

Exposé - Spacious 4-Room Condominium with Open Views in Darmstadt-Kranichstein

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Welcome

This well-proportioned 4-room condominium on the 8th floor of a well-maintained multi-family residential building combines generous living space with an attractive elevated position. Offering approximately 88 m² of living area, the apartment provides an ideal home for families, couples in need of additional space, or buyers looking to combine comfortable living with a home office.



From the moment you enter the apartment, the bright and airy atmosphere is immediately noticeable. Its elevated position and favorable natural light create an inviting residential setting, while the practical layout allows for a variety of living concepts – from a classic family home to a modern arrangement with dedicated work, guest, or hobby space.

The property is offered privately and free of buyer's commission. The apartment is vacant and can therefore be taken over without a long waiting period, making it an appealing option for buyers seeking near-term availability.

Key Facts

Property type	Condominium
Location	Bartningstraße 10, 64289 Darmstadt-Kranichstein
Living space	Approx. 88 m ²
Rooms	4
Floor	8th floor
Building type	Multi-family residential building
Year of construction	1968
Accessibility	Elevator available
Features	Balcony, fitted kitchen, cellar storage
Flooring	Tiles and laminate
Energy source	District heating
Internet	DSL or Fiber to home
Purchase price	EUR 259,000
Condo Fee	731 €/Monat (please ask for details)
Buyer's commission	None
Availability	Vacant / available at short notice

Spacious Living with Light and Flexibility

The apartment stands out for its generous size and highly adaptable room layout. Four well-sized rooms create a balanced combination of communal living areas and private retreats. This makes the property especially suitable for families, couples with higher space requirements, or buyers who wish to integrate living and working under one roof.

A particular advantage is the location on the 8th floor. From this elevated position, the apartment benefits from open views over the surrounding area, adding a special sense of space and quality to everyday living. The upper-floor setting also contributes to a bright, friendly atmosphere throughout the home.

The existing flooring provides a solid and practical basis for further interior design. Overall, the apartment offers an excellent foundation for buyers who want to move into a functional property and gradually tailor the interior to their own taste over time.

Layout and Possible Uses

The layout can be interpreted in a variety of ways and adapted to different life situations. In addition to a comfortable living/dining area, the remaining rooms offer plenty of flexibility for individual use concepts.

Possible uses include:

- Master bedroom and two children's rooms.
- Living with a separate home office.
- Combination of bedroom, guest room, and study.
- Family apartment with additional hobby or dressing room.

The flexibility of the floor plan creates long-term residential quality and allows for adaptations to changing life stages.

Features and Comfort

The apartment includes several amenities that enhance day-to-day living comfort. These include, in particular, a balcony, a fitted kitchen, a cellar compartment, and elevator access within the building.

The balcony pleasantly extends the living area outdoors and provides additional space to enjoy a morning coffee, a quiet break, or the evening atmosphere. The fitted kitchen allows for an uncomplicated start without immediate replacement costs, while the cellar offers practical storage space for household items, supplies, or seasonal belongings. The elevators further improve convenience and everyday accessibility.

Condition of the Residential Complex

An important strength of this property lies not only in the apartment itself, but also in the ongoing care and modernization of the residential complex as a whole. For buildings of this construction period, it is particularly relevant for buyers that essential technical and structural works have already been addressed.

Major Renovation Measures Since 2020

- Roof refurbishment.
- Installation of new heating transfer stations.
- Renovation of outdated cold and hot water pipes in the basement area.
- Replacement of fire protection doors.
- Redesign of garden and playground areas.

- Replacement of the main entrance door and mailbox system.
- Modernization of elevator systems, completed in 2025 for Building 10

These measures underline an active maintenance strategy and demonstrate that investment has been made in important parts of the common property. For purchasers, this supports better planning security, greater confidence in the building substance, and a solid basis for long-term owner-occupation or value retention.

Location in Darmstadt-Kranichstein

The apartment is located in Darmstadt-Kranichstein, an established residential district within the city of Darmstadt. The location combines practical everyday convenience with the benefits of a mature urban neighborhood, making it attractive to a broad target group including families, professionals, and long-term owner-occupiers.

The district is characterized by residential development, green areas, and everyday infrastructure. This creates a living environment in which short distances and convenient daily routines go hand in hand with a pleasant residential character. Typical facilities in the surrounding area include shopping opportunities, childcare and school options, and services that support daily life efficiently.

The district also benefits from integration into Darmstadt's public transport network, allowing practical access to other parts of the city and to major destinations. At the same time, the neighborhood retains the feel of a lived-in residential area rather than a purely high-density urban setting.

Surroundings and Neighborhood Appeal

The immediate surroundings of this apartment can be described as practical, residential, and well-balanced. The area combines the advantages of an established neighborhood with accessible daily infrastructure and nearby open spaces. For residents, this means that everyday errands can be handled efficiently while still enjoying a more relaxed and livable environment.

Particularly attractive is the combination of urban convenience and neighborhood character. Families benefit from short distances to educational and childcare facilities, professionals from good accessibility, and all residents from a district that offers functionality without feeling overly hectic. Green and open areas in the surroundings, together with the redesigned outdoor areas of the residential complex itself, contribute to a pleasant overall impression.

In addition, the apartment's elevated position adds a special quality to the location. While the district provides a reliable and practical urban base, the apartment itself benefits from a greater sense of openness, distance, and visual range. This interplay between functional location and airy upper-floor living is one of the property's distinctive strengths.

Ideal Buyer Profile

This apartment is particularly well suited to buyers looking for a spacious home with a solid structural basis and future potential. It may be especially attractive for:

- Families requiring four well-usable rooms.
- Couples seeking additional space for work or guests.
- Professionals with a home office requirement.
- Investors interested in a well-sized apartment in an urban location.
- Buyers who prefer a commission-free property with near-term availability.

The combination of size, elevator, balcony, open views, and substantially modernized common property sets this apartment apart from many more standardized offers on the market.

Bottom Line

Property

This well-maintained four-room apartment offers a bright and well-proportioned living space with a pleasant sense of openness and attractive views. Its elevated position ensures plenty of natural light and a wide outlook over the surrounding area.

The layout supports a variety of living concepts, from traditional family use to modern living with a home office. A balcony, fitted kitchen, cellar compartment, and elevator complement the property in a practical way. Numerous modernizations to the common property provide a solid foundation for long-term use and value retention.

Location

The location combines convenient accessibility with a high level of everyday practicality. The surrounding area offers a well-functioning infrastructure, short distances, and a pleasant balance of residential buildings, open spaces, and local amenities.

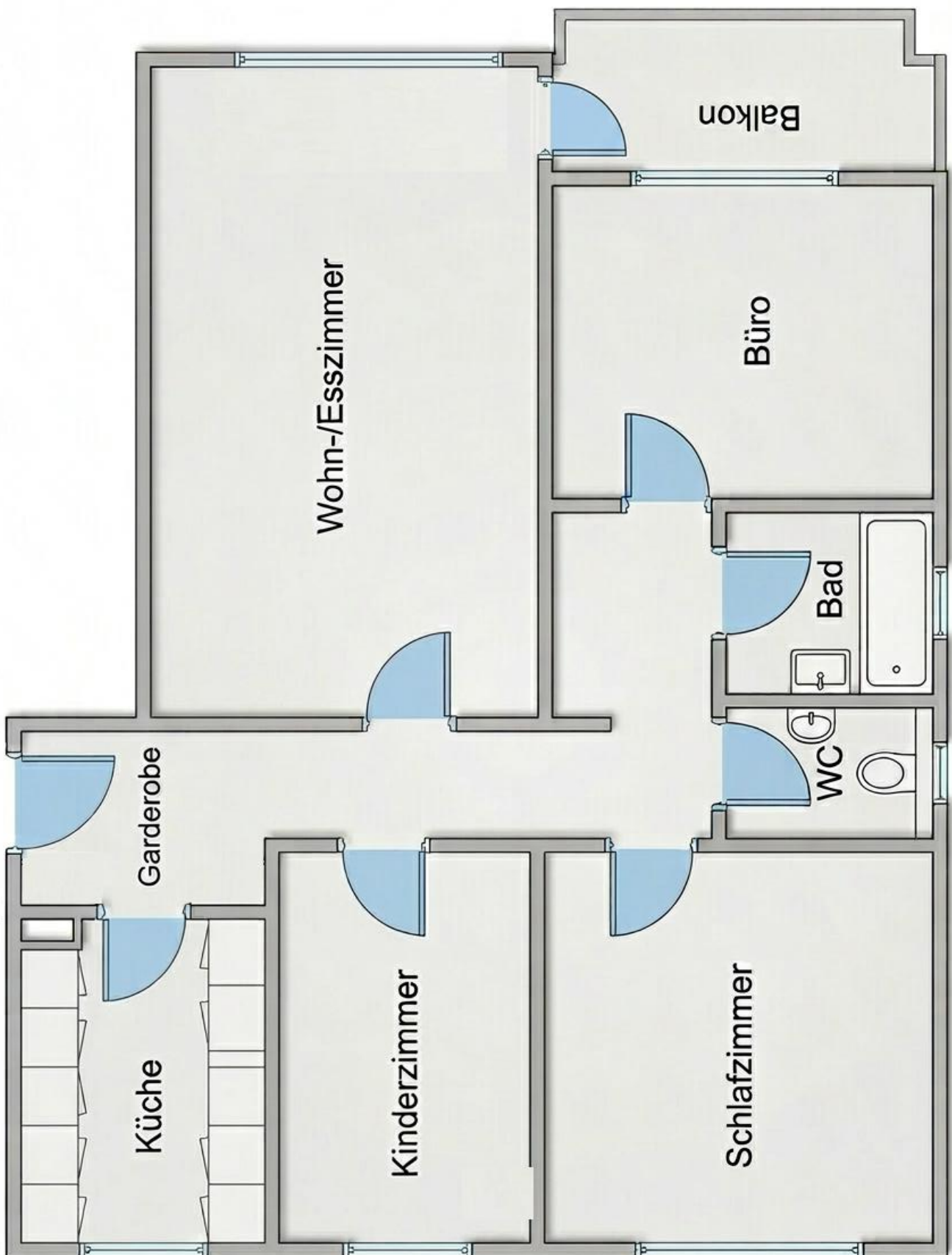
The view from the 8th floor gives the apartment a distinctive quality, creating a living experience defined by light, openness, and a sense of perspective.

Summary

This condominium brings together a number of qualities that remain highly desirable in the market: a practical and generous floor area, four flexible rooms, a balcony, elevator access, open views, and a residential complex that has already undergone important modernization measures. Added to this are the commission-free sale structure and the possibility of immediate occupancy.

The result is a property that appeals not only through its measurable features, but also through the overall living experience it offers. It combines space, outlook, usability, and location quality in a way that makes it an attractive opportunity for owner-occupiers and potentially also for investors.

Floor Plan

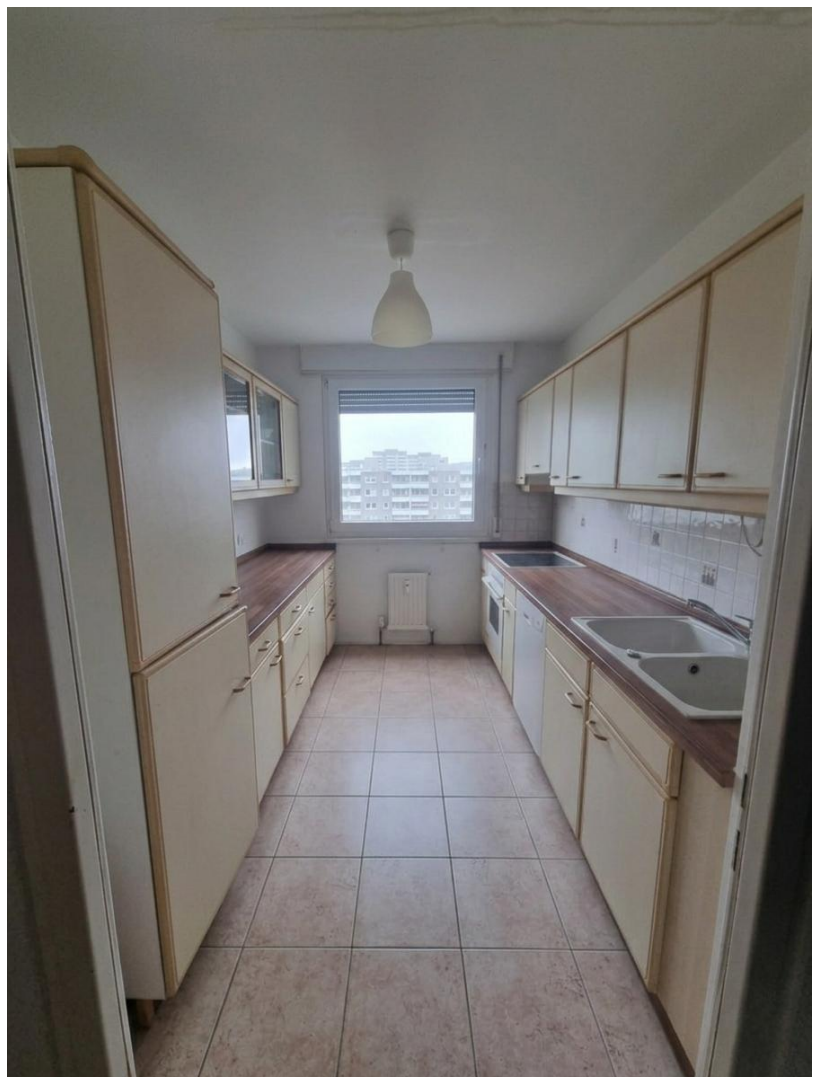


Pictures

Entrance area



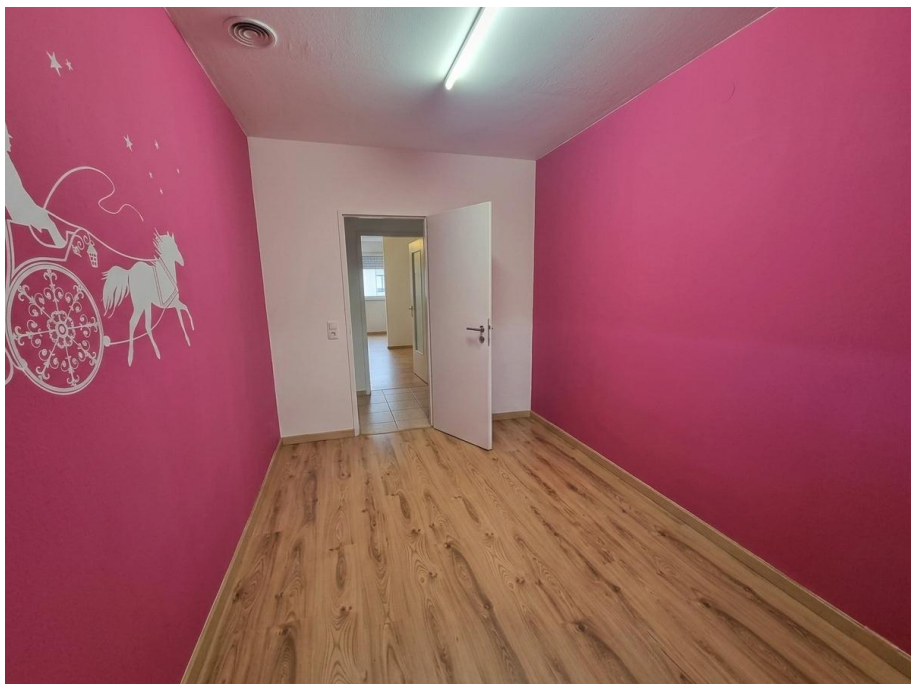
Kitchen



Living/dining room



Room 1 (Designation in floor plan: Kinderzimmer)



Room 2 (Designation in floor plan: Schlafzimmer)



Room 3 (Designation in floor plan: Büro)



Hallway with built-in storage



Balcony with view



Bathroom



Energieausweis

