

BAD HOMBURG · OBER-ESCHBACH

Exclusive Family Penthouse

Room for family. Close to the city.

5

rooms, including living space

131.7

m² living area, approx.

2023

Year built

NO AGENCY FEES



Am Weidenring
61352 Bad Homburg

EXCELLENT CONNECTIONS

More room for what matters.



A home for time together and moments to yourself. This penthouse brings together an open-plan living and dining area, four further rooms to suit your family, and private outdoor space with a roof terrace and roof garden.

A rare opportunity to own a family home.

In a neighbourhood where most apartments are rented, this penthouse offers a rare opportunity to own a spacious family home. According to the owner, it was the only five-room apartment sold to a private buyer when the development was first marketed.

Five rooms. So many possibilities.

Approximately 131.7 m² of living space on the fourth and top floor.



3D floor plan: furnishings and planting are illustrative. Not to scale.

35.52 m²

Living / dining / kitchen

20.71 m²

Spacious principal bedroom

Three further rooms: approx. 10.61 to 10.91 m². The living area includes 50% of the roof terrace. The roof garden is not included in the living area.

The heart of the home.

Open, welcoming and thoughtfully finished.



Cook, dine and spend time together: the kitchen and living area flow naturally across approximately 35.5 m². Oak parquet flooring and floor-to-ceiling windows create a warm, light-filled setting.

The fitted kitchen, with Gaggenau and Bosch appliances, integrated lighting and a glass display cabinet to one side, is included in the purchase price.



A closer look at the kitchen

Your own space beneath the sky.

Sit outside, take a breath and enjoy the view towards the Taunus.



Around 38 m²

Roof terrace and roof garden combined

The roof terrace takes everyday living outdoors. The adjoining roof garden adds a touch of greenery, while views towards the foothills of the Taunus make the most of this top-floor setting.

An outdoor water connection makes caring for plants easy. The terrace is accessible from both the living area and the principal bedroom.

A place to settle in.

A generous principal bedroom of approximately 21 m².



With space for a restful sleeping area and plenty of personal storage, the principal bedroom offers a welcome retreat. Direct access to the roof terrace adds something special.

Thoughtful details

- Oak parquet flooring
- Electric shutters
- Floor-to-ceiling windows
- Underfloor heating

The bespoke semicircular mirror is included in the purchase price.

Room for every stage of life.

Three further rooms offer flexibility for family life, work and guests.



Work

A room of your own for focus and working from home.



Play

Space for creativity, books and new ideas.



Grow

A personal retreat for younger members of the family.

As flexible as your life.

A child's bedroom, a home office or a guest room: use the space to suit your needs. According to the owner, rooms can be combined by removing partition walls, allowing the layout to adapt as your requirements change.

Fibre broadband directly to the apartment supports working from home.

An easier start to every day.

A bathroom with a bath and a separate shower room give everyone space.



Time to unwind

The main bathroom provides space for a relaxing bath, with practical storage and surfaces.



A fresh start

The shower room features a rainfall shower and a generously sized shower area.

Both bathrooms have heated towel rails. Bathroom cabinets and vanity units are included in the purchase price. There is space for a washing machine and tumble dryer within the apartment.

Thoughtfully designed throughout.



Everyday comfort

Oak parquet flooring, individually controlled underfloor heating and electric shutters.

Light & insulation

Floor-to-ceiling, triple-glazed windows in the living and sleeping areas.

Connected & convenient

Video entry system, fibre broadband directly to the apartment and a lift from the underground garage to the apartment's floor.

Clever storage. More room to live.

Two storage rooms with bespoke fitted cupboards help keep everyday life organised. There is also a cellar storage compartment with its own electricity supply, a spacious communal bicycle room and a separate pushchair store.

Just one other apartment shares the corridor on this floor.

Learning on your doorstep.

From nursery through secondary school: shorter journeys for the whole family.



Childcare in the building.

The accadis Kita SÜDCAMPUS on the ground floor focuses on sport, movement and health. It welcomes children from one year old until they start school, making drop-off and pick-up easy to fit into the day.

7.30 am-5 pm

Fee-free kindergarten from age three.
Including the full-day programme offered. Meals are charged separately; childcare for under-threes is fee-paying.

German & English from the start

The private bilingual preschool and primary school at accadis International School are directly opposite. Its bilingual secondary school (Gymnasium) is also in the neighbourhood, offering a two-language education close to home.

State primary & after-school care

Grundschule im Eschbachtal is in Ober-Eschbach. Its accadis after-school care, opposite the apartment, provides lunch and homework support, making afternoons easier to organise.

Two distinctive secondary schools

Bad Homburg is home to Kaiserin-Friedrich-Gymnasium, with its bilingual and STEM focus, and Humboldtschule, a UNESCO Associated School.

Higher education close by

The private accadis Hochschule is also just a short walk away, adding higher education to the range of learning opportunities at Südcampus.

More to enjoy, close to home.

Play, meet friends and try something new - without long journeys.



Play equipment by the building and two playgrounds nearby.

Outdoor play & growing independence

The square outside, with its table tennis table, has space to play and learn to ride a bike. Paths through the fields and cycle routes start close to home, and the Eschbach is within walking distance.

Sport next door & local clubs

The accadis Sports Center opposite, opened in 2026, is also used by local clubs. Sportzentrum Süd, TSG Ober-Eschbach and the tennis club offer further activities for children and families.

New interests & time in nature

A music school, youth centre and WTPlus, offering classes for children, are right in the neighbourhood. Seasonal strawberry picking, the Fleckmühle barefoot trail and the Rhein-Main educational farm bring nature into family life.

Everyday essentials within easy reach

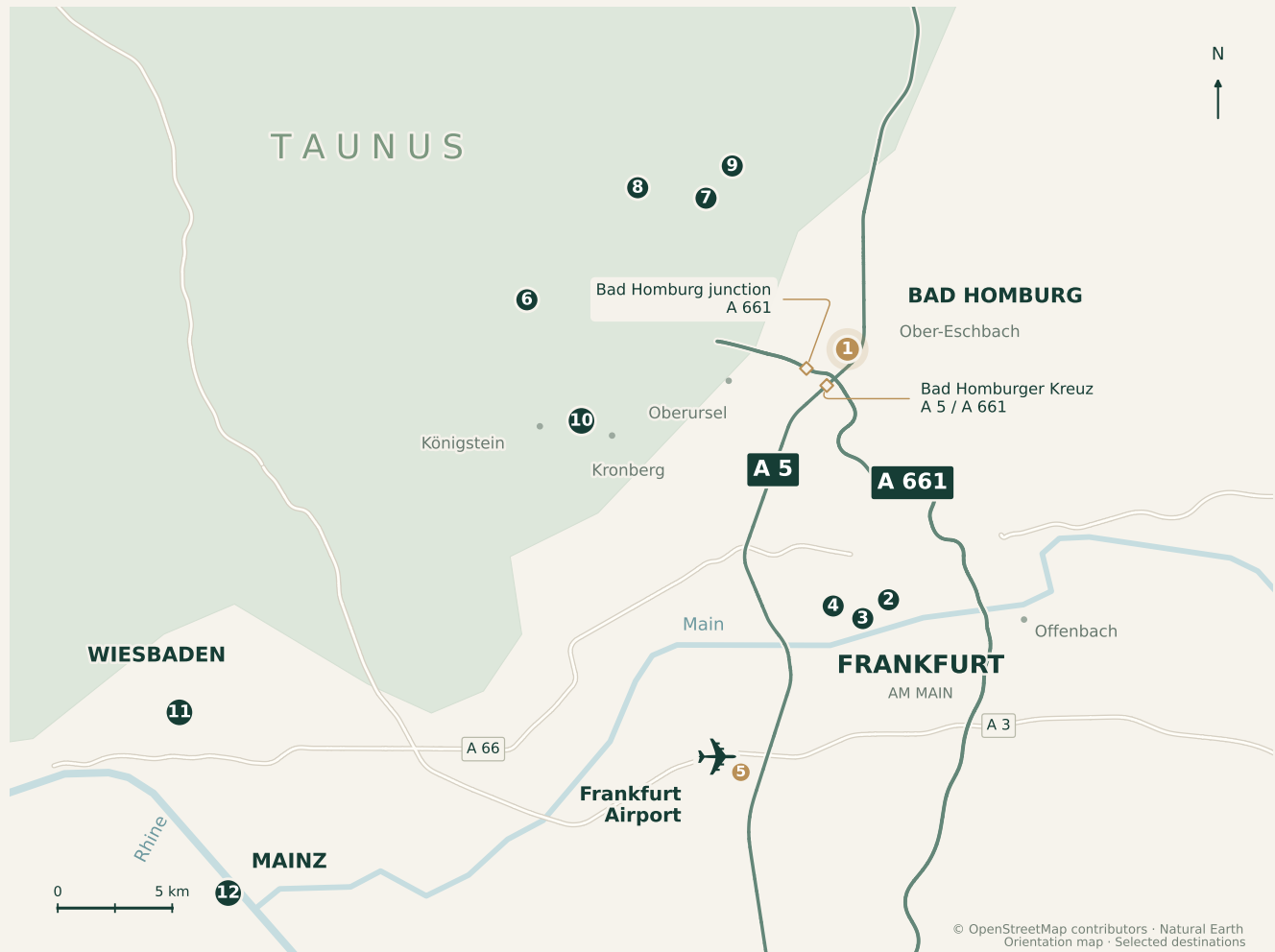
REWE, the drinks shop and bakery are within walking distance, as are the Sparkasse cash machine and the Hessol petrol station's 24-hour bistro. Hochtaunus-Kliniken hospital is just a few minutes away by car.

Rhine-Main within easy reach.

Nearby junctions for the A661 and A5 connect you to the Rhine-Main region. Frankfurt Airport and Messe Frankfurt are around 20 minutes away by car when traffic is flowing freely.

A661: approx. 3 minutes by car

A5: approx. 5 minutes by car

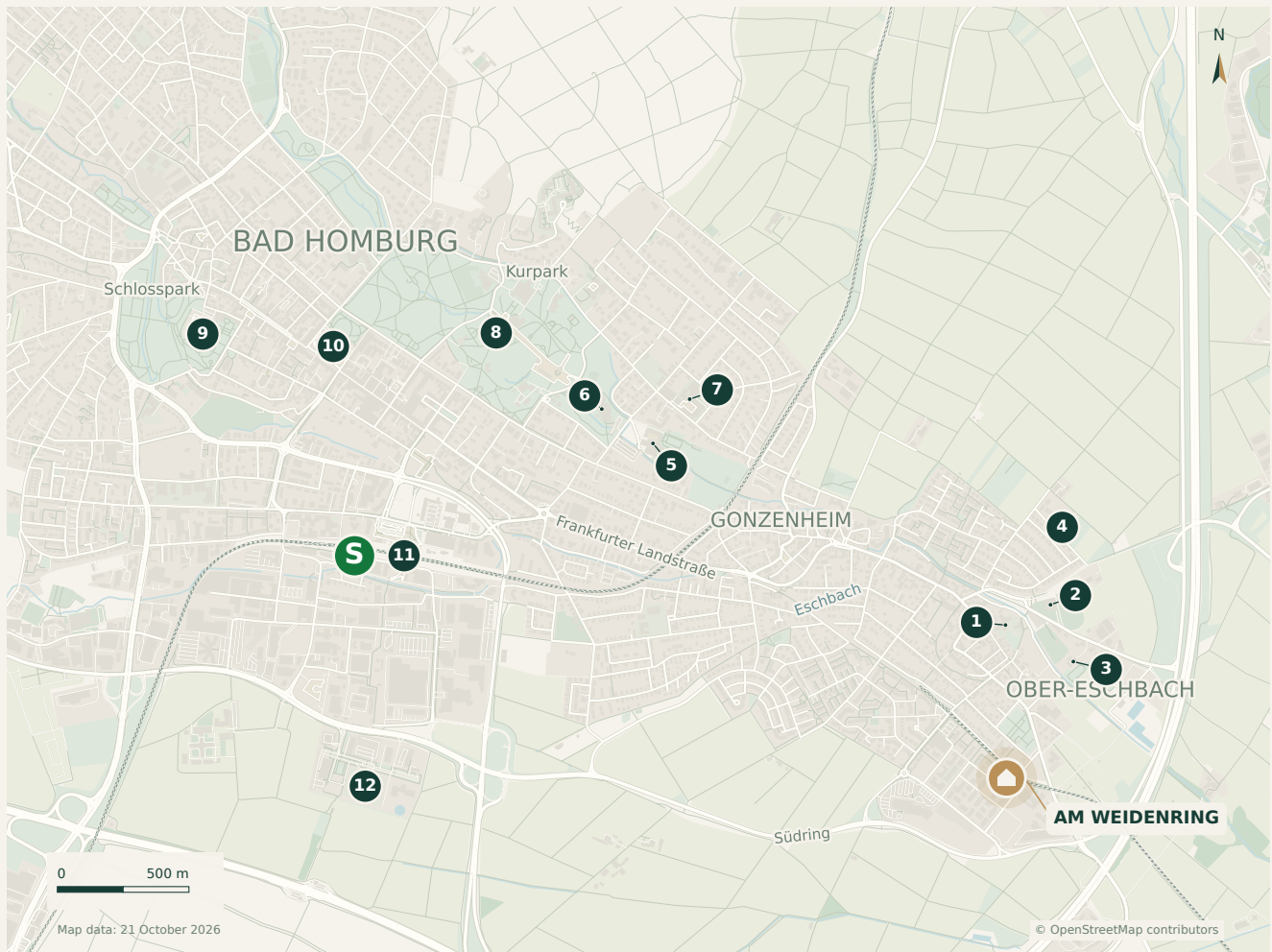


- | | |
|--------------------------------------|------------------------------|
| 1 Your penthouse · Am Weidenring | 7 Saalburg Roman Fort |
| 2 Frankfurt city centre / Hauptwache | 8 Hessenpark open-air museum |
| 3 Frankfurt Central Station | 9 Lochmühle amusement park |
| 4 Messe Frankfurt | 10 Opel-Zoo, Kronberg |
| 5 Frankfurt Airport | 11 Wiesbaden |
| 6 Großer Feldberg | 12 Mainz |

Journey times are approximate, from Südcampus, and depend on traffic. Points show locations, not routes.

Bad Homburg. A place to enjoy life.

Kurpark, the castle and Louisenstraße give this spa town its character. Ober-Eschbach combines an established local centre with the newer Südcampus neighbourhood, complemented by schools, sport and healthcare.

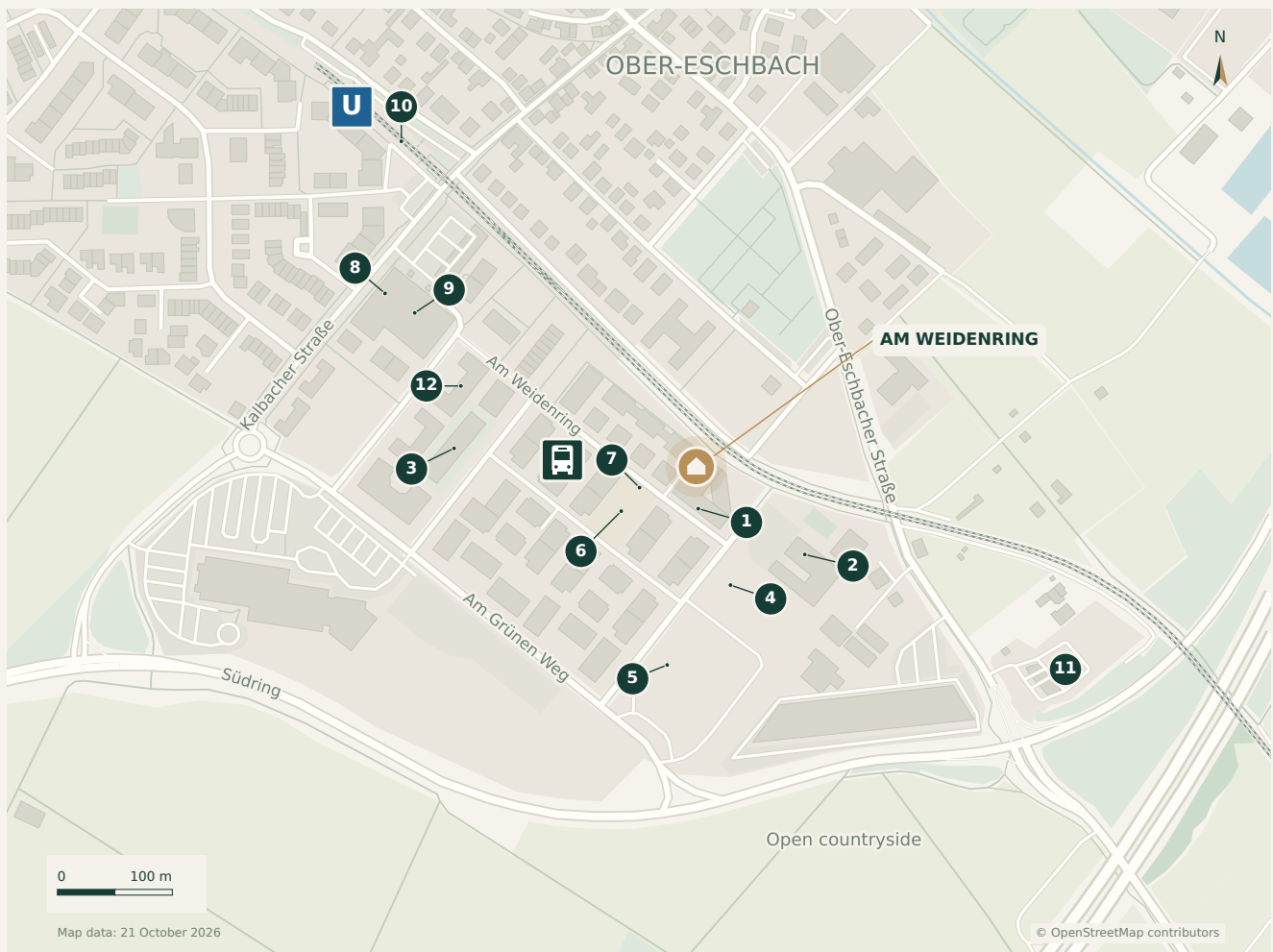


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| 1 Grundschule im Eschbachtal · primary school | 7 Kaiserin-Friedrich-Gymnasium |
| 2 Sportzentrum Süd / Albin-Göhring-Halle | 8 Kurpark |
| 3 Fleckmühle barefoot trail | 9 Castle & castle park |
| 4 Lernbauernhof Rhein-Main · educational farm | 10 Kurhaus & Louisenstraße |
| 5 Seedammbad swimming complex | 11 Bad Homburg station / S5 |
| 6 Taunus Therme thermal spa | 12 Hochtaunus-Kliniken hospital |

Selected destinations. The gold house symbol marks the apartment. Some leisure activities are seasonal or require booking.

Everyday life on your doorstep.

Childcare, education, shops and bus services are close by. The U2 from Ober-Eschbach runs directly to Hauptwache / Zeil and on to Südbahnhof. Buses link the neighbourhood with Bad Homburg station and town centre.



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|---|--|
| 1 accadis Kita SÜDCAMPUS · childcare | 7 Atzelnest / SÜDCAMPUS bus stop |
| 2 accadis preschool, primary school & sport | 8 REWE & Flach bakery |
| 3 accadis Hochschule · higher education | 9 Drinks shop & Sparkasse cash machine |
| 4 After-school care & MODU | 10 Ober-Eschbach U-Bahn station |
| 5 Youth centre & WTPlus | 11 Hessol / 24-hour bistro |
| 6 Dubrovnikplatz | 12 OcZ · dentistry & oral surgery |

Selected local amenities. Numbers identify points of interest, not distances. The gold house symbol marks the apartment.

Two parking spaces. Everyday ease.

Both spaces are on a level surface; one is extra-wide.



Entrance to the underground garage

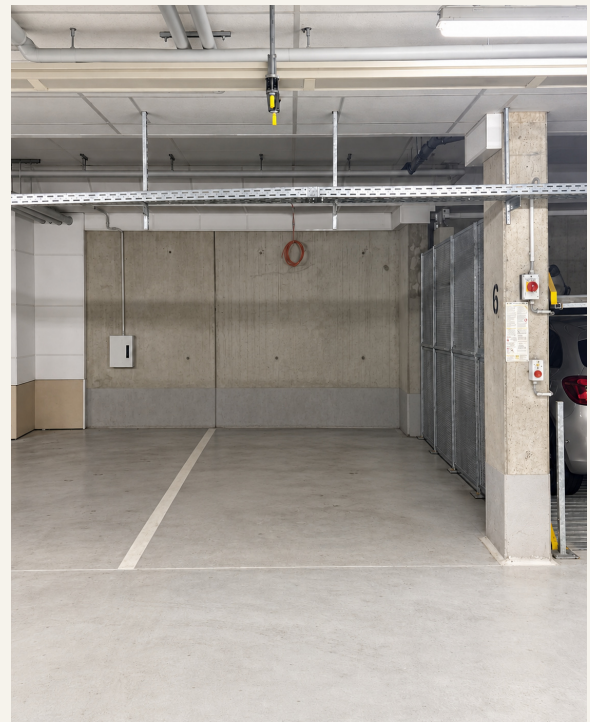
An easy arrival

Remote-controlled entry. From the spacious underground garage, the lift takes you to the corridor on the apartment's floor.



PARKING SPACE 1 · EXTRA-WIDE

€35,000



PARKING SPACE 2

€30,000

One parking space is currently let for €100 per month.

Your new home. Clearly set out.

APARTMENT INCLUDING FITTED KITCHEN

€925,000

Extra-wide underground parking space	€35,000
Second underground parking space	€30,000

TOTAL PURCHASE PRICE

Direct from the owner, with no agency fees

€990,000

Address	Am Weidenring, 61352 Bad Homburg
Living area / rooms	Approx. 131.7 m ² / 5 rooms, including living space
Floor / year built	Fourth floor (top floor) / 2023
Outdoor space	Around 38 m ² of roof terrace and roof garden
Handover	By arrangement; a prompt handover is possible
Apartment service charge	€496.12 / month, including advance heating payments
Parking service charges	€11.03 / month per parking space

Included in the purchase price

Fitted kitchen, bespoke cupboards in both storage rooms, curtain fittings, the bespoke semicircular mirror, bathroom cabinets and vanity units.

ENERGY

Final energy demand	Primary energy demand
62 kWh/(m ² ·a)	32 kWh/(m ² ·a)
Energy efficiency class B	Within the A range of the certificate scale

German demand-based energy certificate · Built 2023 · Valid until 20 February 2033

Energy sources: electricity and local/district heating from combined heat and power

Your next chapter starts here.



Discover the apartment and its neighbourhood in person.
Viewings and handover by arrangement.

bad.homburg.immobilie@gmail.com

Am Weidenring · 61352 Bad Homburg-Ober-Eschbach

Based on information supplied by the owner, the available WHS plans and the energy certificate. Areas are approximate. The living area includes a proportion of the terrace. The floor plan and photographs are illustrative. The property details agreed in the contract take precedence.

Location information: City of Bad Homburg, Südcampus initiative, accadis and RMV. Maps: © OpenStreetMap contributors (ODbL), with Natural Earth data for the regional map. Selected information as at October 2026.