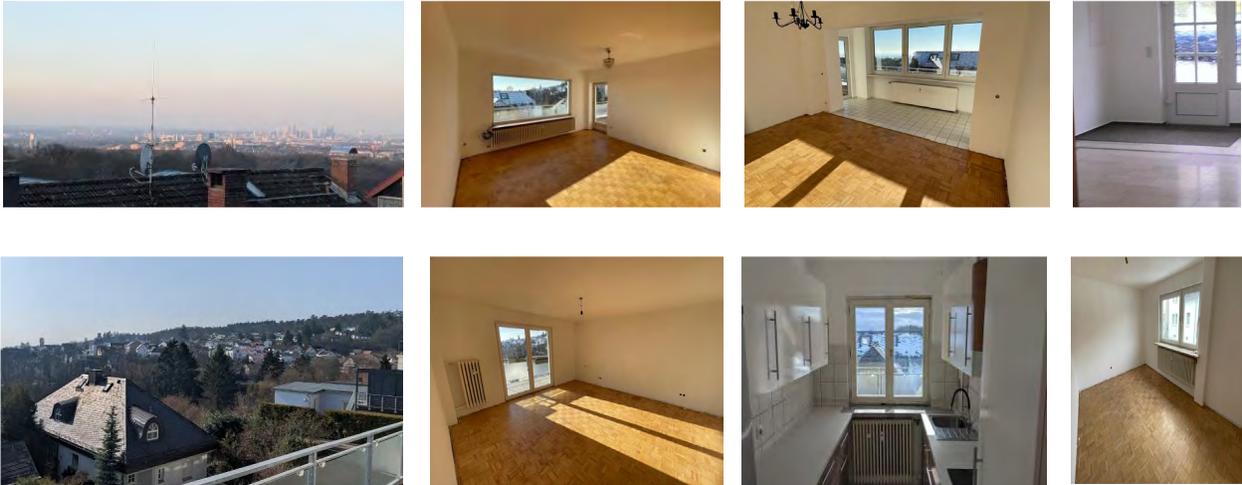




# Maisonette Apartment with Two Balconies and Skyline Views

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## 164 m<sup>2</sup> • 5 Rooms • Family-Friendly • Expat-Ready

This bright maisonette apartment offers approx. 164 m<sup>2</sup> of living space across two floors, featuring five rooms, a fully equipped kitchen, a spacious family bathroom with shower, bathtub and WC, plus a separate guest WC.

The modern layout is also suitable for shared living (WGs). The apartment includes a large 34 m<sup>2</sup> south-facing balcony with panoramic views as well as a smaller balcony on the upper floor.

The entrance is located on the ground floor, where you will find the kitchen, three rooms, the guest WC and the staircase leading to the upper floor with the family bathroom and two additional rooms.

Two bedrooms and the living room feature parquet flooring; one bedroom is fitted with vinyl. The kitchen area is tiled. The generous south-facing balcony offers a stunning long-distance view of the Frankfurt skyline and the historic chestnut groves of Mammolshain. A small lawn on the south side (in front of a basement office) may also be used on weekends and after 6 p.m. on weekdays.

Pets are welcome upon agreement.

This spacious apartment is located in a six-unit building and can also be used **100% for commercial purposes**, making it ideal for freelancers or small businesses.

The property is situated in Königstein-Mammolshain, an idyllic and family-friendly district with a kindergarten (including U3 care) and a primary school with full-day supervision. Secondary schools are located approx. 3 km away in Königstein or in the neighboring town of Kronberg.

The S-Bahn station Kronberg-Süd is only a few kilometers away and easily accessible via bus line 85. The Opel-Zoo can be reached on foot in approx. 35 minutes.

The apartment will be available from February.

**Cold rent:** €10.50–14.00 per m<sup>2</sup> (negotiable)

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## ★ Key Highlights

- ✓ **Two south-facing panorama balconies** (3.85 m<sup>2</sup> and 34 m<sup>2</sup>) with views of the Frankfurt skyline and the Taunus
- ✓ **164 m<sup>2</sup> living space**
- ✓ **Living room + 4 separate bedrooms**
- ✓ **Family bathroom** with shower, bathtub, and washer/dryer connection
- ✓ **Guest WC**
- ✓ **100% commercial use permitted**
- ✓ **Fully equipped kitchen**
- ✓ **Garden access** evenings and weekends
- ✓ **Pets allowed** (upon agreement)
- ✓ **Cold rent:** €10.50–14.00 per m<sup>2</sup> (negotiable)
- ✓ **Advance payment for utilities:** €500

## 💧 Heating

All rooms are heated via an oil-fired central heating system (included in the utility prepayment).

## 📍 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 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 100 meters away – ideal for safe school routes.
- **Leisure:** The famous Opel-Zoo is a 35-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.

## 📞 Contact

Paul & Renate Diener Katharina Diener Kronthaler Str. 3 61462 Königstein  
Email: Katharina.diener@dbic.de Phone: +49 163 7839170 Fax: +49 6173 79001



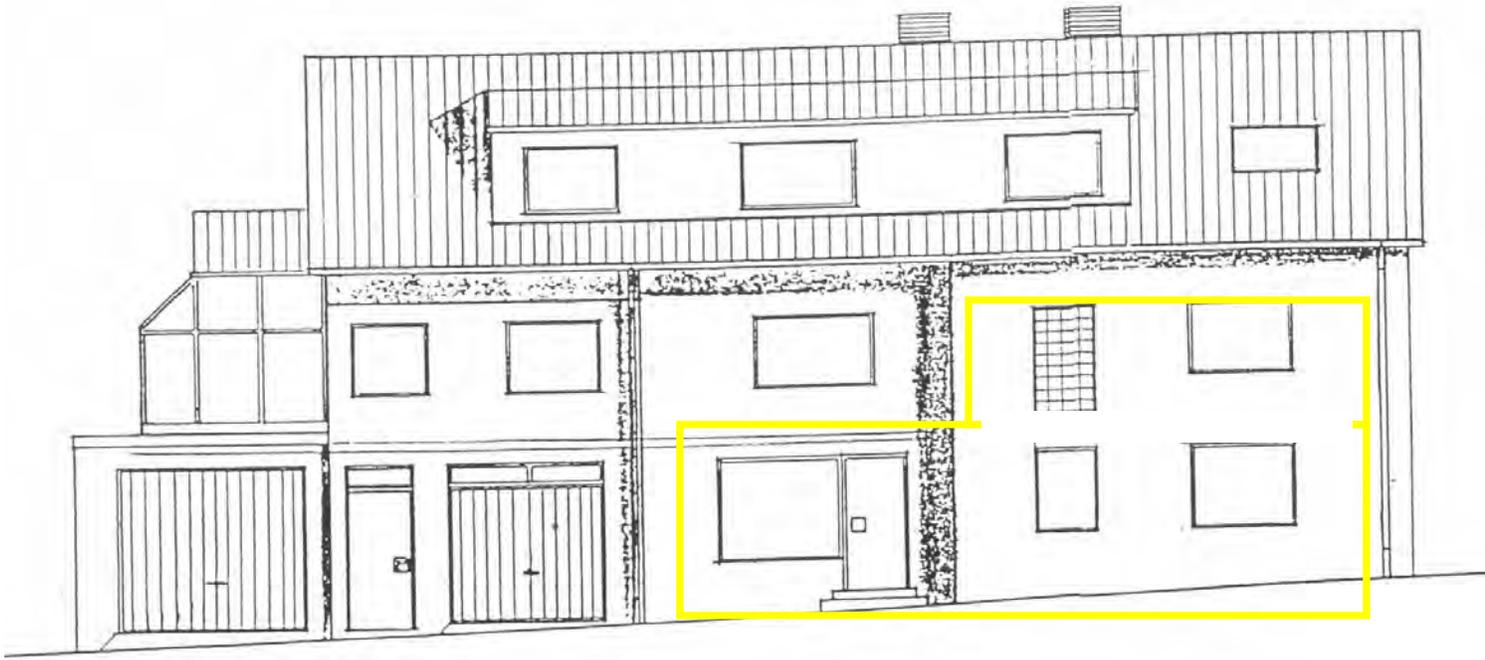
**Outlook direction Frankfurt**





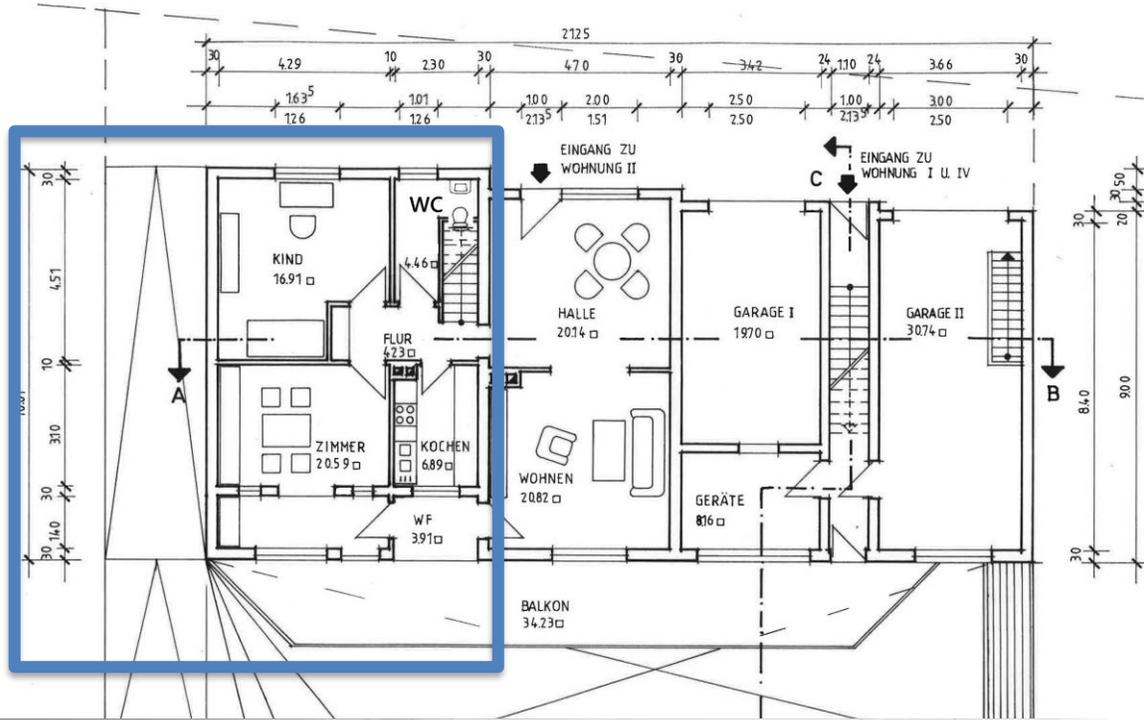
Outlook direction Mammolshain



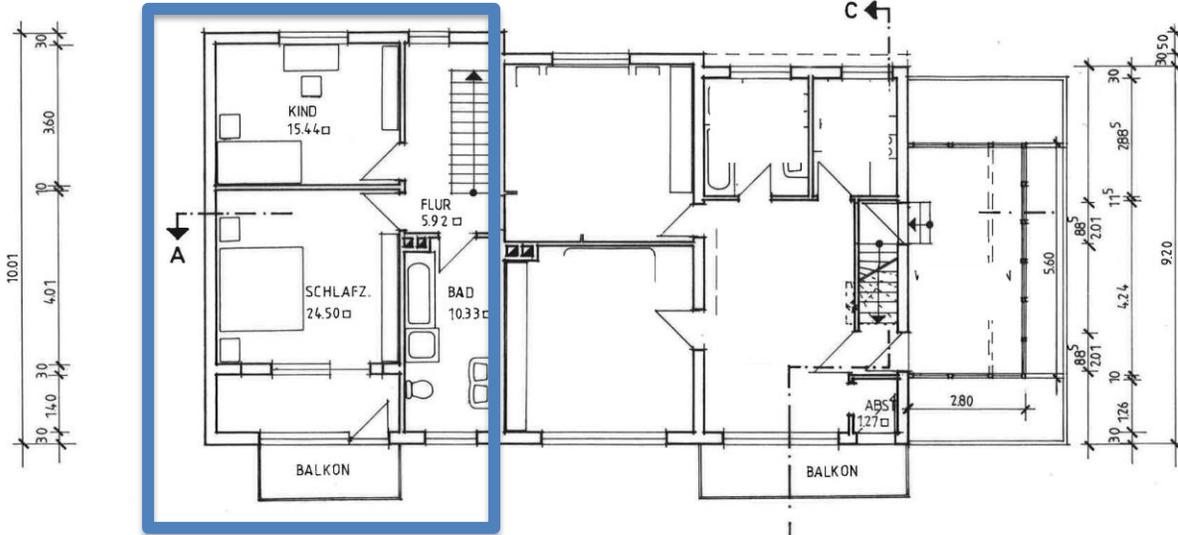
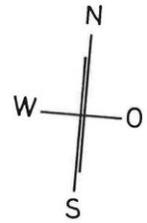
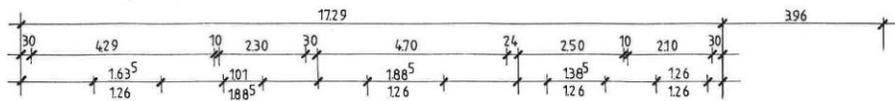




KRONTHALER STRASSE



WOHNHAUS - UM  
EHEL. PAUL U. I  
KRONTHALER S  
6240 KGST. - MA  
ENTWURFSVERF



WOHNHAUS - UMBAU FÜR  
EHEL. PAUL U. RENATE DIE  
KRONTHALER STR. 3  
6240 KGST. - MAMMOLSHAIN

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