

# Exposé

## Wohnung in Frankfurt

### Exclusive Premium Housing: First-Time Occupancy in Frankfurt-Rödelheim for a Limited Period



Objekt-Nr. OM-429396

#### Wohnung

Vermietung: **2.200 € pro Monat**

60489 Frankfurt  
Hessen  
Deutschland

|                   |                   |                |                   |
|-------------------|-------------------|----------------|-------------------|
| Baujahr           | 2025              | Heizung        | Fußbodenheizung   |
| Etagen            | 4                 | Mietdauer min. | 6                 |
| Zimmer            | 3,00              | Mietdauer max. | 6                 |
| Wohnfläche        | 77,00 m²          | Frei ab        | 01.04.2026        |
| Energieträger     | Strom             | Frei bis       | 01.10.2026        |
| Summe Nebenkosten | 400 €             | Mobilar        | Vollmöbliert      |
| Mietsicherheit    | 5.000 €           | Raucher        | Nein              |
| Pauschalmiete     | 2.200 € pro Monat | Geschlecht     | Keine Einschr.    |
| Kaltmiete         | 1.800 €           | Max. Personen  | 3                 |
| Zustand           | Erstbezug         | Haustiere      | Nach Vereinbarung |
| Etage             | 1. OG             |                |                   |

# Exposé - Beschreibung

## Objektbeschreibung

Fully Furnished 3-Room Apartment – Ideal for Business Professionals

Are you looking for a high-quality, stress-free housing solution for your clients in Frankfurt am Main? This brand-new apartment in the Rödelheim district offers the perfect blend of modern design, a dedicated workspace, and a quiet yet central location.

Key Facts at a Glance

- Living Space: approx. 77 m<sup>2</sup>
- Rooms: 3 (Spacious open-plan living/dining area, bedroom, dedicated home office)
- Rental Period: April 1st – October 1st (6 months)
- Rent: €2,200 / month (All-inclusive – includes electricity, water, heating, and internet)
- Occupancy: Ideal for 1 to 2 persons

Property Highlights

This newly constructed apartment is in its final stages of completion and will be premium-furnished in March. As a first-time occupancy listing, it offers the highest standards of modern living.

- Living & Dining: The open-plan layout combines a modern fitted kitchen with a bright living area—perfect for relaxing or hosting small gatherings.
- Dedicated Home Office: A separate room is specifically equipped as a workspace to ensure a productive environment for remote work.
- Loggia: The private covered balcony (loggia) offers a quiet outdoor space to unwind.
- Full Service: The apartment is "turn-key." Everything is included in the flat-rate rent.

Key Benefit for Corporate Tenants: The all-inclusive rental model eliminates the need for time-consuming registrations with utility companies or internet providers. Just move in and start living

## Ausstattung

**\*\*Fully Furnished Modern Condo for Rent – Move In Ready!\*\***

Step into comfort and style with this beautifully, fully furnished condominium, thoughtfully designed to offer you a hassle-free living experience.

Every detail has been carefully selected to blend functionality and elegance, so you can simply bring your suitcase and start enjoying your new home immediately:

- Stylish Living Room: Cozy sofa, coffee table, smart TV, and tasteful décor create a perfect space for relaxation and entertaining.
- Fully Equipped Kitchen: Modern appliances, cookware, dining set – everything you need to cook and dine in style.
- Comfortable Bedroom: Quality bed with premium linens, ample storage, and soft lighting for restful nights.
- Contemporary Bathroom:\*\* Complete with essentials, fresh towels, and sleek fixtures.
- Additional Features: Workspace with desk and chair, tasteful artwork, and smart storage solutions.

Ideal for busy professionals, couples, or anyone seeking a turnkey home with a warm, inviting atmosphere.

**Weitere Ausstattung:**

Balkon, Garten, Keller, Aufzug, Einbauküche, Barrierefrei

## Lage

Location: Frankfurt-Rödelheim

Rödelheim is a favored district for international professionals. It provides excellent connectivity to Frankfurt City Center, the European Quarter, and the Airport, while being close to green spaces like the Nidda riverbanks.

- **Quiet & Central:** Situated in a peaceful residential area with quick access to the S-Bahn (suburban train) and major highways.

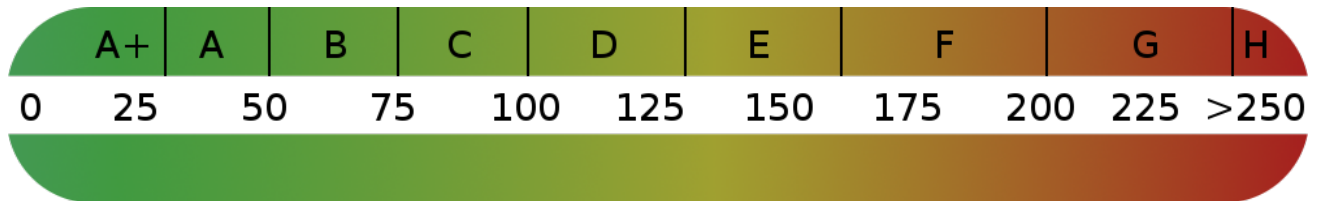
- **Infrastructure:** Supermarkets, cafes, and parks are all within walking distance.

**Infrastruktur:**

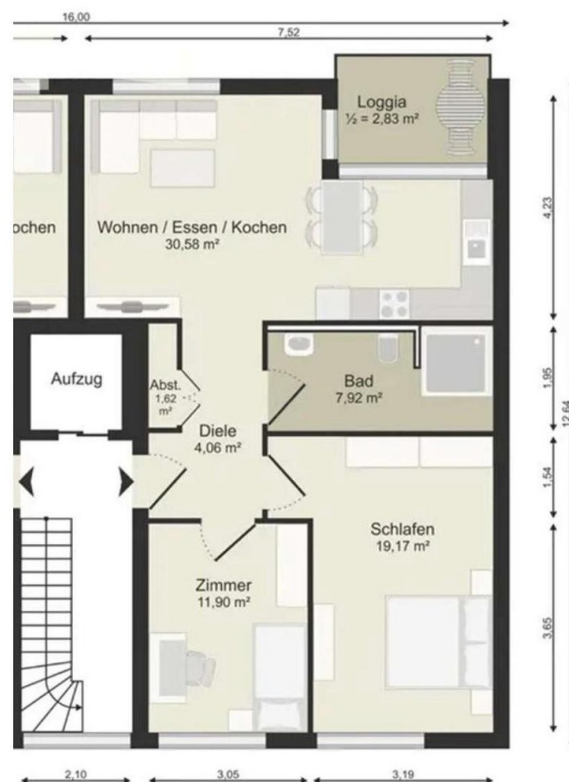
Apotheke, Lebensmittel-Discount, Allgemeinmediziner, Kindergarten, Grundschule, Hauptschule, Realschule, Gymnasium, Gesamtschule, Öffentliche Verkehrsmittel

# Exposé - Energieausweis

|                        |                 |
|------------------------|-----------------|
| Energieausweistyp      | Bedarfsausweis  |
| Erstellungsdatum       | ab 1. Mai 2014  |
| Endenergiebedarf       | 16,40 kWh/(m²a) |
| Energieeffizienzklasse | A+, A           |



## Exposé - Galerie



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