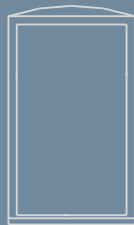


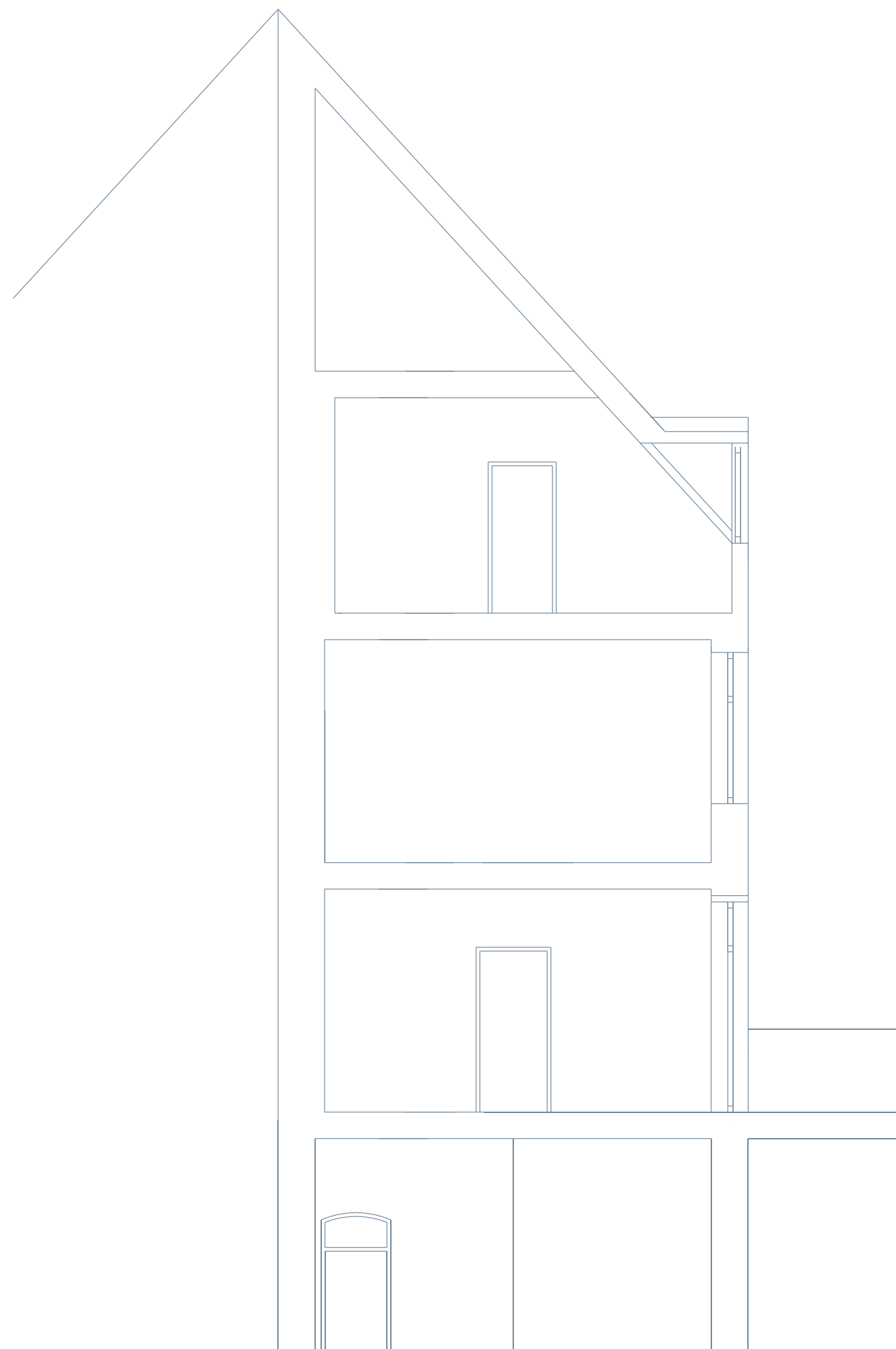
# No. 21

Exclusive condominiums in Wiesbaden



# No. 21

NETTELBECK STRASSE 21





# THE CONCEPT



## OUR CONCEPT FOR YOU:

- High-quality modernisation of 5 residential units
- Redesign of floors, walls, ceilings
- Renewal of technology, electrics etc.
- Partial renovation of the bathrooms

## YOUR HIGHLIGHTS:

- Charming living in the centre of Wiesbaden
- Light-flooded character of old building
- High-quality kitchen and bathroom fittings
- Pleasant neighbourhood





# THE HOUSE

NETTELBECK STRASSE 21

Built in 1905, the listed residential and commercial building consists of a front and rear building and today houses a total of only 16 units, of which 5 residential units are now being refurbished and let. The entrance area and the staircase of the front building are characterised by decorative elements from the Art Nouveau period. The building faces west and most of the flats have balconies.

The flats and the building have been extensively refurbished since 2005. The rear façades of the front and rear buildings were fitted with a thermal composite system, floor heating systems were installed and the roofs were renewed. The electricity and water pipes have been successively replaced and some flats have been revitalised. The property is located in the heart of the state capital of Wiesbaden, with an attractive infrastructure and connections in all directions. You can go to the cinema, go out for a chic or traditional meal, meet up with friends, visit an exhibition - and all of this is within easy walking distance. The state capital is located in one of the most economically successful regions in Germany, the Rhine-Main area. The vibrant banking city of Frankfurt am Main and the university city of Mainz are just a few minutes away by car or public transport. There are also excellent transport links to the Rhine-Main Airport and the federal motorway axes.



# DATA & FACTS

YEAR OF BUILDING:	1905
MODERNISED/RENOVATED	between 2005 and 2021
: LISTED BUILDING:	Yes (ensemble)
RESIDENTIAL UNITS:	16
FLOOR SPACE MIX:	from 37 sqm to 93 sqm



Nettelbeckstraße 21 is a real highlight in a popular Wiesbaden neighbourhood. Centrally yet quietly located, this residential building promises a special and modern old building charm with a beautiful art nouveau character. Three residential units in the rear building are now being refurbished to a high standard, as well as two more in the front building.

We are delighted to be able to present this charming residential building to you, in the style of Wiesbaden flair. Extensive refurbishment work guarantees a pleasant living experience.

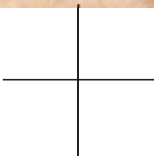


# OFFER NO. 1

UNIT NO. 14  
HOCHP AR TERRE BACK HOUSE



Reference object:  
Oppenheim



## OUR CONCEPT FOR YOU:

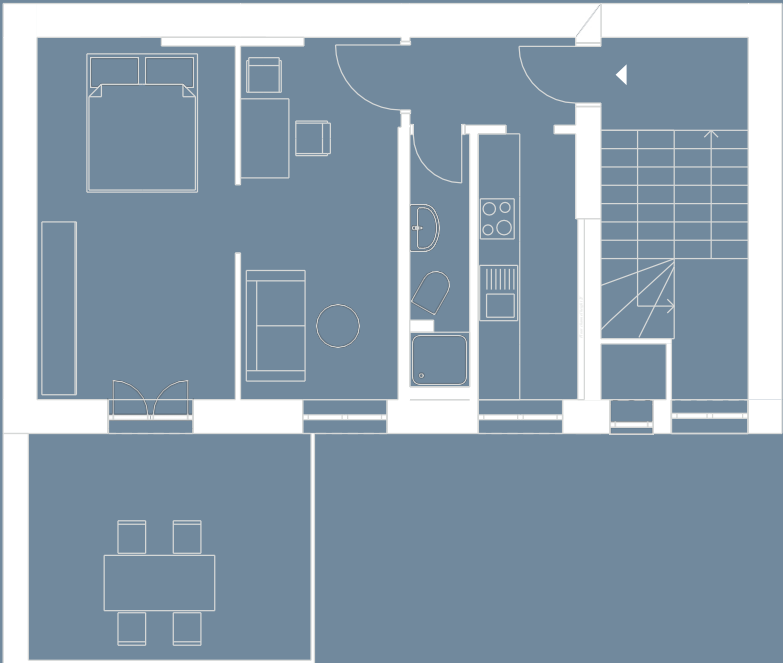
- \_\_\_ Floor plan adaptation
- \_\_\_ New construction of the bathroom
- \_\_\_ Renovation of the floor covering
- \_\_\_ Renovation of walls and ceilings
- \_\_\_ Renovation of the kitchen
- \_\_\_ New colour scheme and repainting

2 ROOMS  
42.43 SQM LIVING SPACE WITH TERRACE



KITCHEN FITTERS:  
German specialist kitchen company

BATHROOM FITTERS:  
Hans Grohe, Kaldewei, Villeroy & Boch or  
equivalent





# OFFER NO. 2

UNIT NO. 15  
01. OG BACK HOUSE

1 ROOM  
39.54 SQM LIVING SPACE

KITCHEN OUTFITTER:  
German specialist kitchen company

BATHROOM FITTINGS:  
Hans Grohe, Kaldewei, Villeroy & Boch or  
equivalent



Reference property: Oppenheim

## OUR CONCEPT FOR YOU:

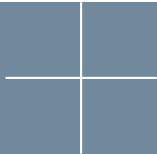
- Floor plan customisation
- New construction of the bathroom
- Renewal of the floor covering
- Renovation of walls and ceilings
- Renovation of the kitchen
- New colour scheme and repainting



# OFFER NO. 3

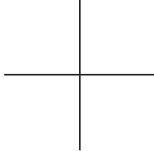
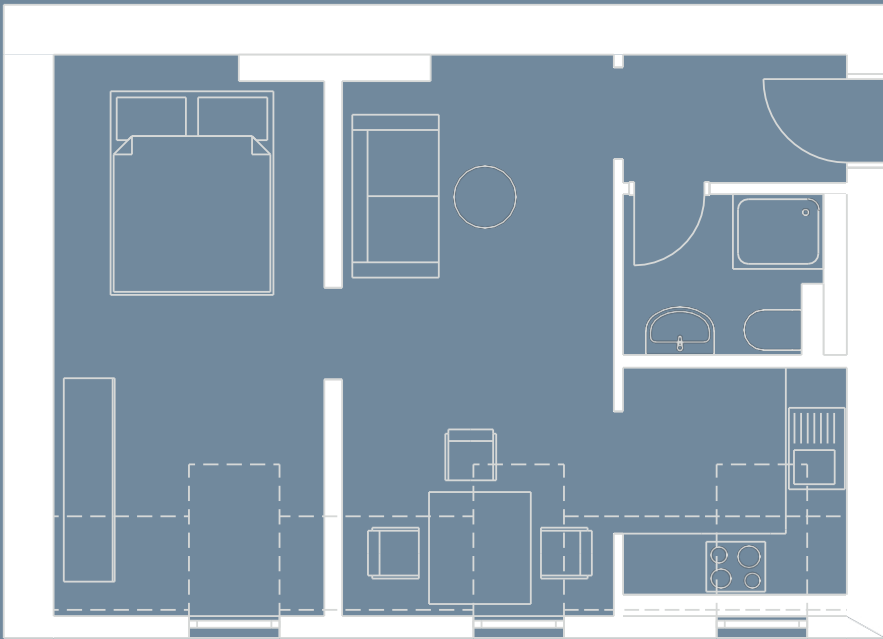
UNIT NO. 16  
02. OG BACK HOUSE

2 ROOMS  
37.42 SQM LIVING SPACE



KITCHEN FITTERS:  
German specialised kitchen company

BATHROOM FITTINGS:  
Hans Grohe, Kaldewei, Villeroy & Boch or  
equivalent



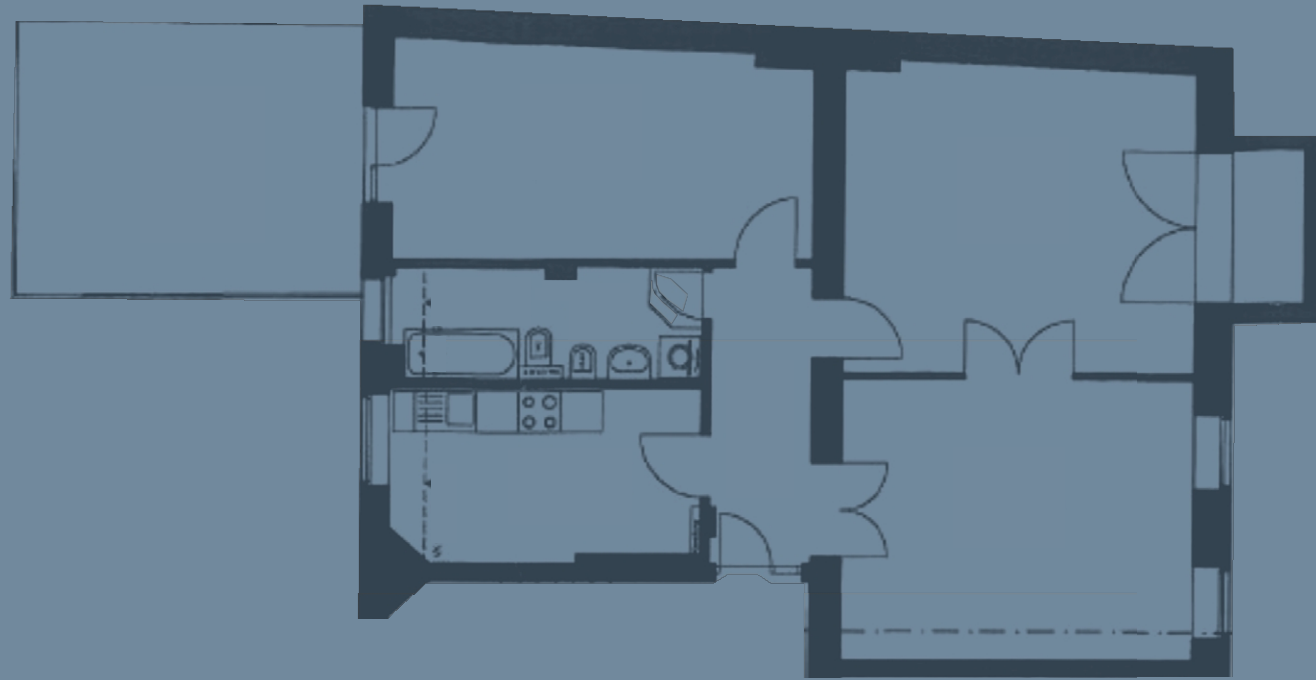
## OUR CONCEPT FOR YOU:

- New construction of the bathroom incl. tiles and fittings
- Renewal of the floor covering
- Installation of new electrics
- Renovation of walls and ceilings
- Installation of new fitted kitchen
- New colour scheme and repainting



# RENOVATION

2 APARTMENTS IN THE FRONT HOUSE



## OFFER I

UNIT NO. 3  
HOCHP AR TERRE RIGHT

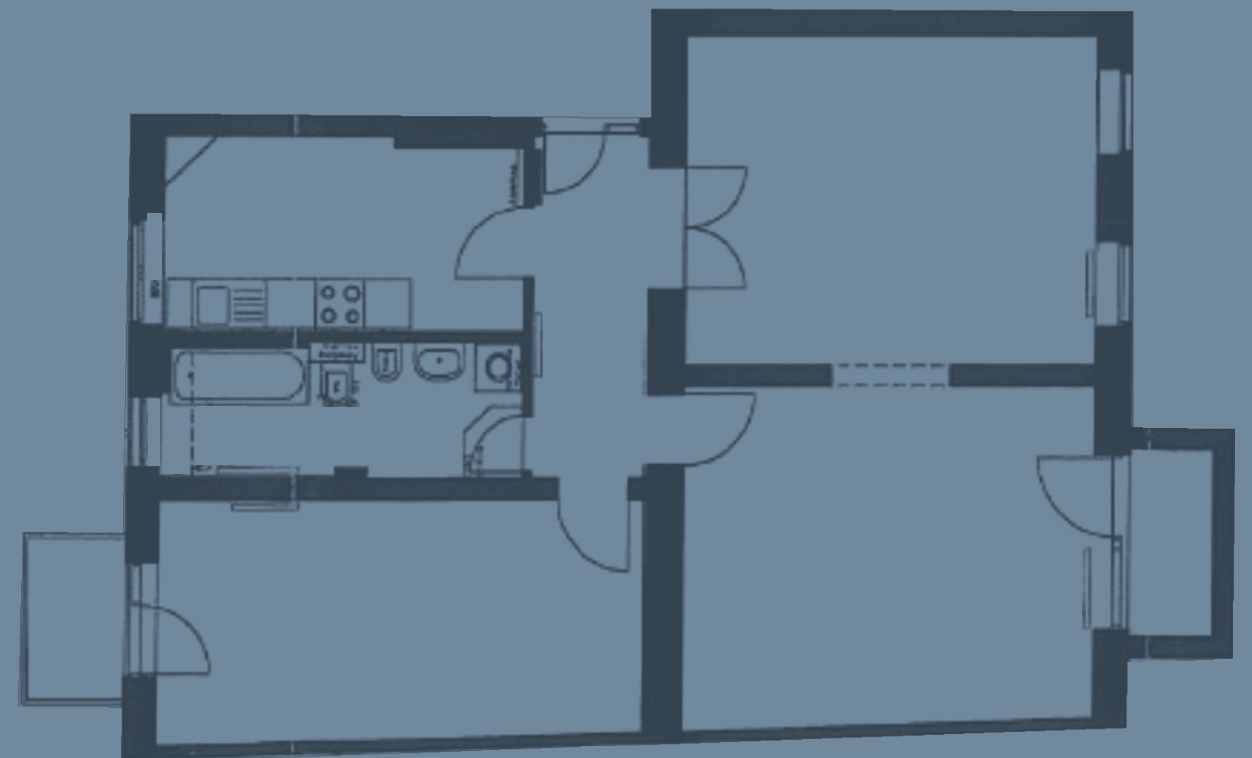
3 ROOMS  
93.55 SQM LIVING SPACE WITH BALCONY AND TERRACE



## OUR CONCEPT FOR YOU:

- Refurbishment of floorboards
- New colour concept and repainting
- Revitalisation of the bathrooms

In addition to the 3 flats in the rear building, 2 further flats in the front building are also being renovated. High ceilings, light-flooded rooms and high-quality floorboards offer a very special old building charm. These well-designed 3-room flats in the heart of Wiesbaden promise a modern living atmosphere with balconies and a terrace.



## OFFER II

UNIT NO. 8  
02. OG LINK S

3 ROOMS  
89.24 SQM LIVING SPACE WITH BALCONY



