



158 m² Penthouse with Skyline Balcony

Winter garden • Expat Friendly • Premium Location



Property Overview

Experience open-plan living above the rooftops of Königstein-Mammolshain. This exceptional penthouse offers **158 m² of living space** and a **16 m² southeast-facing skyline balcony** with spectacular views of the Frankfurt skyline and the Taunus.

A private entrance through a bright winter garden leads to your own staircase, opening into a spacious loft-style living and dining area with an open kitchen.

Key Highlights

- ✓ **158 m² living space**
- ✓ **Loft-style open layout**
- ✓ **Panorama balcony (16 m²)** facing southeast with skyline and Taunus views
- ✓ **3 separate bedrooms** – ideal for families, home office or shared living
- ✓ **2 bathrooms:** main bathroom + guest bathroom with washing machine connection
- ✓ **100% commercial use permitted** – perfect for freelancers and entrepreneurs
- ✓ **Private storage room + attic space**
- ✓ **Garden access** evenings and weekends
- ✓ **Rent:** €1,800–2,200 (negotiable)



Modernisation & Heating

Hybrid heating system:

- Bedrooms and main bathroom are heated via an **oil-fired central heating system** (included in utility prepayment).
- The remaining rooms are equipped with **electric storage heaters**.

Modernisation is possible upon agreement (e.g., infrared panels in the guest bathroom, air-to-air heat pump/AC for the living area). The attractive rent already reflects the current energy setup.

Facts & Figures

- **Property type:** Penthouse / top-floor apartment
- **Cold rent:** €11.50–14.00 per m² (negotiable)
- **Utility prepayment:** €500
- **Total area incl. balcony:** 182 m²
- **Interior area:** 166 m²
- **Living space:** 158 m²
- **Outdoor space:** 16 m² balcony
- **Availability:** Expected from March/April 2026
- **Pets:** Allowed upon agreement

Distances

- S-Bahn Kronberg-Süd: 2.7 km
- Main-Taunus-Zentrum (170 shops): approx. 9 km
- Frankfurt Trade Fair: approx. 17 km (35 min via bus + S-Bahn)
- Frankfurt Central Station: approx. 18 km (40 min via bus + S-Bahn)
- Frankfurt city center: approx. 20 km
- Frankfurt Airport (FRA): approx. 20 km
- Wiesbaden city center: approx. 35 km

Family & Lifestyle in Mammolshain

Mammolshain is one of the most family-friendly and scenic districts in the Taunus region.

- **Childcare & Schools:** U3 childcare and a primary school with after-school care are located directly in the village. Renowned secondary schools and grammar schools are just 3 km away in Königstein.
- **Public transport:** A bus stop is only a few meters away – ideal for safe school routes to Königstein or Kronberg.
- **S-Bahn:** Kronberg-Süd station is less than 3 km away.
- **Leisure:** The famous Opel-Zoo is a 40-minute walk away.



- **Nature:** Mammolshain is known for its historic sweet-chestnut groves and Mediterranean flair. Hiking trails and the “Chestnut Experience Path” start right outside your door.
- **Landmark:** The Hardtberg Tower (30-minute walk) offers a 26.6-meter viewing platform with panoramic views across the Taunus and Rhine-Main region.



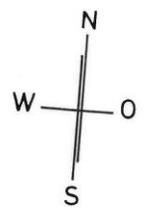
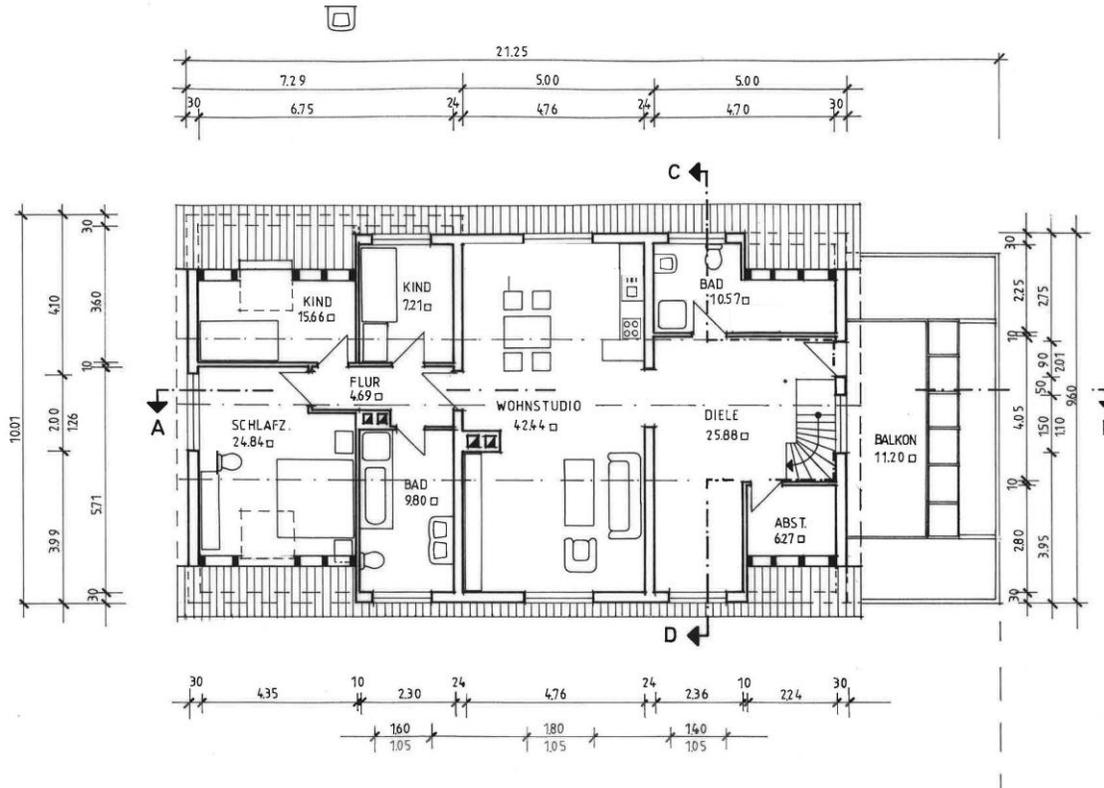




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ENTWURFSVERFASSER:

BAUHERR:

- BESTAND
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DACHGESCHOSS
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MAMMOLSHAIN, IM JANUAR