

Exposé

Erdgeschosswohnung in Frankfurt am Main Riedberg

Neuwertige moderne Hochparterre 3-Zimmer Wohnung, 80 qm in Frankfurt Riedberg zu verkaufen, VB



Objekt-Nr. OM-270227

Erdgeschosswohnung

Verkauf: **599.000 €**

Ansprechpartner:
Asghar Moini

Zur Kalbacher Höhe 17
60438 Frankfurt am Main Riedberg
Hessen
Deutschland

Baujahr	2014
Etagen	3
Zimmer	3,00
Wohnfläche	80,00 m²
Energieträger	Fernwärme
Preis Garage/Stellpl.	18.000 €
Hausgeld mtl.	310 €

Übernahme	sofort
Zustand	Neuwertig
Schlafzimmer	1
Badezimmer	1
Etage	Erdgeschoss
Tiefgaragenplätze	1
Heizung	Fußbodenheizung

Exposé - Beschreibung

Objektbeschreibung

Das Objekt befindet sich in einer lebendigen und modernen Gegend in Frankfurt a.M. Riedberg.

Ruhige beste Wohnlage mit optimaler Anbindung an ÖPVN(U-Bahnlinien U8 und U9) sind in zwei Minute zu Fuß zu erreichen.

In Lauf-Nähe gibt es verschiedene Restaurants, Cafés, Bäckereien, Supermärkte (Aldi, Lidl, Rewe und Edeka) und Ärzte, Kitas und Schulen und Uni, Mehrere Grün- und Parkanlagen, Fitnessstudio

Ausstattung

Ausstattung und Highlights:

Personenaufzug

Eichenparkettboden

Fußbodenheizung

Kabelanschluss

Garten und Terrasse

Tiefgarage

Kellerraum

Waschraum

Niedrigenergiehaus, Massivbau

Dach in Betonbauweise für einen besseren Schall- und Brandschutz

Hochwertige Außenanlagengeschaltung

Teilfläche der Fassade in Ziegelverblendung

Sonnenschutzverglasung

Handwerklich hergestellte Parkettböden, geschliffen und geölt

Wohnzimmer mit Hebe-Schiebe-Fenster

getönt und sind in Boden- und Deckenhöhe Bauweise

PDF Energieausweis

Sie können Ihre Anfragen auch direkt an info@atmoini.de senden.

Fußboden:

Parkett, Fliesen

Weitere Ausstattung:

Terrasse, Garten, Keller, Aufzug, Duschbad, Einbauküche

Sonstiges

Extra große Dusche (120 x 80)

Alle Fenster bzw. Türen sind 3-Fach verglast, getönt und sind in Boden- und Deckenhöhe Bauweise

Duplex-Tief-Garage zuzüglich 18.000,- Euro VB.

Lage

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Infrastruktur:

Apotheke, Lebensmittel-Discount, Allgemeinmediziner, Kindergarten, Grundschule, Hauptschule, Realschule, Gymnasium, Gesamtschule, Öffentliche Verkehrsmittel

Exposé - Energieausweis

Energieausweistyp	Bedarfsausweis
Erstellungsdatum	ab 1. Mai 2014
Endenergiebedarf	35,00 kWh/(m²a)
Energieeffizienzklasse	A



Exposé - Galerie



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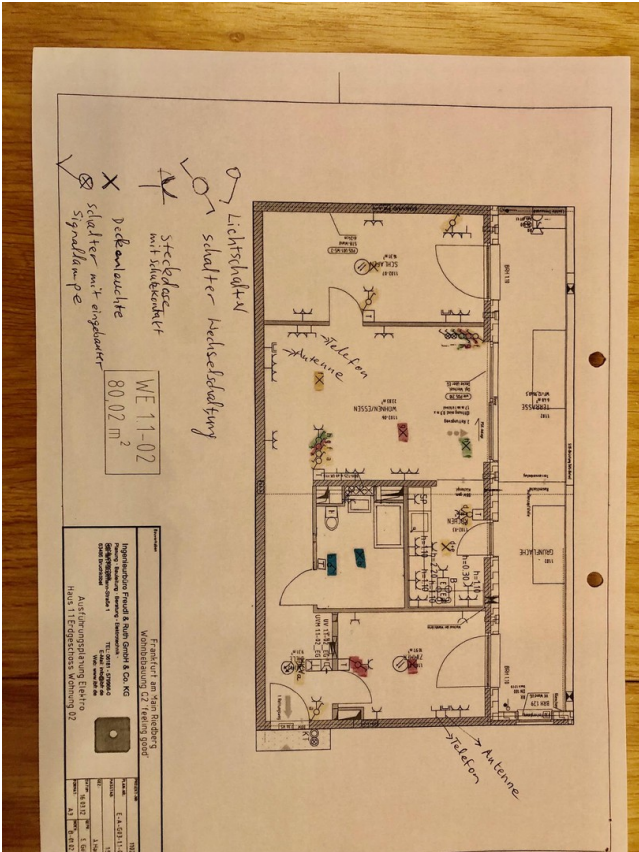
Exposé - Galerie



Exposé - Galerie



Exposé - Galerie



Architectural floor plan of a residential unit, likely a duplex or semi-detached house, showing rooms and structural details. The plan includes a ZIMMER (10.97 m²), DIELE (9.31 m²), BAD (6.65 m²), KOCHEN (6.68 m²), WOHNEN/ESSEN (23.83 m²), and SCHLAFEN (16.31 m²). It also shows a LÄCHE (balcony) and a 2. Rettungsweg (escape route). The plan is detailed with dimensions, room numbers, and structural notes.

Rooms and Areas:

- ZIMMER 1102-01:** 10.97 m²
- DIELE 1102-02:** 9.31 m²
- BAD 1102-05:** 6.65 m²
- KOCHEN 1102-03:** 6.68 m²
- WOHNEN/ESSEN 1102-06:** 23.83 m²
- SCHLAFEN 1102-07:** 16.31 m²

Structural and Construction Details:

- BRH 110:** Boundary line between units.
- BRH 100:** Boundary line between units.
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80,02 m²