

# Exposé

## Erdgeschosswohnung in Erlangen

### Living at the Reichswald- Stylish, fully



Objekt-Nr. **OM-309348**

### Erdgeschosswohnung

Vermietung: **2.200 € + NK**

Ansprechpartner:  
Dirk Freckmann

91052 Erlangen  
Bayern  
Deutschland

Baujahr	2010	Mietsicherheit	3.000 €
Etagen	3	Übernahme	Nach Vereinbarung
Zimmer	4,00	Zustand	renoviert
Wohnfläche	124,00 m <sup>2</sup>	Schlafzimmer	2
Nutzfläche	124,00 m <sup>2</sup>	Badezimmer	2
Energieträger	Fernwärme	Etage	Erdgeschoss
Nebenkosten	200 €	Tiefgaragenplätze	1
Heizkosten	180 €	Stellplätze	1
Summe Nebenkosten	380 €	Heizung	Fußbodenheizung
Miete Garage/Stellpl.	80 €		

# Exposé - Beschreibung

## Objektbeschreibung

Available from August 1st, 2026. The 3.5 (4) room apartment on the first floor is ready for immediate occupancy and is fully furnished and equipped. Simply perfect for delegates/families. The apartment is located in the object "Fourside" in the best city location, is divided into four cubistic city villas with a central underground parking. This successful four-house idea creates upscale living space. Idyllically protected "courtyard situations" with many green spaces and a multitude of intimate balcony and terrace areas are islands of peace and relaxation. Each of the four living floors is characterized by skilful scattering to each other, opening up a variety of loggias, balcony scenes and generous roof and garden terraces. This enormous individuality is brought into a harmoniously impressive ambience by a sophisticated window and facade design with elaborate surface design. Bauhaus elegance has been combined with extraordinary variety in this way, making the 3.5 (4) room first floor apartment a unique and unmistakable piece of architecture. Quiet and relaxed surroundings and neighborhood ensure that you will quickly feel at home! The apartment is completely furnished and equipped with all the things you need for daily use (bed linen, towels, dishes, kitchen utensils etc). The apartment is equipped with floor heating with thermostat control in every room. The kitchen, bathroom, entrance and the guest bathroom are covered with ceramic tiles. The floors are covered with real wood parquet (cherry and maple). The bathrooms are equipped with high-quality sanitary items (Duravit, Hans Grohe) and the floor-level showers with a 1.85 m high real glass shower partition round off the upscale furnishings. All windows and patio doors have floor-to-ceiling window elements and thus ensure that the rooms are flooded with light. All windows are also equipped with electric blinds. The apartment is accessible from the underground garage, steplessly with the elevator, and steplessly through the main entrance door. The video intercom system allows you to recognize your visitors immediately. The generously proportioned living, kitchen and dining area creates an open, familiar feeling of living space. Furthermore the apartment has an exclusivity, it has two terraces: one with south-eastern and the other with south-western orientation. The two terraces are covered with Bangkirai wood and are surrounded by a densely planted 1.80 m high hornbeam hedge. The apartment also features a stylish and modern fitted kitchen, the bathrooms are fitted with large wooden built-in wall cupboards under a spacious washstand. The bedroom with a dressing room is fully equipped. The lamps in the apartment are included in the furniture. The wardrobe in the entrance hall is also included in the furnished apartment; The complete furnishing can be taken over on request. An underground parking space and a cellar room are also included in the apartment.

## Ausstattung

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### **Fußboden:**

Parkett, Fliesen

### **Weitere Ausstattung:**

Terrasse, Keller, Aufzug, Vollbad, Duschbad, Einbauküche, Gäste-WC, Barrierefrei

## Lage

The residential district Röthelheimpark is about 20 minutes on foot from the center of Erlangen.

The medical and university city Erlangen belongs to the European Metropolitan Region Nuremberg and is located between Bamberg in the north and Nuremberg in the south. To the east of Erlangen, only a few minutes' walk from the Fourside property, the large contiguous forest area of Buckenhofer, Dormitzer and Tennenloher Forst extends. The Röthelheim-Campus with many shopping possibilities like Kaufland, ALDI, DM as well as dealers of different branches, pharmacists, hairdresser, doctors are reachable in about 5-8 minutes by foot. All 5 surrounding restaurants can also be reached in about 10 minutes on foot. There are also two schools in the immediate vicinity, the Franconia International School as well as the Montessori School, but also kindergartens and crèches (including many different playgrounds) are in the immediate vicinity.

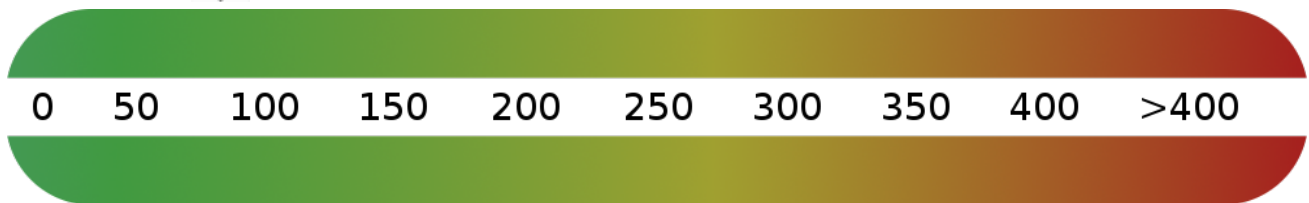
Due to the freeways in the south and west of the city and the Nuremberg airport about 15 km away, the property, in which the first floor apartment is located, is optimally connected to traffic.

### **Infrastruktur:**

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

# Exposé - Energieausweis

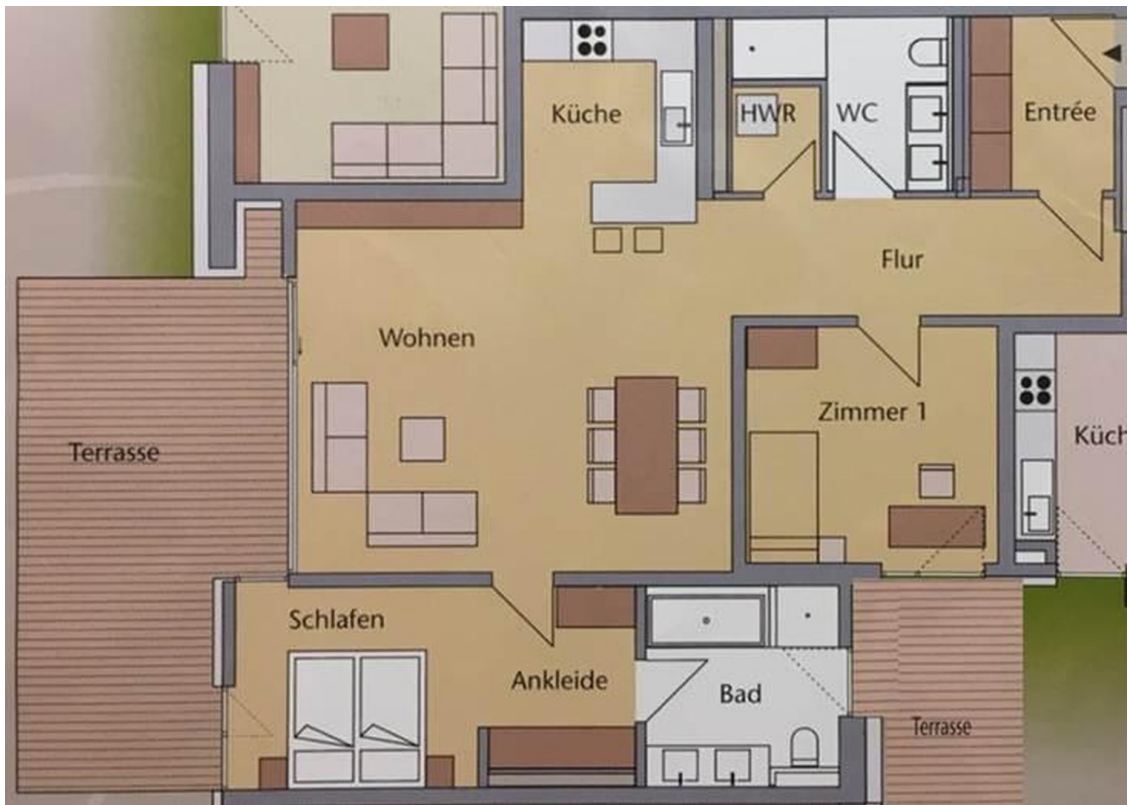
Energieausweistyp	Verbrauchsausweis
Erstellungsdatum	bis 30. April 2014
Energieverbrauchskennwert	85,00 kWh/(m <sup>2</sup> a)
Warmwasser enthalten	Ja



## Exposé - Galerie



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# Exposé - Grundrisse

