

**Newly built 3BR duplex penthouse condo, fitted kitchen, parking, patio - only 10min to Clay, in Wiesbaden-Bierstadt**

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

Like new high quality, spacious and energy efficient 5-room (3 bedroom) penthouse. Located in a 2-family house on the American 2nd and 3rd floor. This condo is equipped with a new fitted kitchen, two bathrooms, rooftop terrace plus two parking spots on-site and fiber optics internet.

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: €2400 plus utilities
- Size: 120 sqm (1292 sqft)
- Living / dining room: 1
- New fitted kitchen with appliances: stove, oven, hood, fridge and freezer, dishwasher
- Bedrooms: 3
- Bathrooms: 2 (1x shower/ 1x shower + tub) with hook-ups for washer & dryer
- Walk-in closet: 1
- Floor: high quality ceramic tiles
- Appliance: el. shutters, mirrors in the bathrooms, lights fixtures in all rooms
- Heating: floor heating / source efficient air-heat-pump / ventilation system
- Rooftop terrace with 18 sqm (194 sqft)
- Parking: 2 parking spots incl. Wallbox for EV (optional)
- Internet: fiber optics (up to 1000 Mbit/s)
- Storage: no additional storage available
- Pet's allowance: negotiable
- Deposit: 2 cold rents
- American housing contract welcome

Energy performance certificate 20.5 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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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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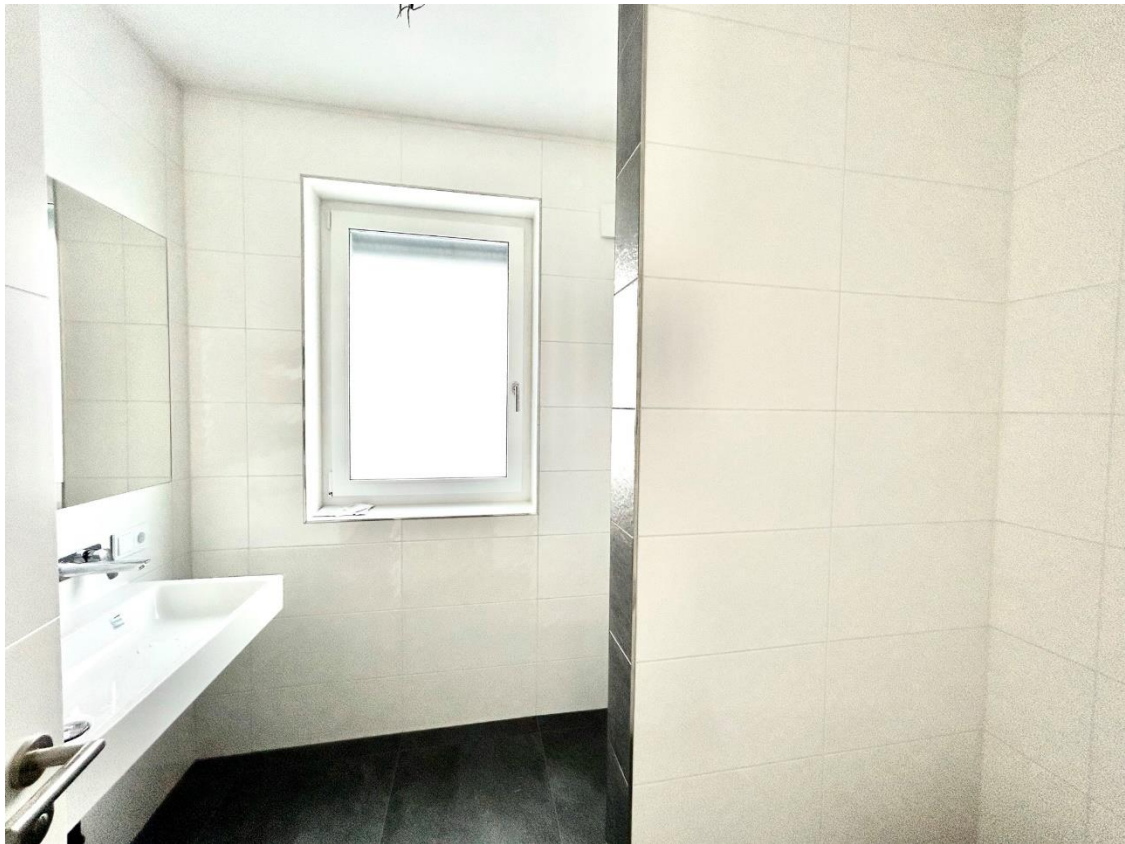
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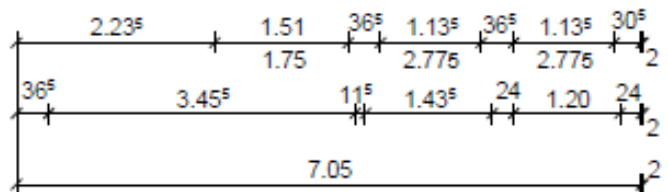
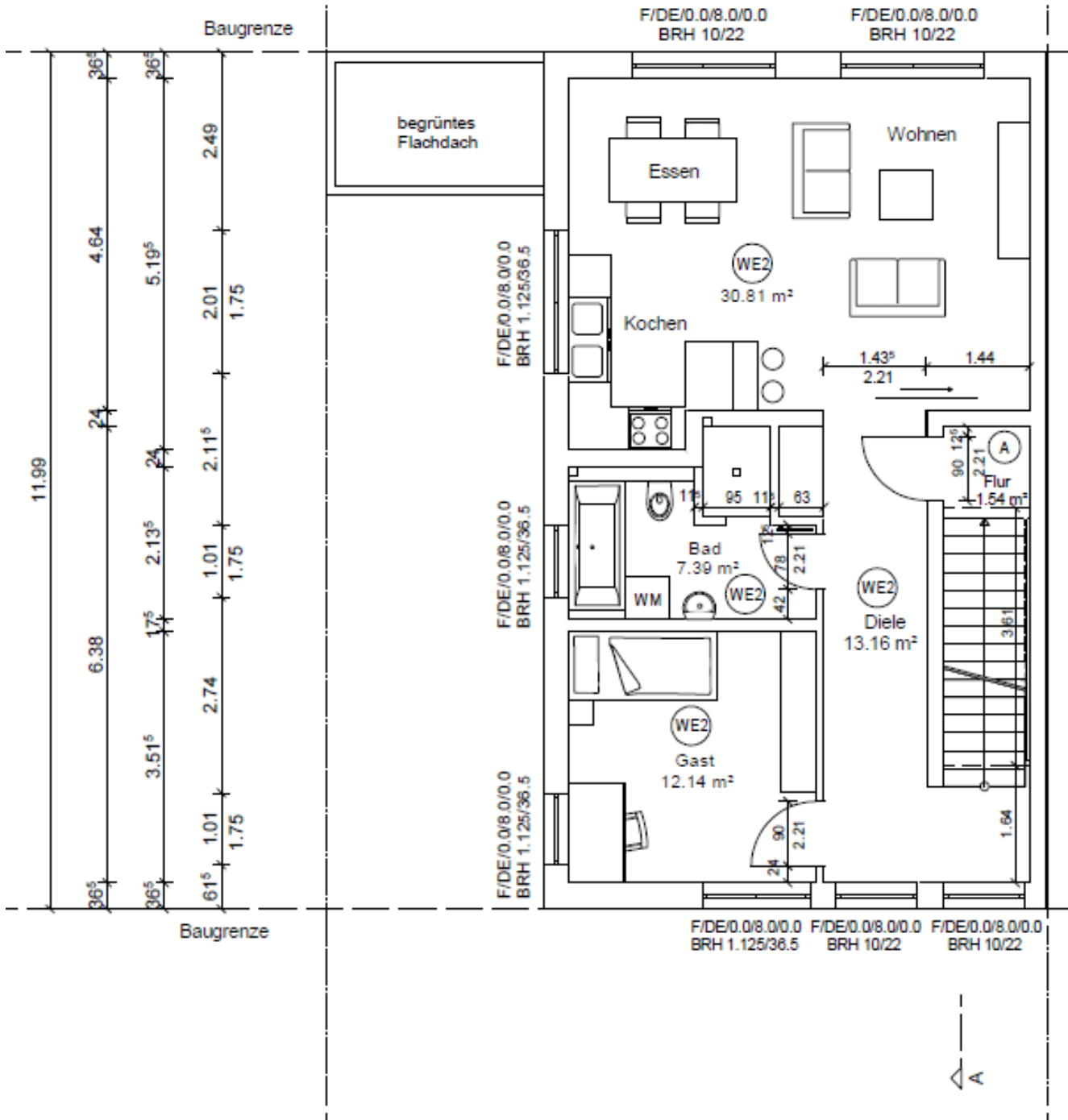
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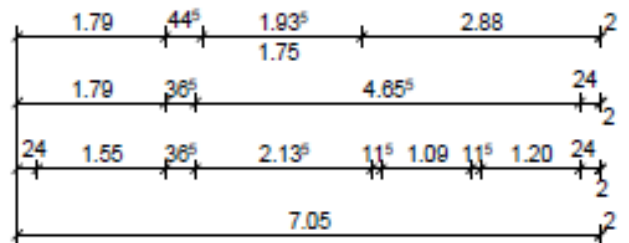
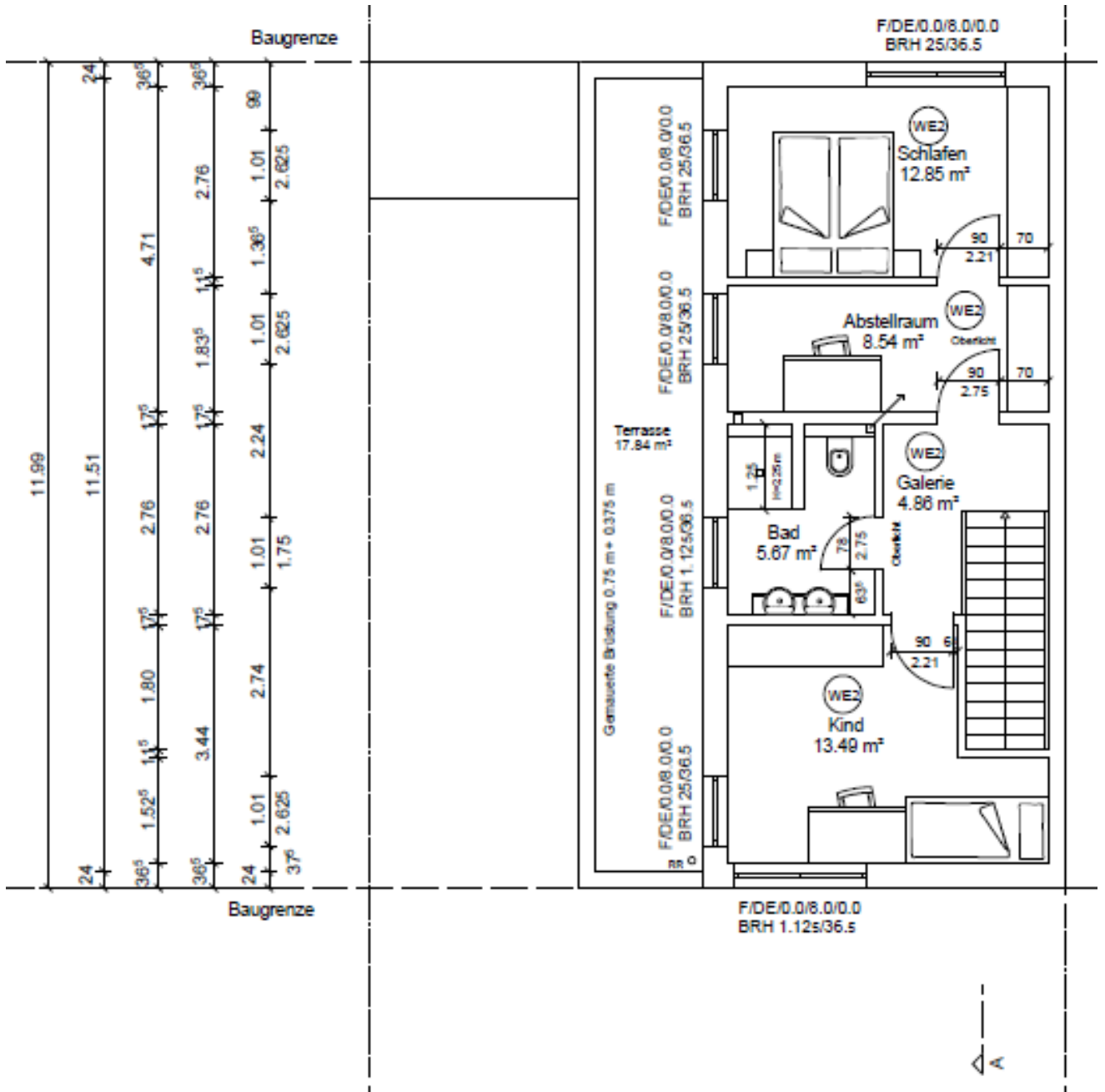
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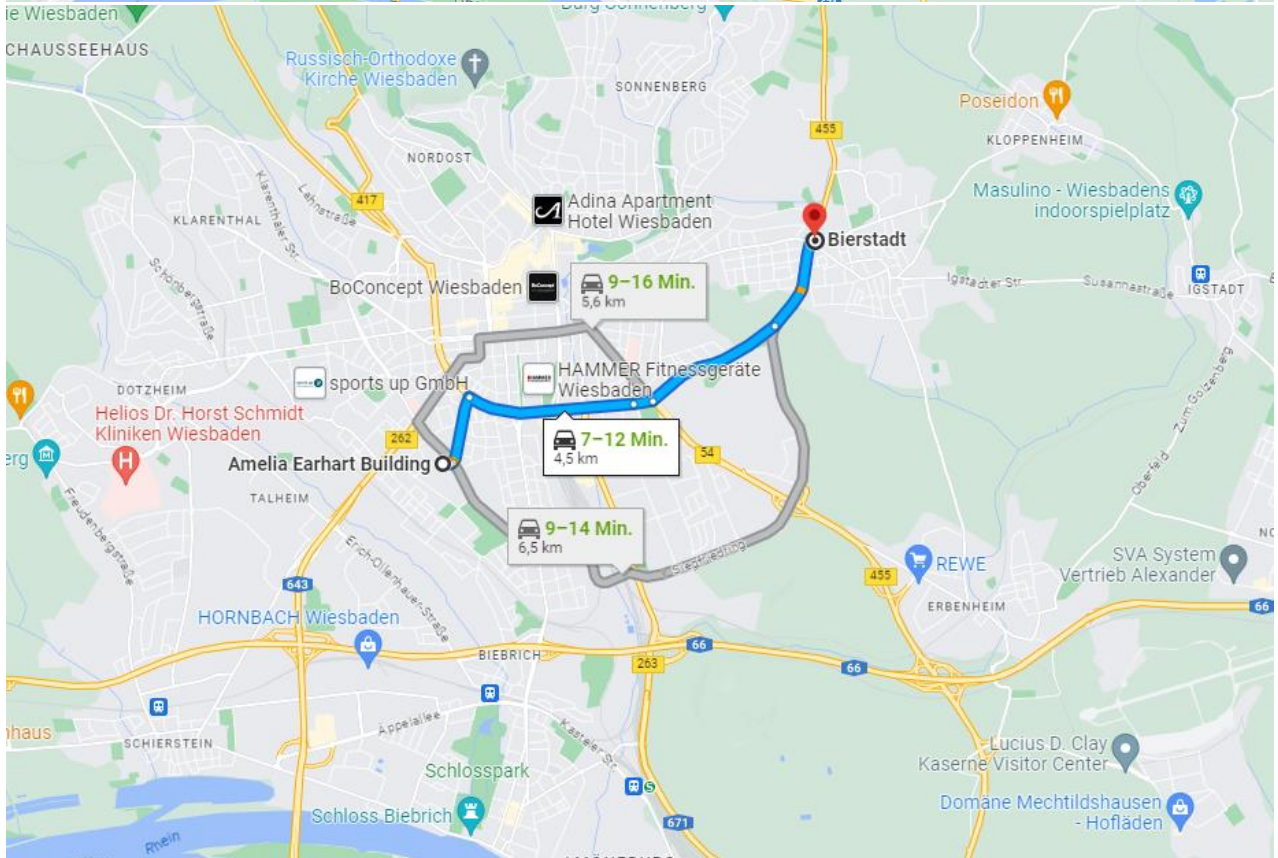
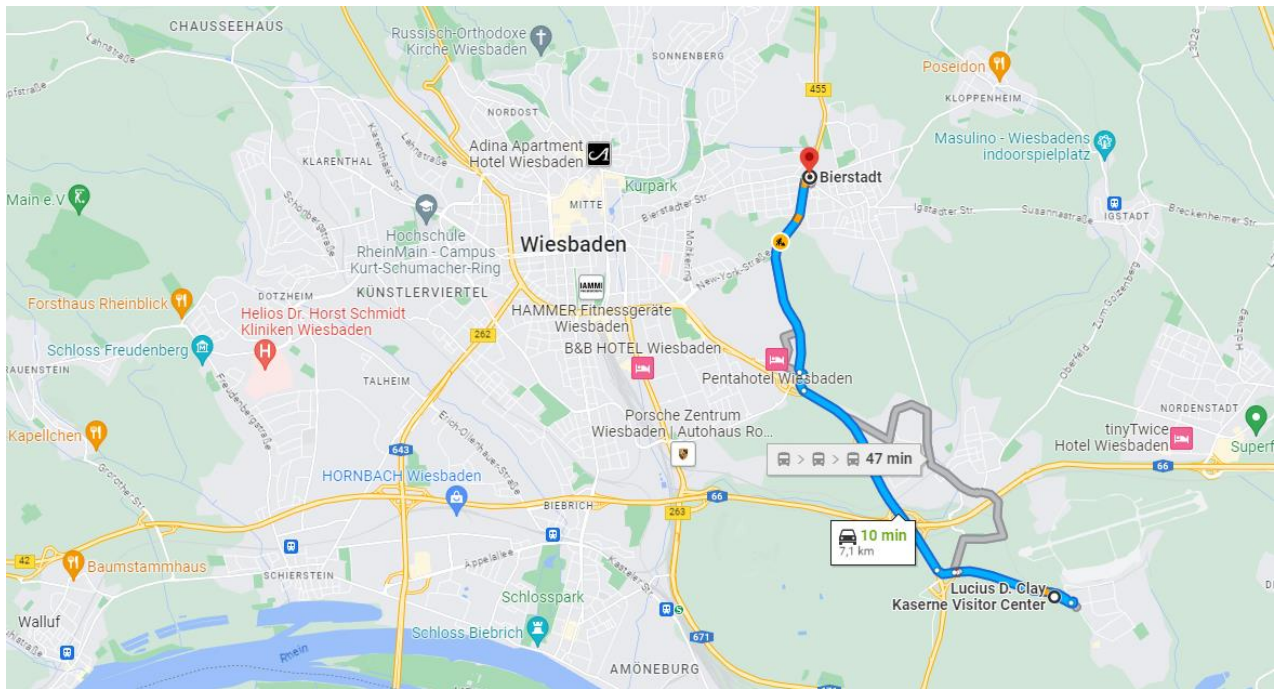
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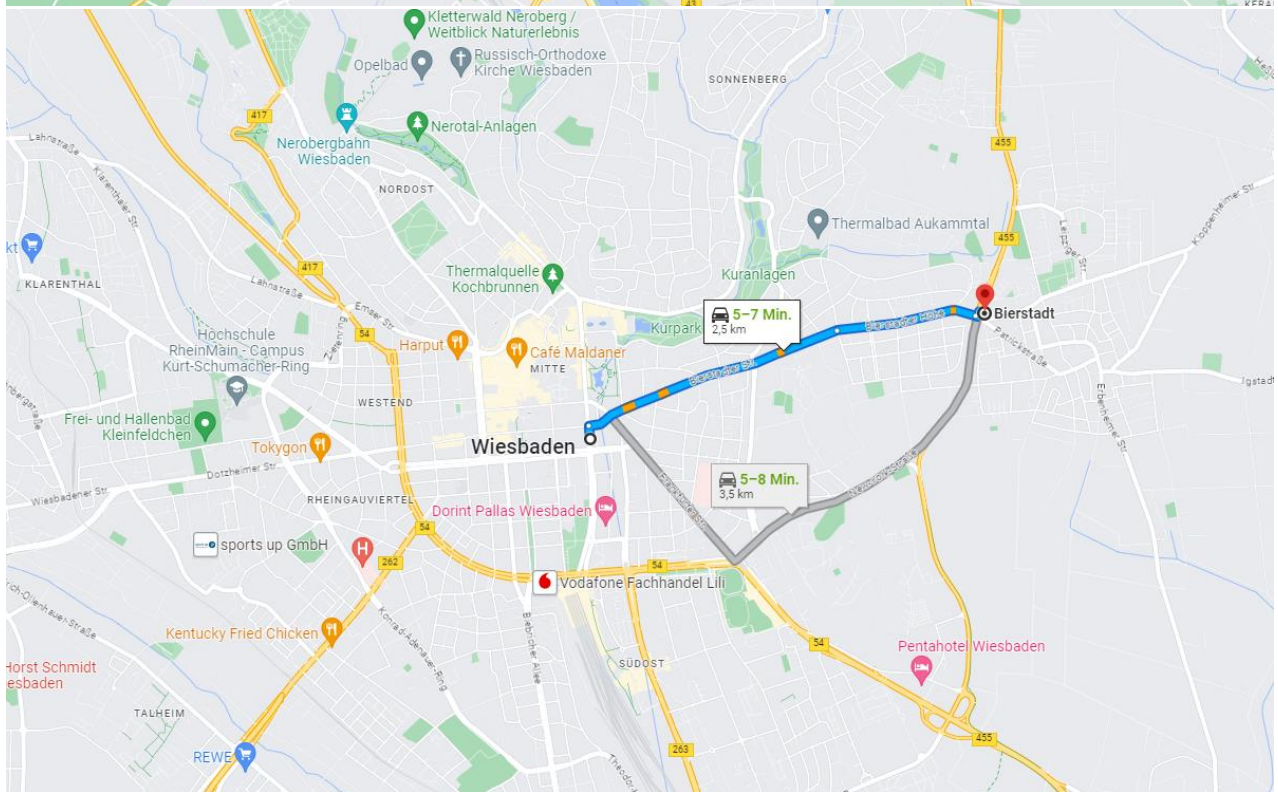
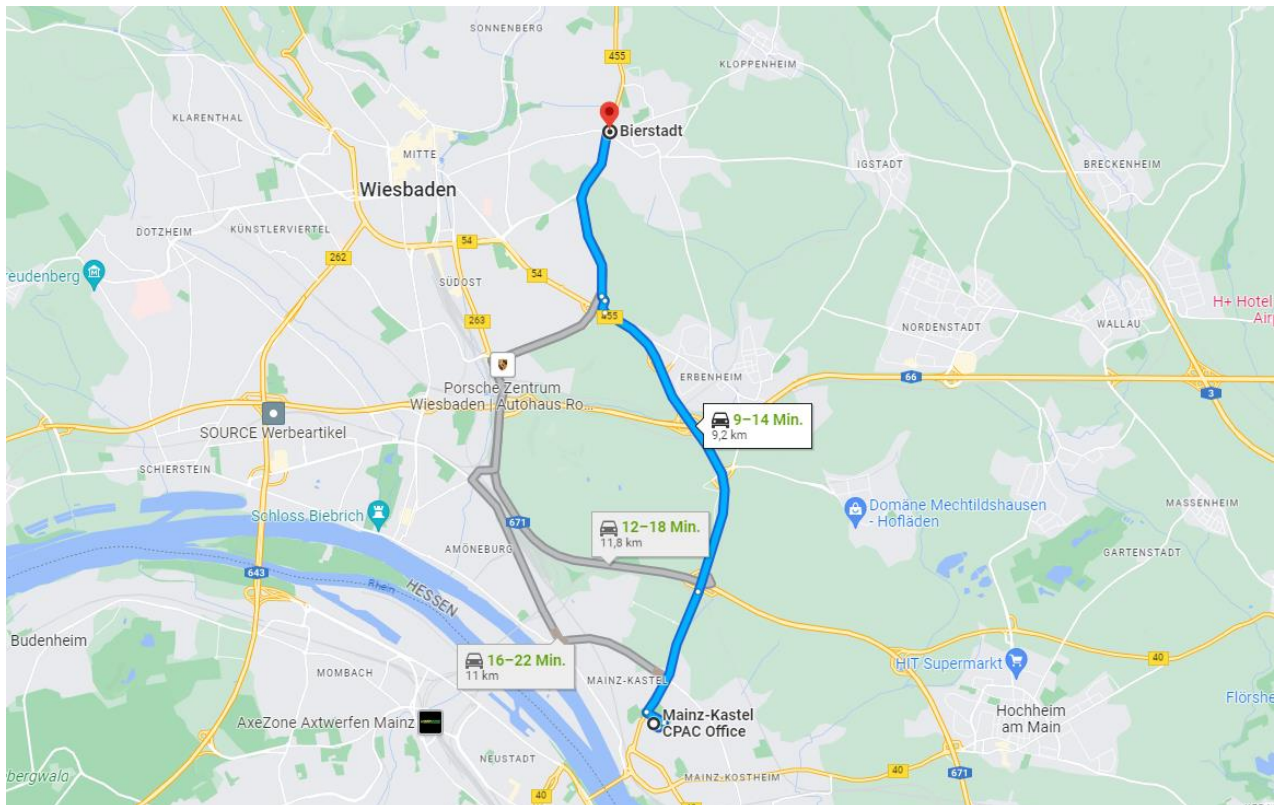
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