

**Newly built 1BR condo, fitted kitchen, parking, patio - only 10min to Clay, in Wiesbaden-Bierstadt**

- Available 1<sup>st</sup> of March 2025 –

New, 1st occupancy, high quality, spacious and energy efficient 2-room (1 bedroom) condo. Located in a 2-family house on the American 1<sup>st</sup> floor. This condo is equipped with a new fitted kitchen, one bathroom, terrace plus one parking spot on-site and fiber optics internet (optional).

Location: Wiesbaden-Bierstadt, located in a brand-new developed area, a quiet residential neighborhood just a few meters from fields and trails. Only 10 min from Clay, 5 min to downtown Wiesbaden, 7 min to Amelia, 10 min to Mainz-Kastel. You will find all that you need, bakeries, grocery stores, restaurants, kindergarten, school, or shops in Bierstadt.

- Rental price: €1450 plus utilities
- Size: 75 sqm (807 sqft)
- Living / dining room: 1
- New fitted kitchen with appliances: stove, oven, hood, fridge and freezer, dishwasher
- Bedrooms: 1
- Bathrooms: 1 (1x shower + tub)
- Floor: high quality vinyl floor and ceramic tiles
- Appliance: el. shutters, mirrors in the bathroom, partially lights fixtures
- Heating: floor heating / source efficient air-heat-pump / ventilation system
- Terrace: 21 sqm (226 sqft)
- Parking: 1 parking spot incl.
- Wallbox for EV & fiber optics min. 200 Mbit/s (optional)
- Storage: small storage with hook-ups for washer & dryer
- Pet's allowance: negotiable
- Deposit: 2 cold rents
- American housing contract welcome

Energy performance certificate 20.5 kWh/(m<sup>2</sup>\*a) will be provided during the viewing.

Electricity to be registered via the UTAP office.

Arrange your personal viewing appointment. I'm looking forward to hearing from you. Further pictures and information on request via phone, WhatsApp, Signal, or email

Arthur Schultek

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Other rental listings:

<https://en.as-immobilien-wiesbaden.com/mietobjekte>

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[https://www.instagram.com/as\\_immobilien\\_wiesbaden](https://www.instagram.com/as_immobilien_wiesbaden) Note: All information in this exposé is based on the information provided by the landlord and has been prepared with care. However, the existence of errors cannot be ruled out, therefore the information is provided without any liability. The right to change rental prices is reserved.

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Ihr Immobilienmakler in Wiesbaden und Umgebung

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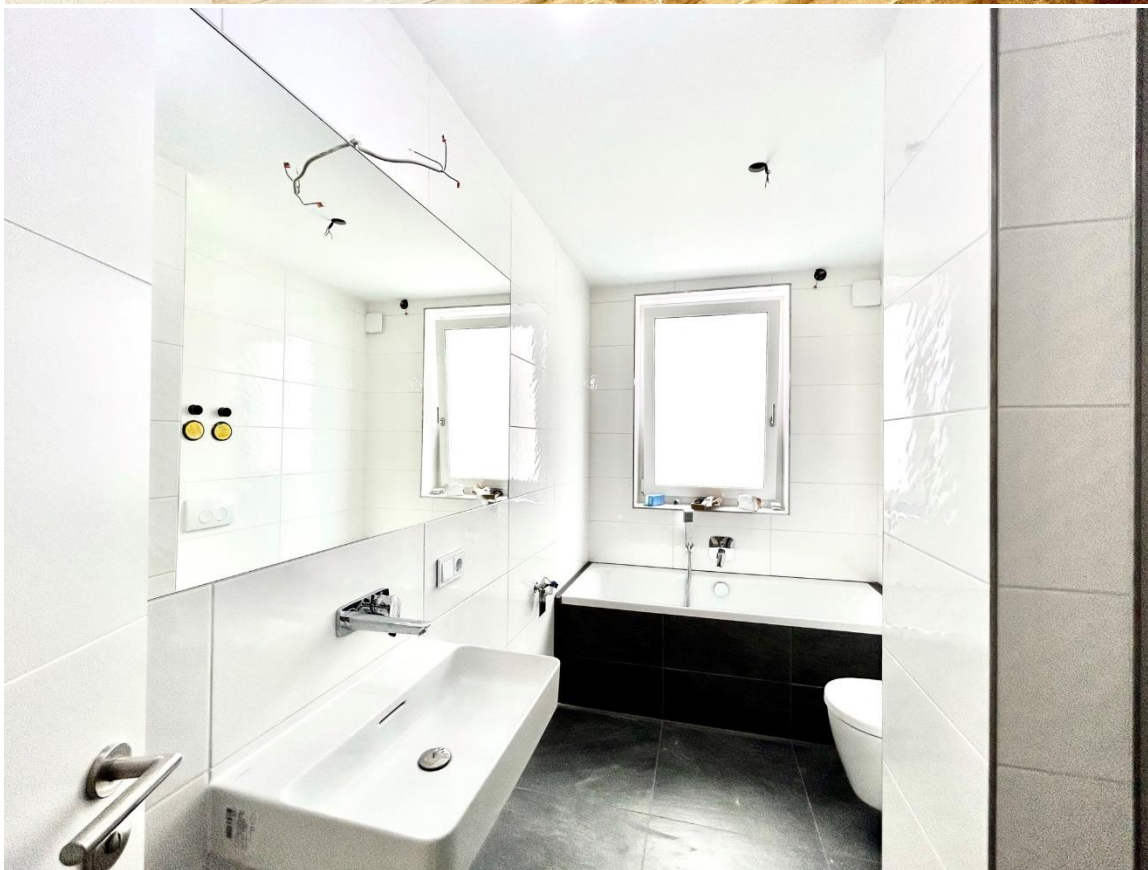
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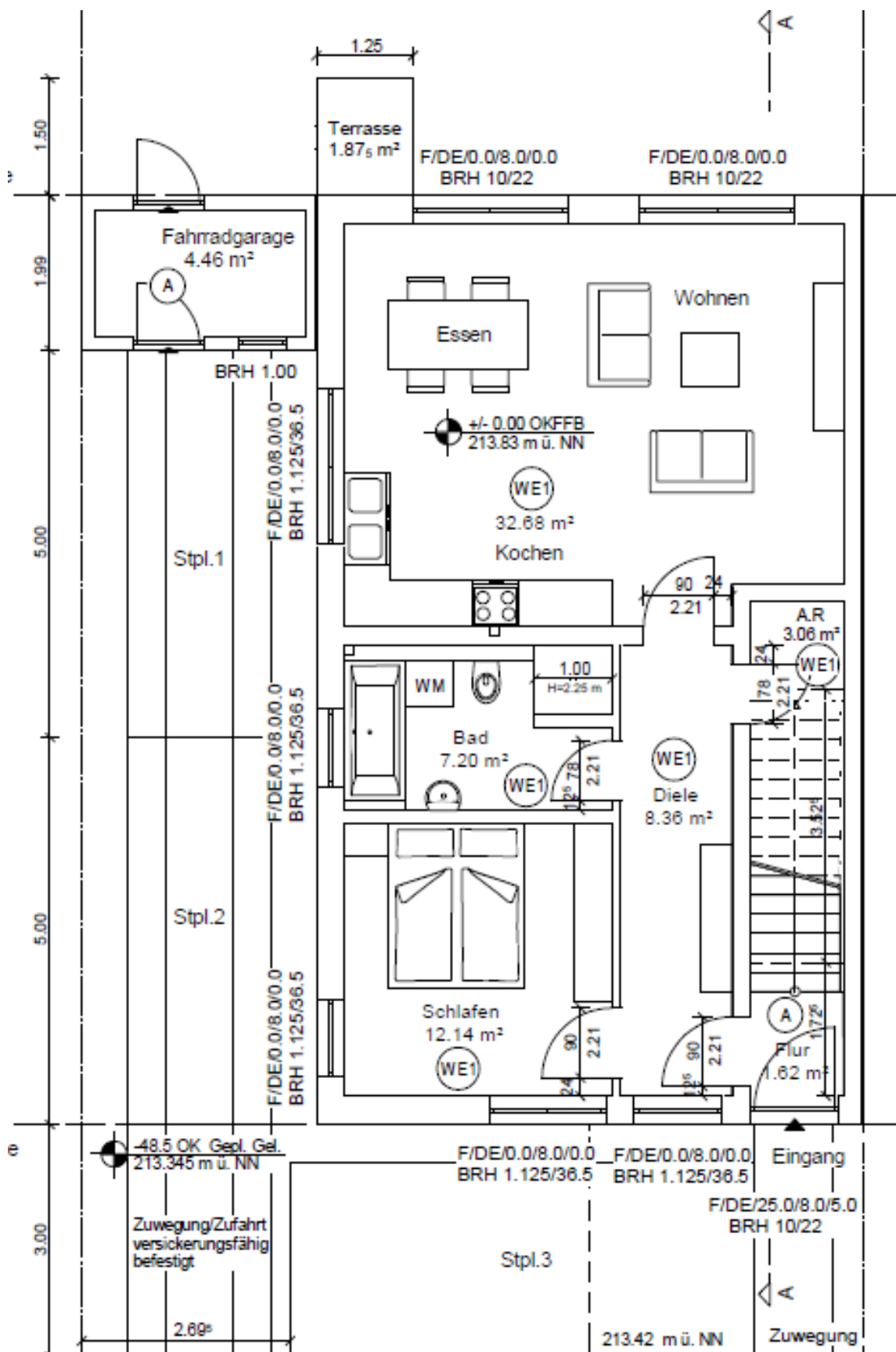
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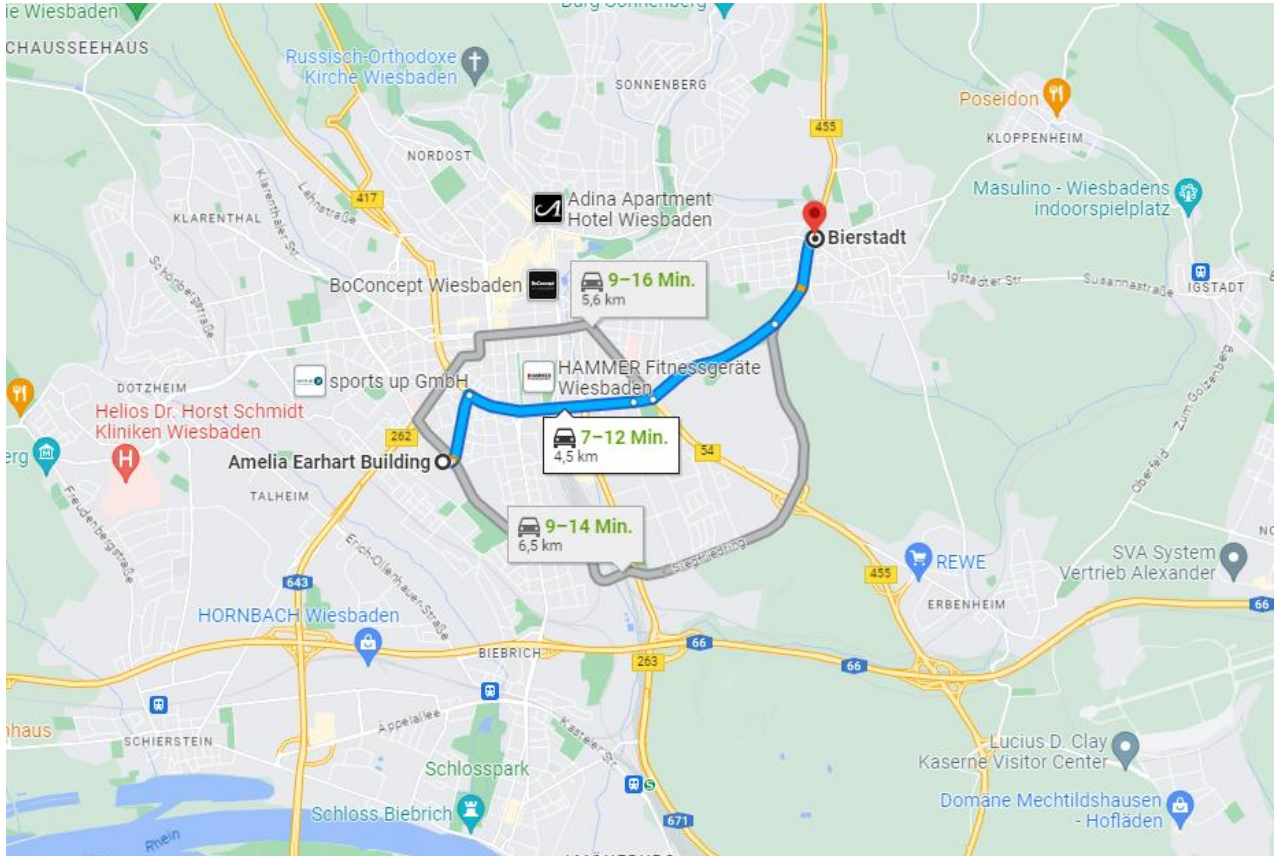
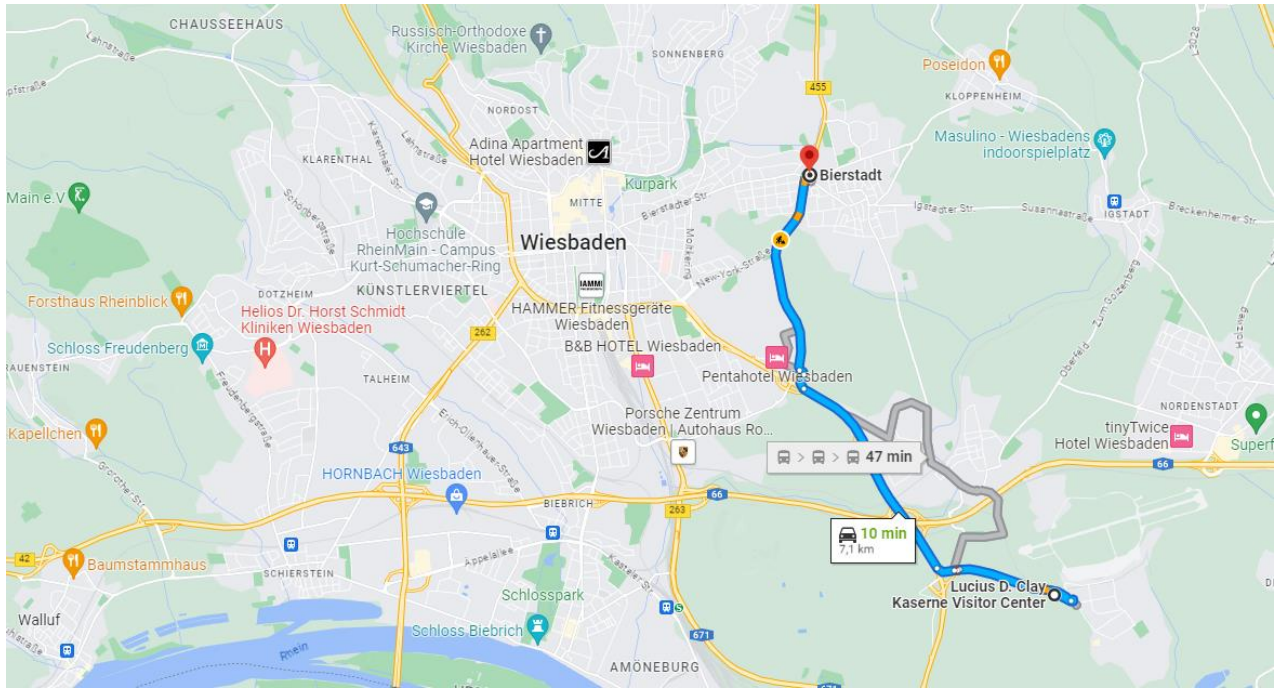
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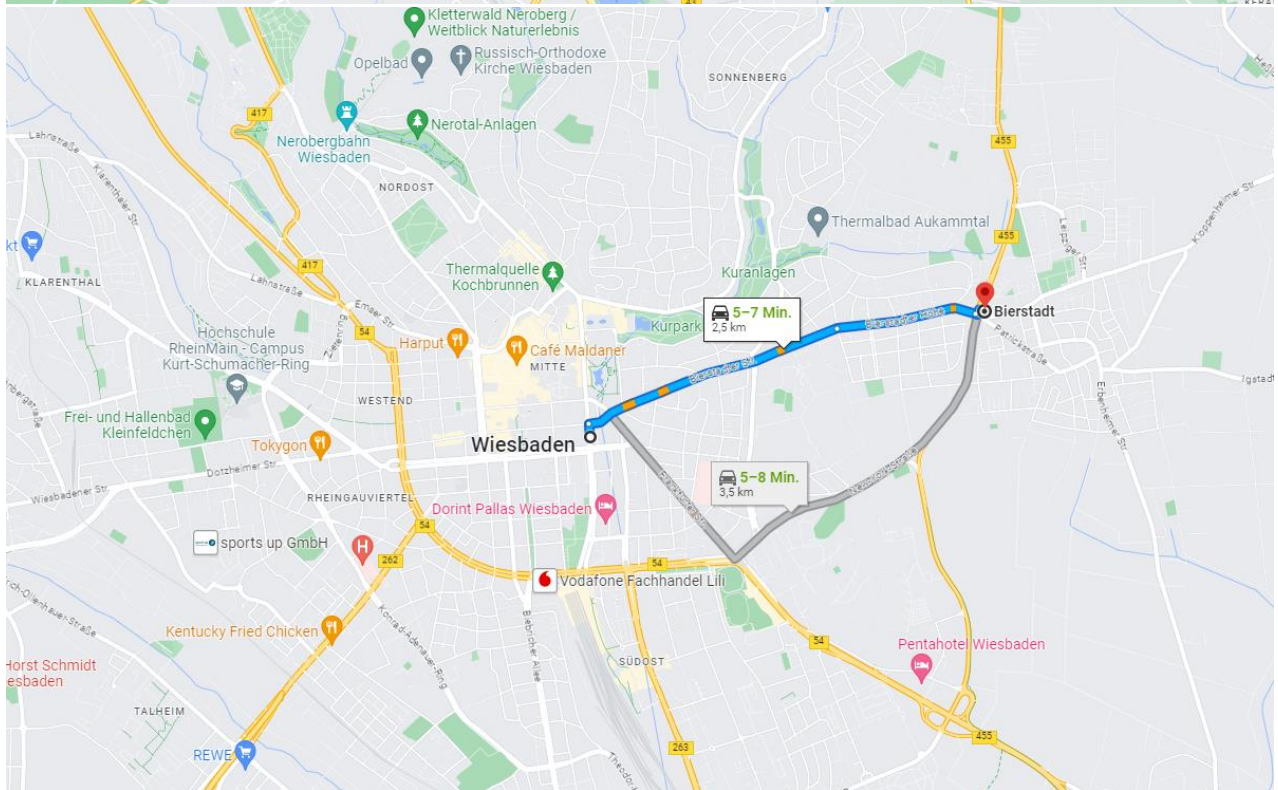
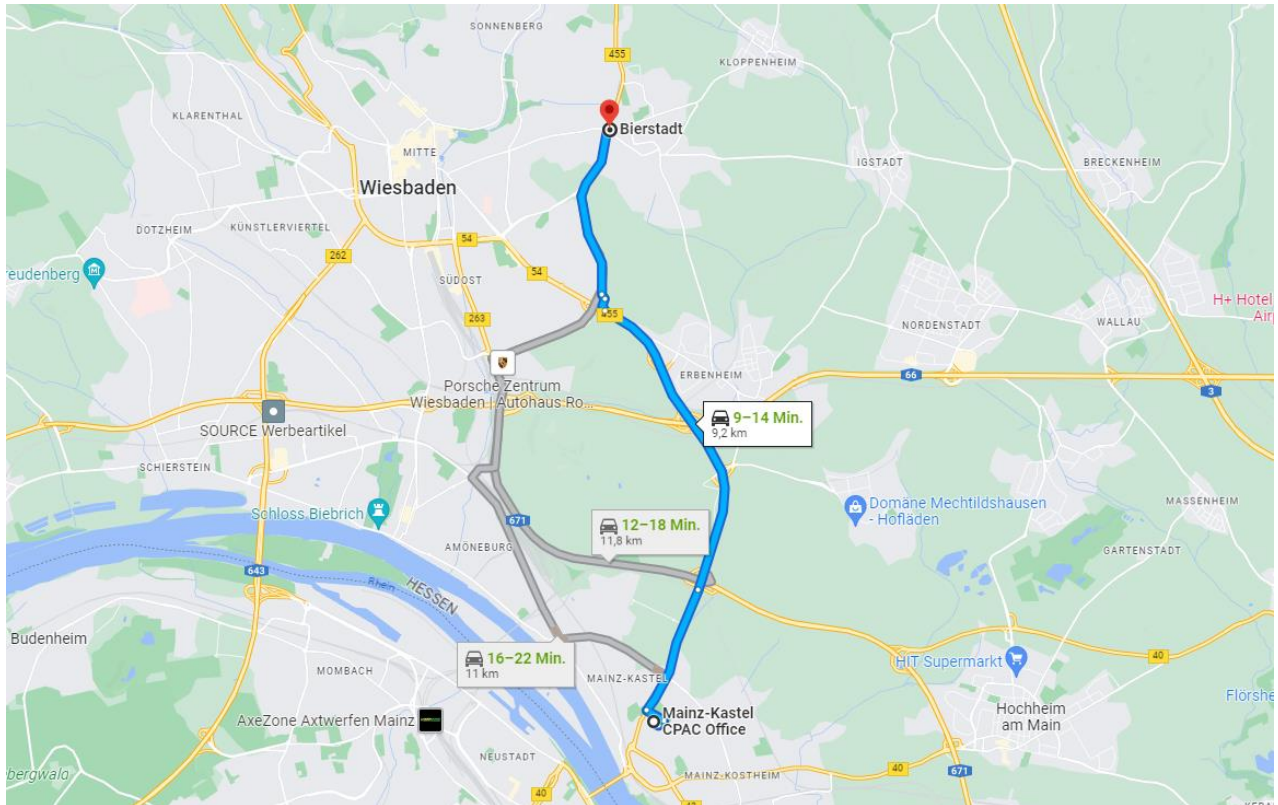
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