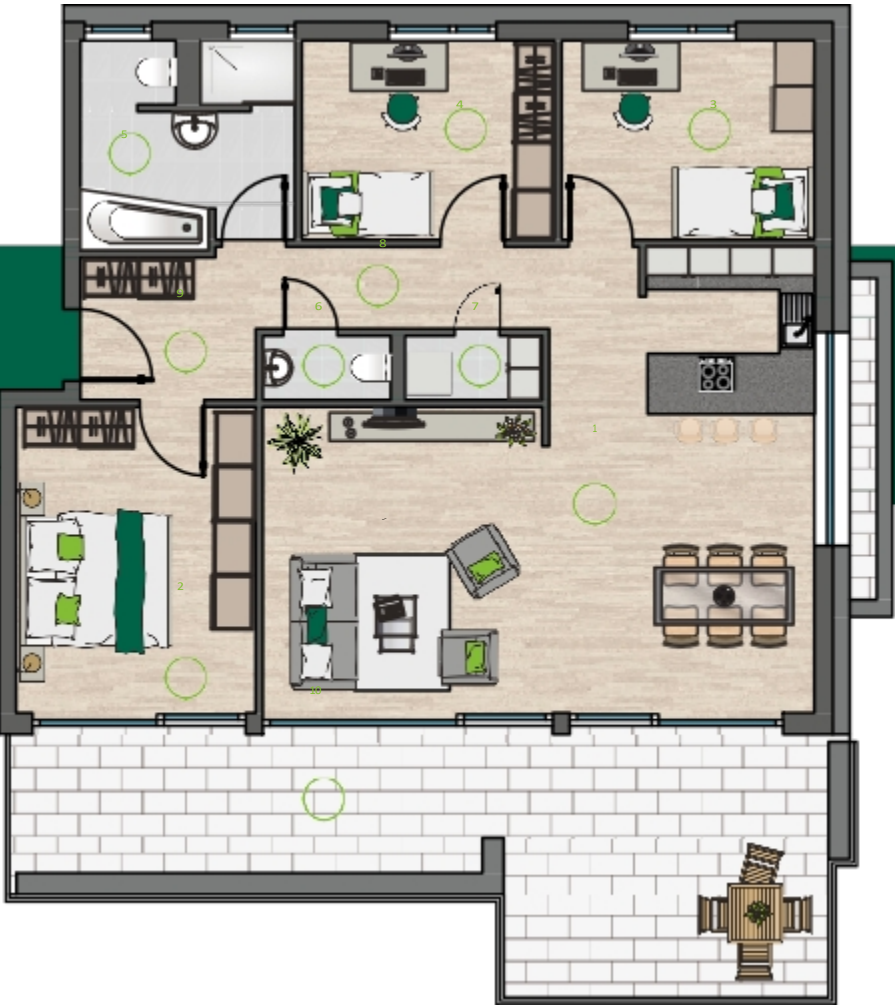
1	Living room Kitchen Bedroom	23,70 m²
2	Children's room Bathroom WC	23,79 m²
3	Storeroom Cloakroom	12,32 m²
4	Hallway	10,75 m²
5	Terrace (50 %)	7,07 m²
6	Total area	1,98 m²
7		1,87 m²
8		2,78 m²
9		6,40 m²
10		15,25 m²
		105,00 m²

GENERALLAGE



HAUS 5 & 7W H G
8

1	Living room and kitchen	41,10 m²
2	Bedroom	14,69 m²
3	Children's room I	9,95 m²
4	Children's room II	9,95 m²
5	bathroom	8,19 m²
6	WC	1,62 m²
7	storeroom	1,74 m²
8	Hallway	6,16 m²
9	Hallway	4,65 m²
10	Terrace (50 %)	15,25 m²
	Total area	112,32 m²



Flat type 5 4.5-room flat

ERDSCROSS
OBERGESCHO SS
ROOF FLOOR SS





Found, fallen, saved.



Why

wait?

WIESEN
QUARTIER

