

# Exposé

## Einfamilienhaus in Bad Vilbel

**Villa close to the center of Frankfurt in a modern and luxury ambience**



Objekt-Nr. OM-146854

**Einfamilienhaus**

Vermietung: **3.450 € + NK**

61118 Bad Vilbel  
Hessen  
Deutschland

Baujahr	2019	Übernahme	ab Datum
Grundstücksfläche	436,00 m²	Übernahmedatum	01.02.2026
Etagen	2	Zustand	Neuwertig
Zimmer	6,00	Schlafzimmer	4
Wohnfläche	200,50 m²	Badezimmer	2
Nutzfläche	38,83 m²	Carports	1
Energieträger	Luft- /Wasserwärme	Stellplätze	2
Mietsicherheit	10.350 €	Heizung	Zentralheizung

# Exposé - Beschreibung

## Objektbeschreibung

The rental agreement will be signed directly with the owner (no agency fee).

Rental will be a fixed-term lease with yearly extensions (subject to certain conditions).

The entire estate is approximately 436 sqm in total, with its own access route and a lovely garden featuring beautiful greenery and enough room on the terrace to move around freely.

- Backyard located towards the south for maximum sun coverage
- Terrace area of 36,9 sqm
- Robotic lawn mower
- Larger entrance area with easy access
- Modern shed (3,15m x 2,75m ) for bicycles, garden furniture, tools , etc.
- Parking space on the property for 2 cars including carport approx. 8m length

## Ausstattung

The interior distinguishes itself from others in its class with an open and bright atmosphere combined with a modern style and a friendly and inviting feel.

- Welcoming entrance hall that extends into an open living and dining room
- Loft-esque large floor tiles
- Elegant bathrooms with larger size shower cubicles made of glass
- Central alarm system
- Modern and easy-to-use heating system
- Additional electric floor heating in many rooms
- Easy move-in due to pre-installed electric lighting and curtain rails

### Fußboden:

Fliesen

### Weitere Ausstattung:

Balkon, Terrasse, Garten, Keller, Vollbad, Duschbad, Einbauküche, Gäste-WC

## Sonstiges

For more details ( e.g. Floor Plan ) please refer to the attached Exposé.

## Lage

The Villa is located in Bad Vilbel/Heilsberg appr. 4 km away from Frankfurt and appr. 7 km from Frankfurt downtown area. The house is located opposite of a marvelous small park with a great and relaxing walking path that stretches through a small forest for several kilometers. Bad Vilbel is home to a large variety of schools, like The European School, and is located close to several other international schools, such as the Metropolitan School Frankfurt MSF, the Frankfurt International School FIS and the International School Frankfurt ISF, as well as many local schools too.

In walking distance there is a bus stop with a direct connection to the Frankfurt inner city, a pharmacy, multiple doctors, grocery stores, a butcher, a bakery, a wine store, hair dressers, sporting activities ( eg. Tennis ), a hotel, kindergarten, and a local school. A larger shopping area and S-Bahn ( metro ) station is located downtown Bad Vilbel, which can also be reached by the bus with ease. There is a beautiful golf course with ponds and lakes.

**Infrastruktur:**

Apotheke, Lebensmittel-Discount, Allgemeinmediziner, Kindergarten, Grundschule, Öffentliche Verkehrsmittel

# Exposé - Galerie



Sidewalk to Backyard



Front and Carport



# Exposé - Galerie



Dining Room



Terrace

# Exposé - Galerie



Bathroom



Wooden staircase



Kitchen



# Exposé - Galerie



Kitchen



Backyard

# Exposé - Galerie



Backyard



# Exposé - Anhänge

## 1. Exposé with Floor Plan

## Villa close to the center of Frankfurt in a modern and luxury ambience

### Location

The villa is located in Bad Vilbel, a spa town in Hesse famous for its many wonderful mineral water springs and its pleasant atmosphere.

“Heilsberg” (Bad Vilbel) is a lovely and peaceful living area close to Frankfurt (appr. 4 km) and Frankfurt center (appr. 7 km to the Frankfurt downtown area). The house is located opposite of a marvelous small park, containing a plethora of tall trees, overlooking the Bad Vilbel inner city with a great and relaxing walking path that stretches through a small forest for several kilometers. The area is great for adults who are seeking a tranquil living space, but is also amazing for children and teenagers, due to its close proximity to Frankfurt, allowing for access to anything one of the greatest cities in Germany has to offer.



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In walking distance there is a bus stop with a direct connection to the Frankfurt inner city, a pharmacy, multiple doctors, grocery stores, a butcher, a bakery, a wine store, hair dressers, sporting activities, a hotel, kindergarten and a local school. A larger shopping area and S-Bahn (metro) station is located downtown Bad Vilbel, which can also be reached by the bus with ease. There is a beautiful golf course ([www.bvgc.de](http://www.bvgc.de)) with ponds and lakes reaching 40,000 m<sup>2</sup> as well.

## Interior

The interior distinguishes itself from others in its class with an open and bright atmosphere combined with a modern style and a friendly and inviting feel.

- Welcoming entrance hall that extends nicely into an open living and dining room
- Loft-esque large floor tiles
- Elegant bathrooms with large size shower cubicles made of glass
- Central alarm system
- Modern and easy-to-use heating system
- Additional electric floor heating in many rooms
- Easy move-in due to pre-installed electric lighting and curtain rails

Pictured below is the dining room with garden view (only illustrative, furniture and decoration not included).





Pictured below shows the modern kitchen layout with high-quality equipment and a larger kitchen island that features a large electric stove and a top-of-the-line stove ventilation system built into the counter.

Also, a view from the office/ bedroom (upper floor).



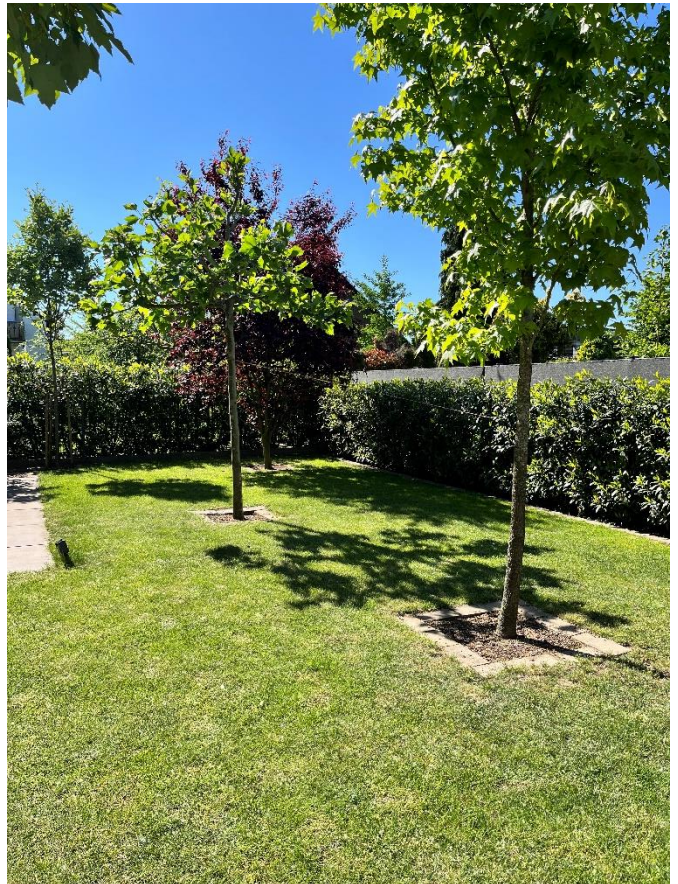
## Property

The entire estate is approximately 436 m<sup>2</sup> in total, with its own access route and a lovely garden featuring beautiful greenery and enough room on the terrace to move around freely, especially beneficial for those who want to enjoy a lovely outdoor lunch.

- Backyard located towards the south for maximum sun coverage
- Terrace area of 36.9 m<sup>2</sup>
- Robotic lawn mower
- Larger entrance area with easy access
- Modern shed (3,15m x 2,75m) for bicycles, garden furniture, tools, etc.
- Parking space on the property for 2 cars including carport of approximately 8m length









## **Rent**

Monthly rent is EUR 3450 including VAT and excluding any additional costs like electricity, water, etc.

The rental agreement will be signed directly with the owner (no agency fee).

Rental will be a fixed-term lease with yearly extensions (subject to certain conditions).

Deposit at the start of the agreement is 3 months rental fee.

Total space is approximately 239.33 m<sup>2</sup> \* of which Living space of approximately 200.50 m<sup>2</sup> \*\*.

For details, please refer to the floor plan attached below.

\* includes 25% of Terrace and 25% of Balcony

\*\* excludes in Basement: Technics, Laundry Room, Storage Room

## **Contact**

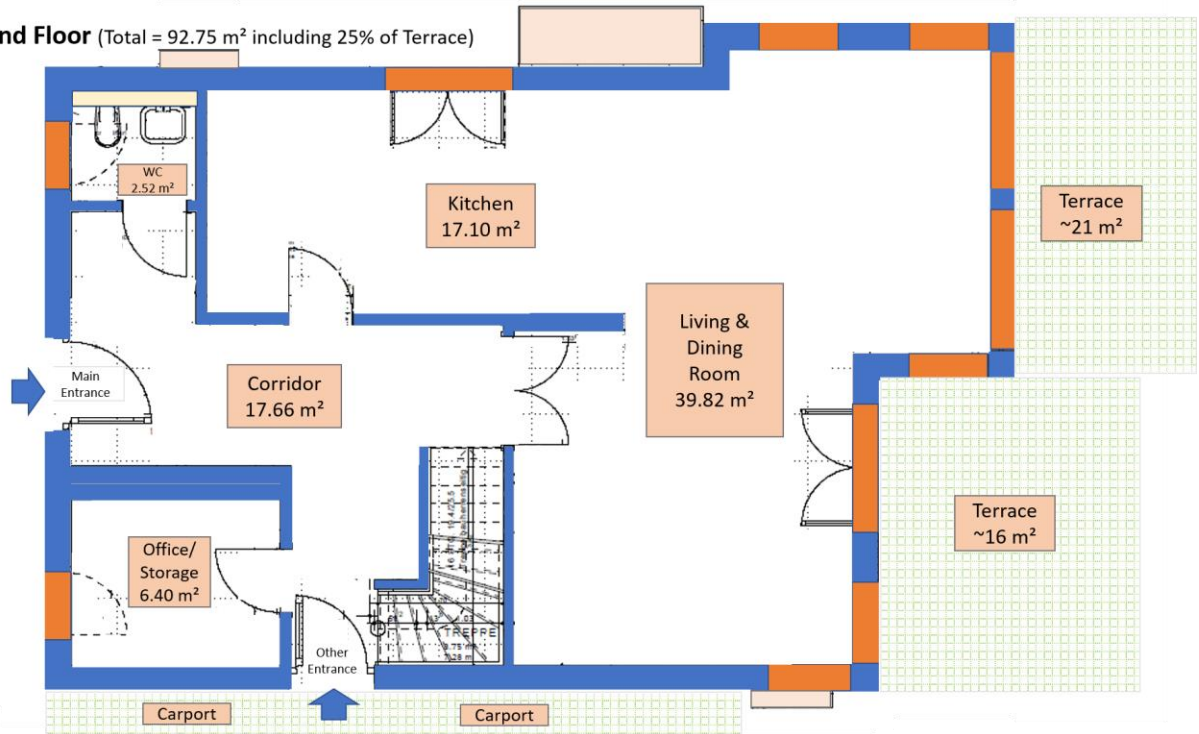
For further details and scheduling an onsite visit, please contact:

**Sylvia Schmidt**

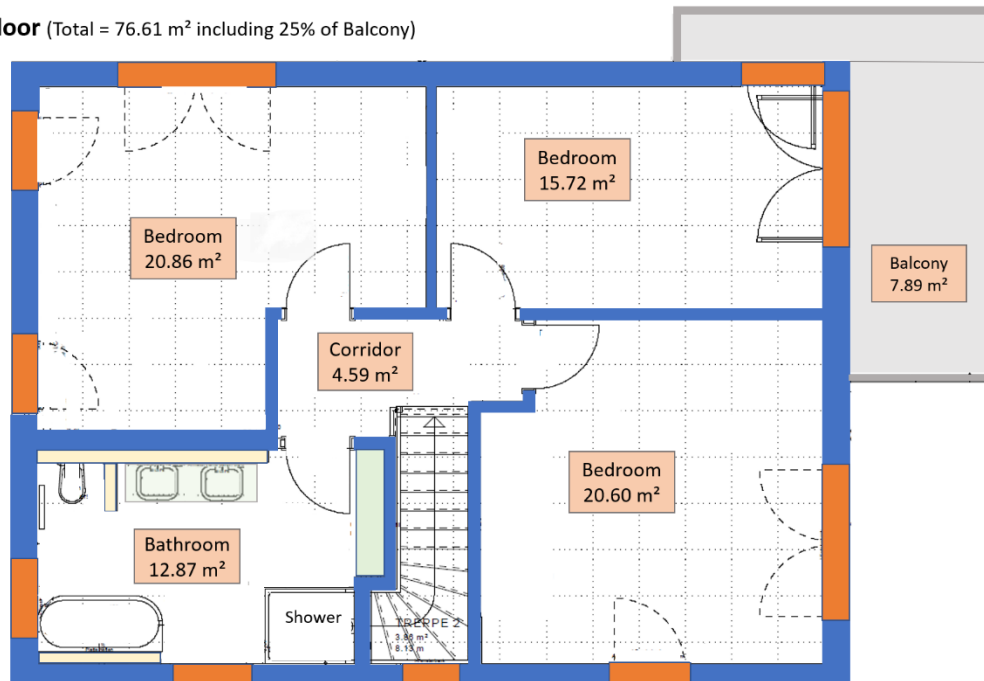
**Email: [schmidt.sylvi@yahoo.de](mailto:schmidt.sylvi@yahoo.de)**

## Floor Plan (all figures are approximate numbers only)

### Ground Floor (Total = 92.75 m<sup>2</sup> including 25% of Terrace)



### Upper Floor (Total = 76.61 m<sup>2</sup> including 25% of Balcony)



**Basement** (Total = 69.97 m<sup>2</sup>)

