

AK3

Am Knabenborn 3

63128 Dietzenbach · Hexenberg

284.98 m² living area*
1,294 m² plot

* As calculated (WoFIV) on September 15, 2026

ASKING PRICE

on request

PRIVATE SALE · NO AGENT FEES

EXISTING PROPERTY · MAY 2026

VISION · NON-BINDING

Architecture with a character of its own

Split-level living, a garden with a small woodland area, and scope to create a personal home in the Rhine-Main region.

Your guide to the property

01	Property overview	5–7	07	Utility rooms & attic	56–67
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The property, ideas and documents

This brochure presents the house as it stands and possible approaches to its future design.

Existing property photographs

The photographs document the house in 2026. They were taken between May and September 2026.

Non-binding visualisations

Images labelled “Vision” or “Visualisation” show design ideas. Building elements, openings and proportions may differ slightly from the existing property.

Areas and approvals

Living and ancillary areas are based on the calculation dated 15 September 2026. The additional attic was measured by hand.

Current and historical plans

The floor plans document the current measured survey. Redrawn historical sections and elevations explain the original design.

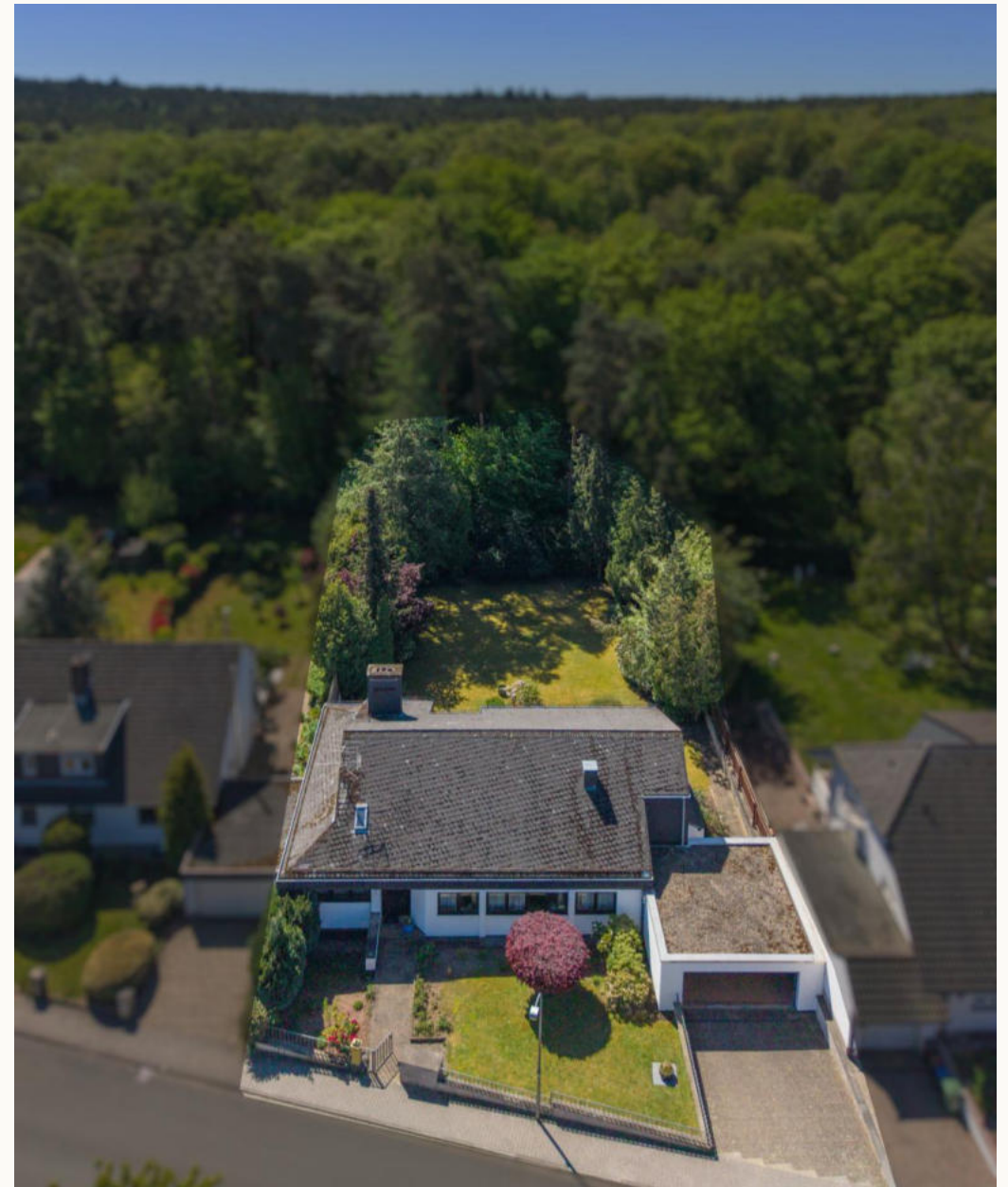
01

Property overview

The key facts and qualities of the house at a glance.

Key facts and asking price
Plot and spatial concept

PAGES 6-7



EXISTING PROPERTY

The house at a glance

Detached house with garage · Built in 1972 · Scope for modernisation

1,294 m²

PLOT

284.98 m²

LIVING AREA AS CALCULATED*

159.46 m²

ANCILLARY AREA INCL. GARAGE

1972

YEAR BUILT

GF · UF · RF · LG · B

LEVELS · SEE FLOOR PLANS

41.37 m²

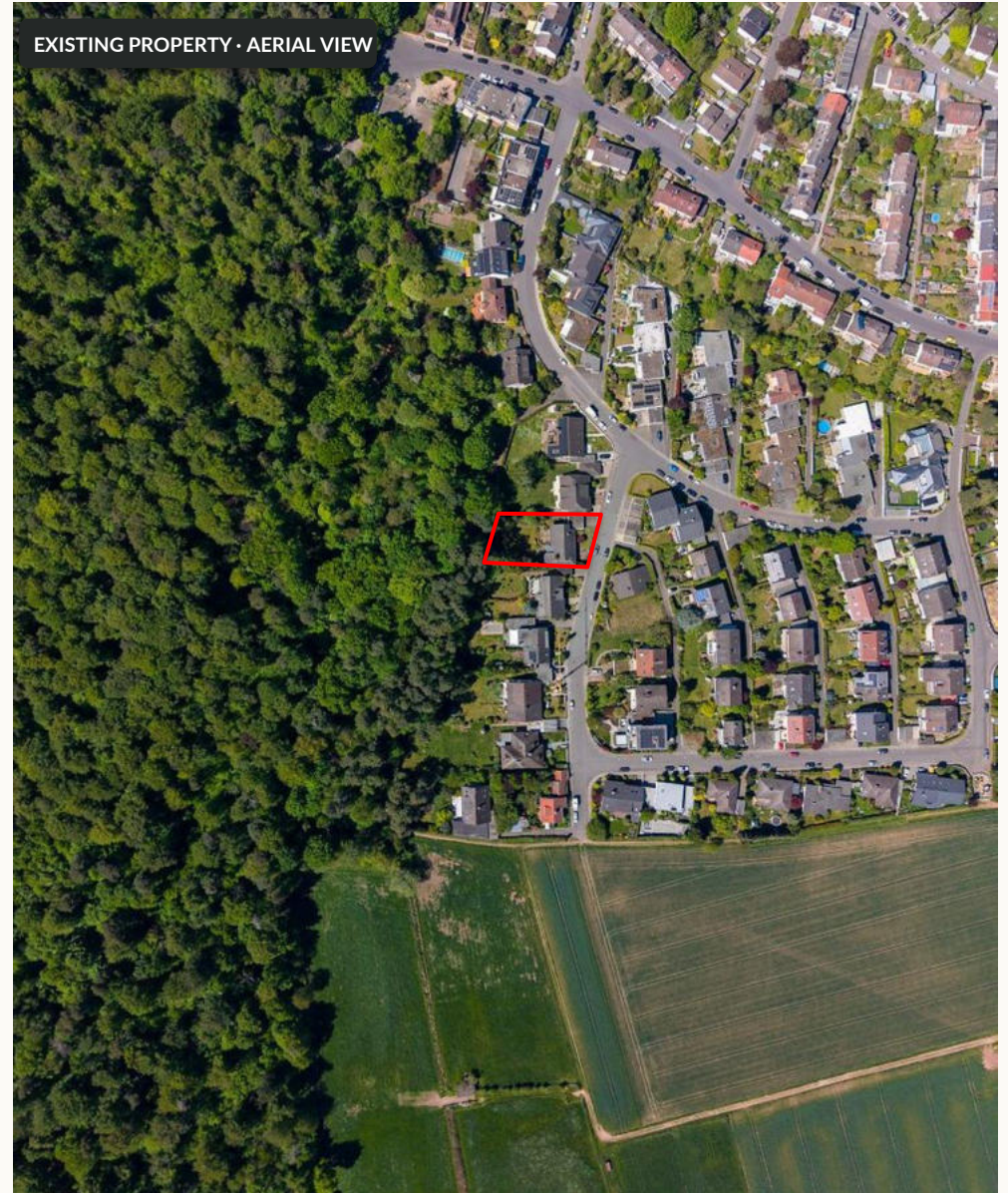
GARAGE · INCLUDED IN ANCILLARY AREA

ASKING PRICE

on request

NO BUYER'S AGENT FEE

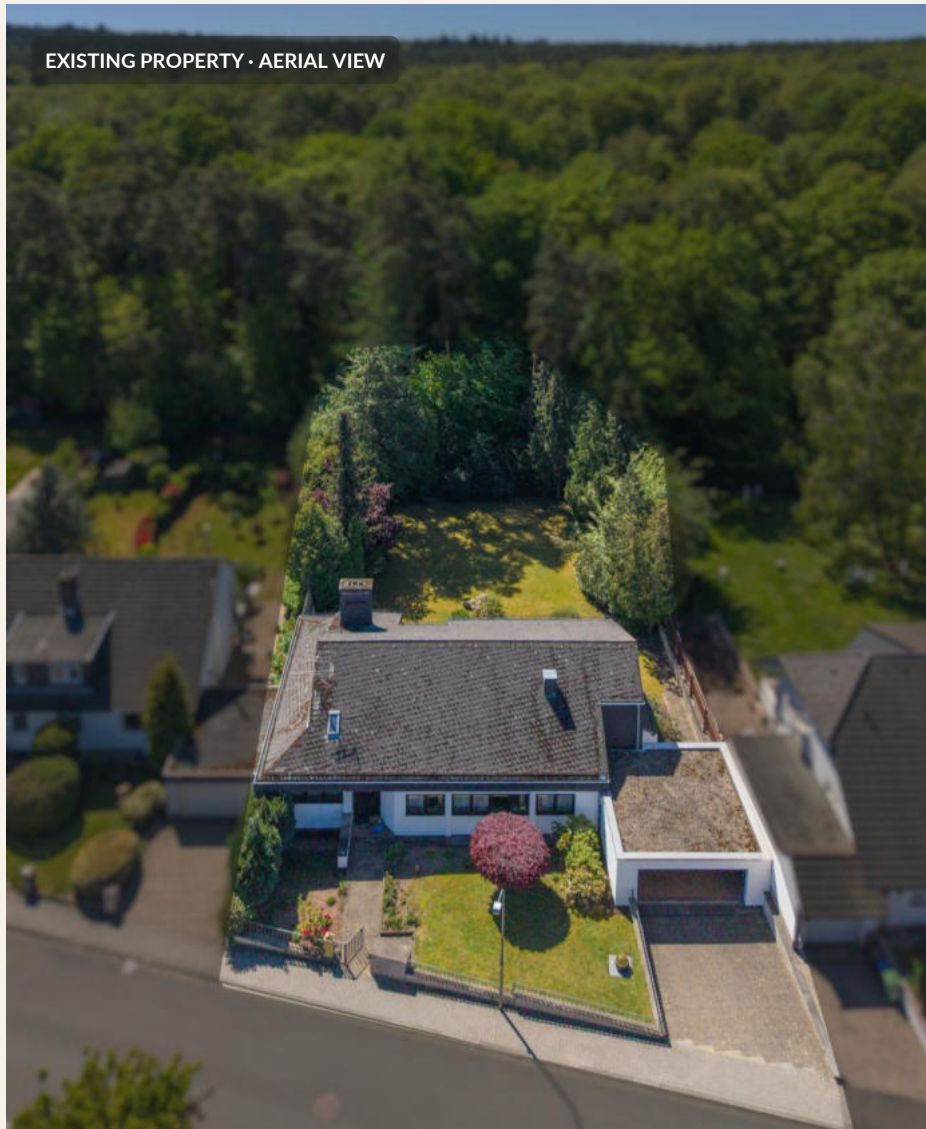
EXISTING PROPERTY · AERIAL VIEW



* Survey: 11 September 2026. Calculation: 15 September 2026. Approved residential use is not documented for every area included. Additional provisional attic floor area: 67.02 m². See explanations on pp. 82–83 and 106–108.

Room for your own way of life

Discreet towards the street and open to the garden, the house combines a distinctive sequence of rooms with a deep, mature plot.



EXISTING PROPERTY · AERIAL VIEW

WHAT MAKES AK3 SPECIAL

Privacy among greenery. A generous garden with established trees and shrubs extends behind the house. A small woodland area forms part of the plot.

Split-level living. The ground floor, gallery and garden level create distinct spaces for everyday life and private retreat.

Architecture with character. Large garden-facing windows, the open fireplace and the existing structure offer a basis for individual modernisation.

02

Location & surroundings

From the Rhine-Main region to the residential street: a home between the city and green open space.

Regional connections
Dietzenbach and Hexenberg

PAGES 9-12



AERIAL VIEW · EXISTING PROPERTY

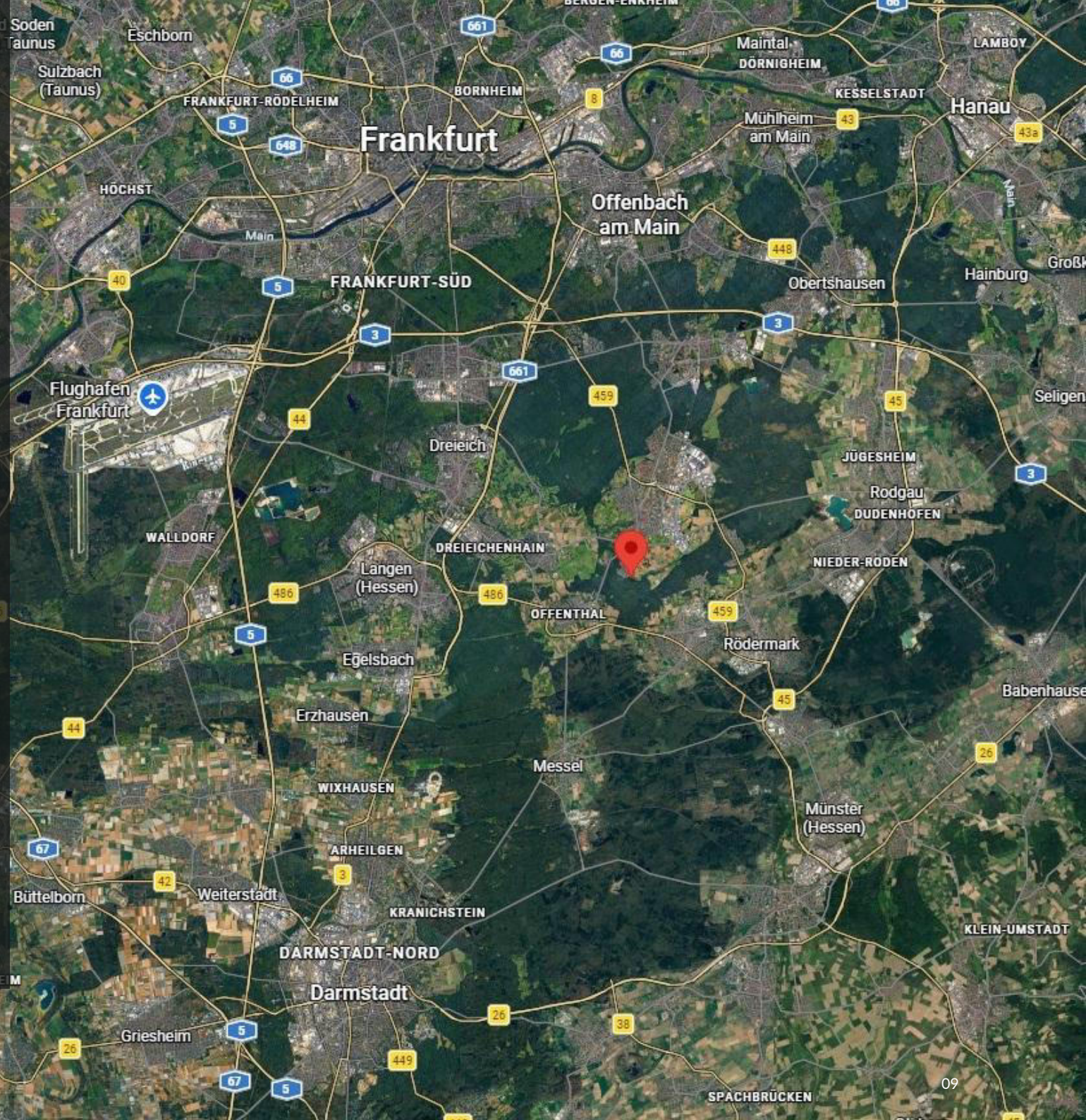
In the Rhine-Main region

Dietzenbach lies southeast of Frankfurt, combining a green residential setting with the region's employment and cultural opportunities.

01 The B459 and B486 provide road links to the Rhine-Main motorway network.

02 Rail and S-Bahn connections within the town and neighbouring communities.

03 Frankfurt, Offenbach, Darmstadt and the airport are all within the region.



SPRENDLINGEN

02 · LOCATION & SURROUNDINGS

Between town and countryside

Dietzenbach, Dreieich and Rödermark form the immediate regional setting.

01

A residential location in the southeastern Rhine-Main region.

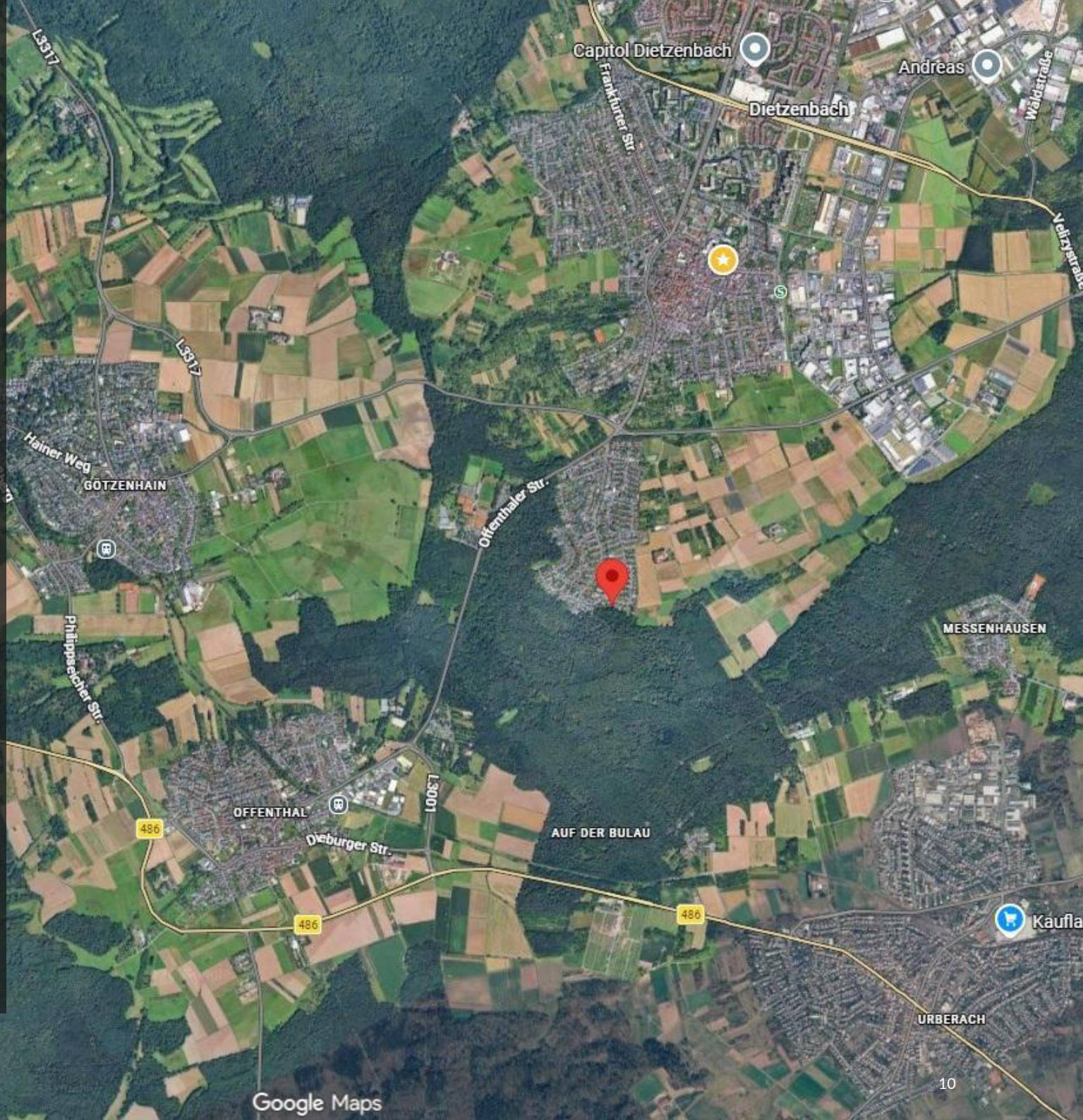
02

Woodland, fields and established neighbourhoods alternate.

03

Regional connections in a residential setting close to nature.

DIETZENBACH AND SURROUNDINGS



Hexenberg on the green edge of town

Am Knabenborn is in the Hexenberg residential area, close to woodland, fields and walking paths.

01 praxis CH Residential streets dominated by individually designed detached houses.

02 Woodland and field paths in the immediate vicinity.

03 Shops and other everyday amenities within the town.

HEXENBERG NEIGHBOURHOOD



02 • LOCATION & SURROUNDINGS

Am Knabenborn 3

The aerial view shows the plot between the residential street and the green space to the rear.

01 Street access with a front garden and garage.

02 Rear garden with adjoining woodland.

03 The depth of the plot provides distance from the street.

IMMEDIATE SETTING



03

Architecture & garden

An individual design from 1970 and a deep garden with a small woodland area define AK3.

Architect and spatial concept
House elevations, terraces and garden

PAGES 14–23



EXISTING PROPERTY

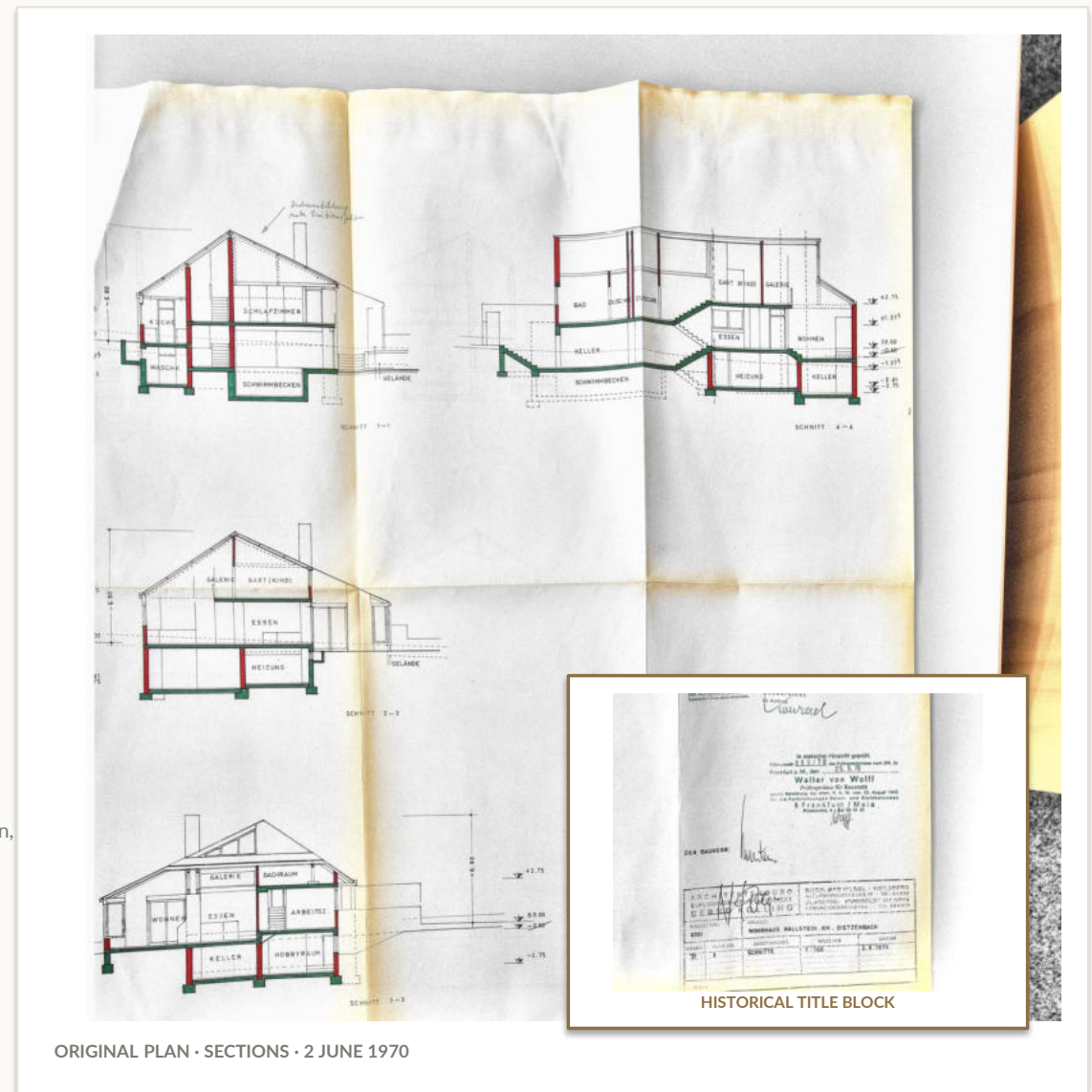
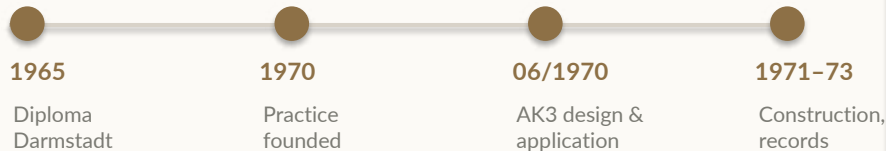
The architect behind AK3

Architect Bernd Kölling, Dipl.-Ing., designed the house in 1970, the year he founded his own practice.

The historical building file names Bernd Kölling as designer and site supervisor. The building application is dated 26 June 1970. The surviving section drawing is dated 2 June 1970.

The practice's current biography gives 1965 as the year of his diploma in Darmstadt and 1970 as its founding year. KÖLLING ARCHITEKTEN BDA continues to operate in Bad Vilbel.

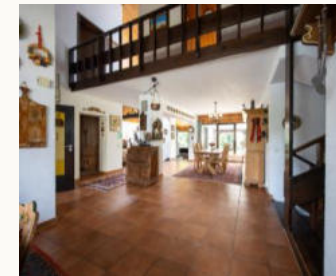
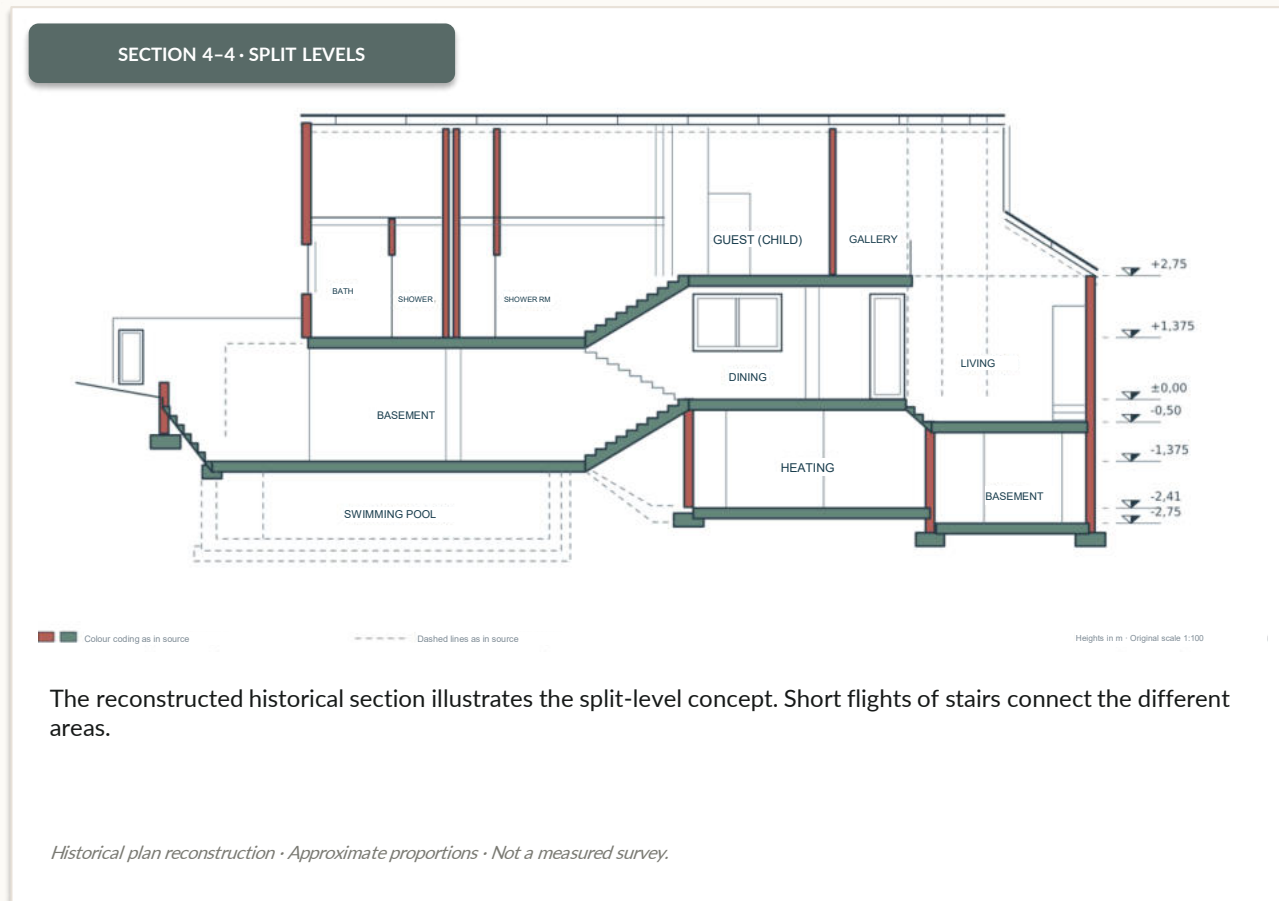
The practice continues this architectural approach today. Many of its projects have received awards. It is among the most renowned architectural practices in the Rhine-Main region.



Sources: historical building file in this brochure and KÖLLING ARCHITEKTEN BDA, practice biography and awards (accessed 20 September 2026).

Split-level architecture

A gallery, varied ceiling heights and views towards the garden define this early-1970s design.



GALLERY & VIEWS



WIDE, GARDEN-FACING DESIGN

01 Split levels

Staggered levels create varied ceiling heights and a diverse sequence of spaces.

02 Gallery & sightlines

The dining area opens upwards, keeping several levels visually connected.

03 Inside and outside

Large openings and terraces orient the living spaces towards the deep, green plot.

04 Special spaces in the design

A swimming pool, gallery, loggia and generous ancillary areas were part of the individual living concept from the outset.

Architectural interpretation based on the historical plans and documented existing property.

The street elevation

A wide façade, planting to the front and a large garage define the approach to the house.



Façade and entrance reimagined

Non-binding ideas for light façades, new lighting and a redesigned entrance area.

VISION · NON-BINDING



VISION · ENTRANCE AREA



A deep garden with mature greenery

Lawns, mature trees and distance from the street define the character of the garden.

EXISTING PROPERTY · GARDEN



EXISTING · GARDEN DEPTH



EXISTING · REAR VIEW



Terraces facing the garden

The outdoor areas open onto the garden and its long-established planting.



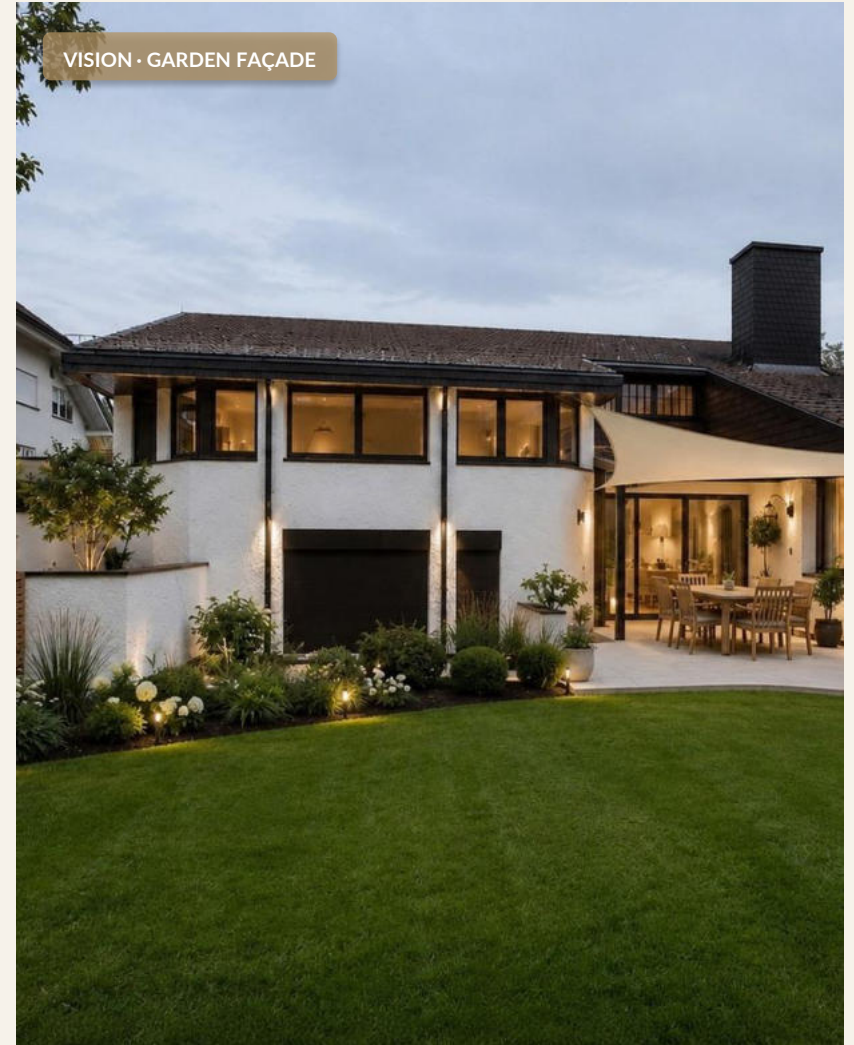
A new perspective for the garden

Lighting, paths and redesigned seating areas could enhance the outdoor space.

VISION · NON-BINDING



VISION · GARDEN FAÇADE



Ideas for outdoor living

Shade sails, seating and an optional swimming pond suggest possible design directions.

VISION · NON-BINDING

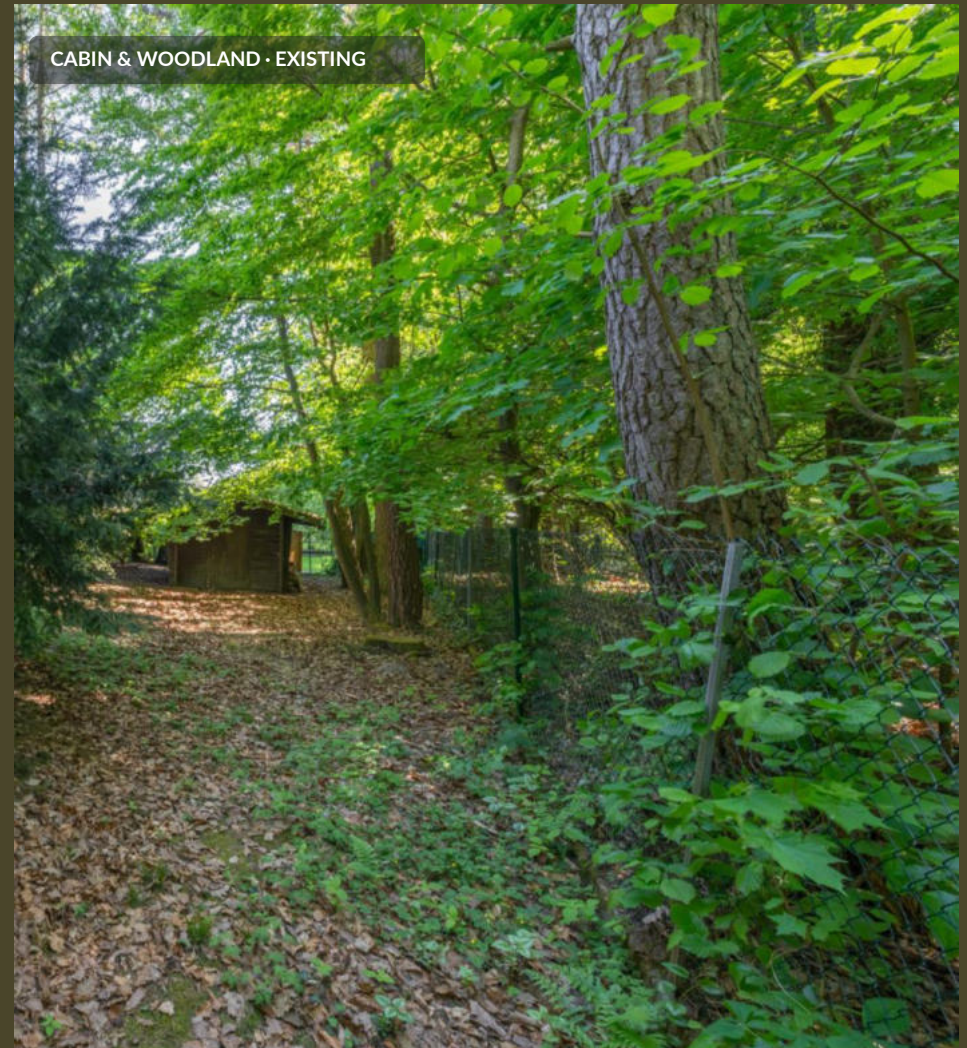
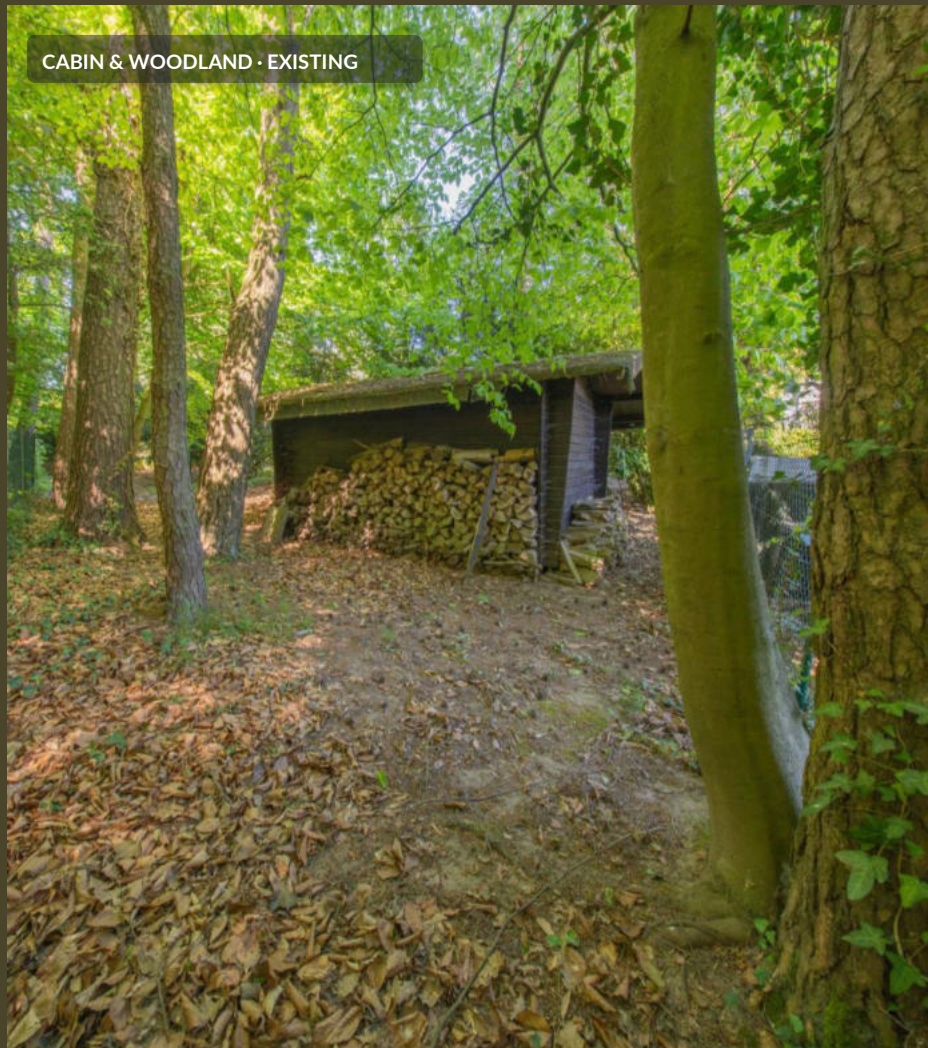


VISION · OPTIONAL SWIMMING POND



Your own small woodland area

The garden plot includes a timber cabin and a small woodland area.



A retreat among greenery

Design images for the rear garden with its timber cabin and woodland area.



CABIN & WOODLAND · VISION



CABIN & WOODLAND · VISION

04

Living & dining

The gallery, fireplace and garden views connect the main living spaces. Existing photographs and design ideas reveal their spatial qualities.

Dining area and gallery
Living room and kitchen

PAGES 25–32



NON-BINDING VISUALISATION

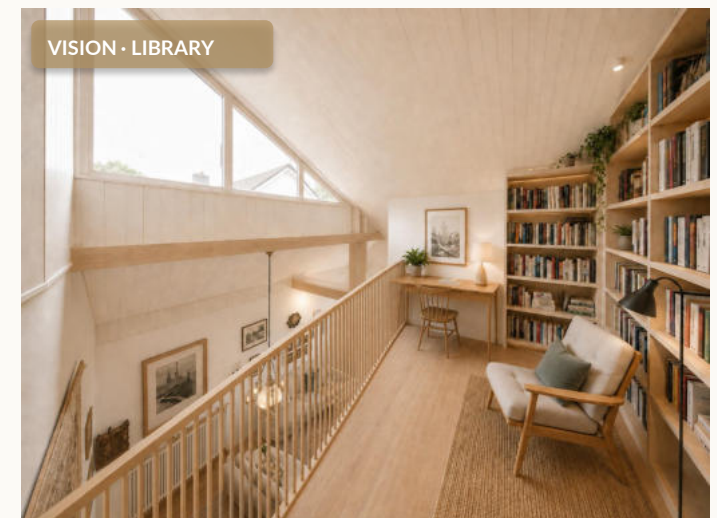
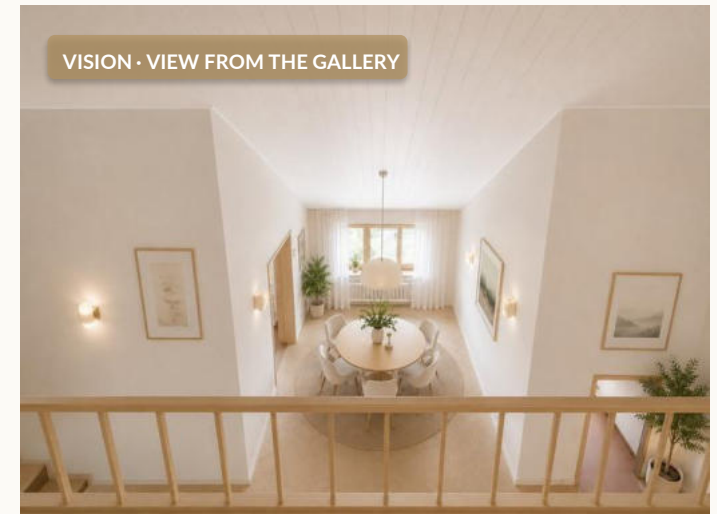
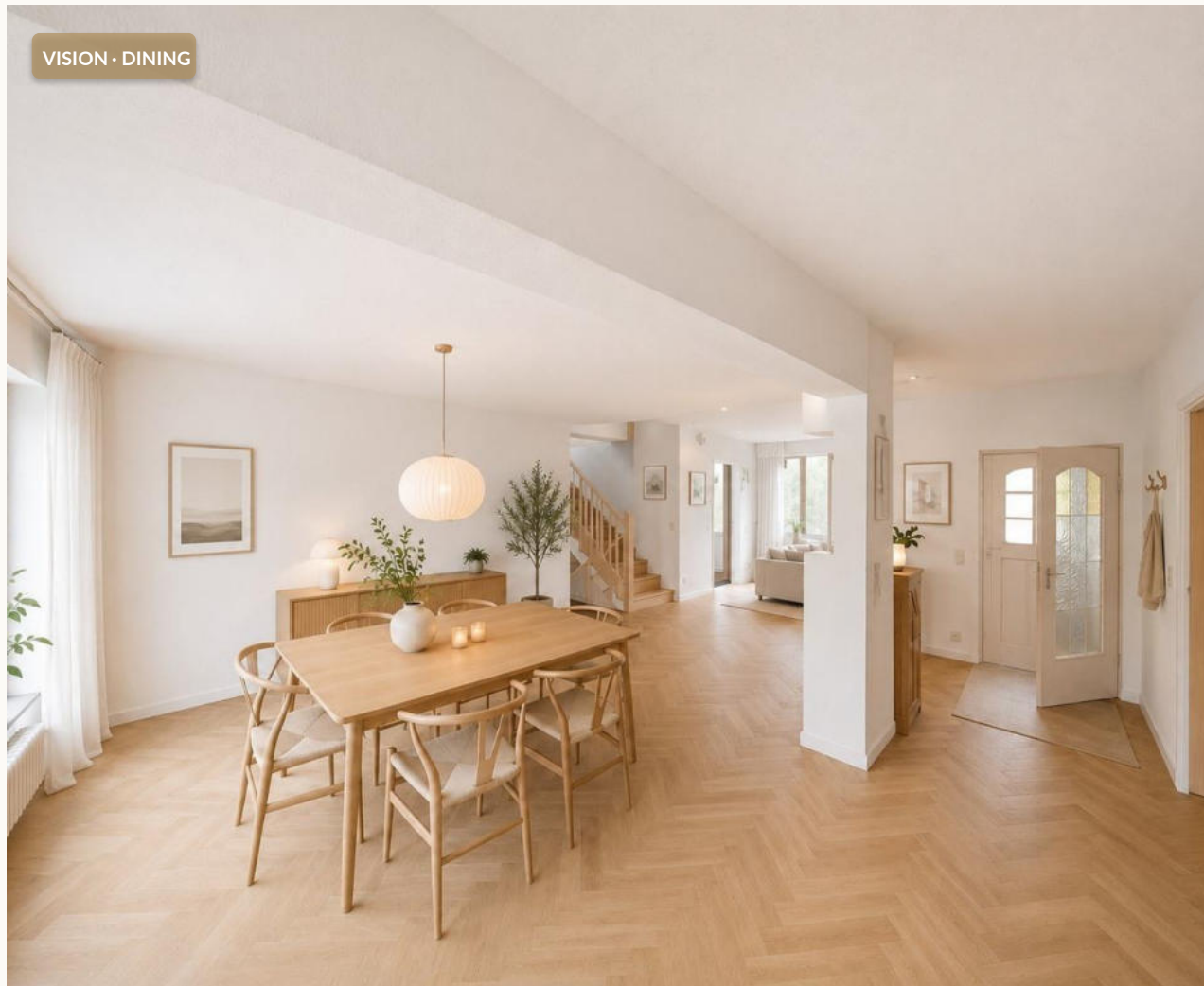
Dining area and gallery

The open dining area connects the split living levels. Ceiling height and sightlines give the house its distinctive character.



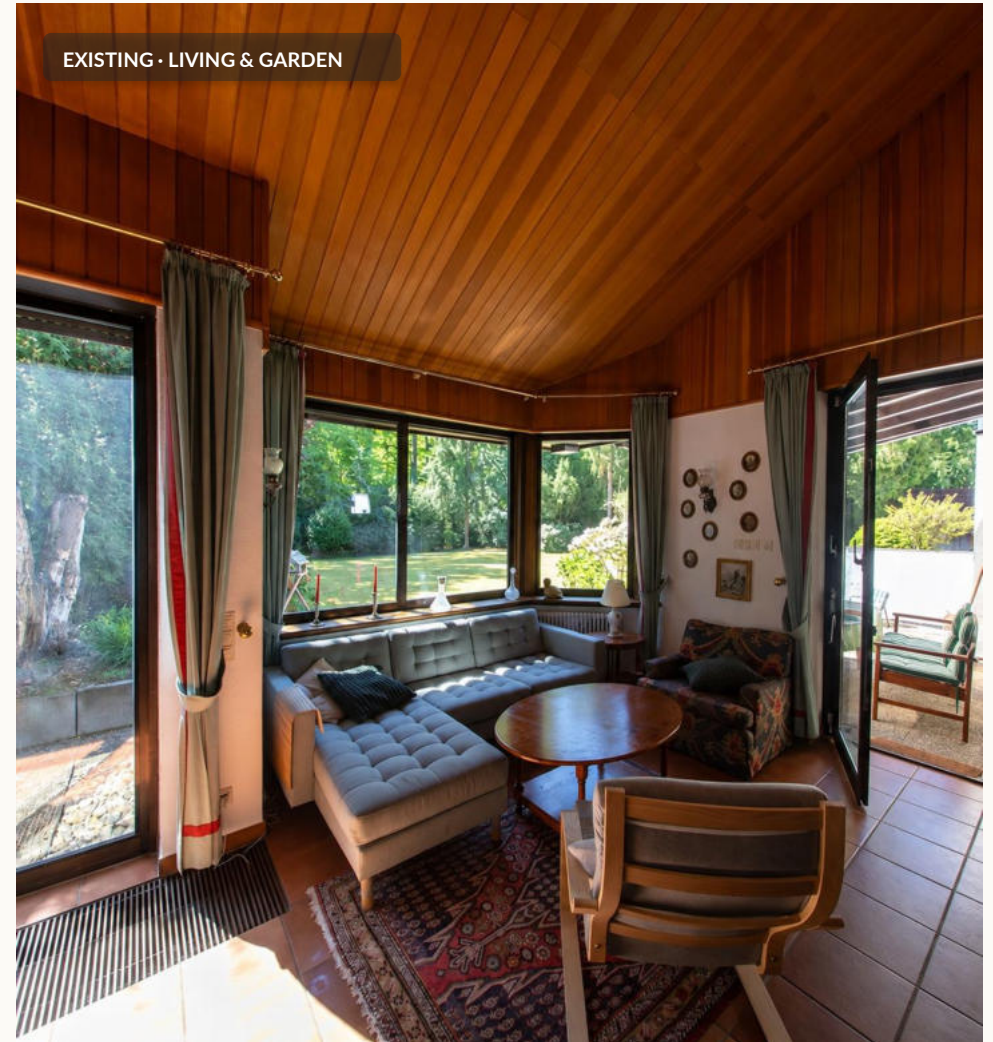
Light spaces around the gallery

A possible interior concept with light finishes, warm wood and an open connection between levels.



Living with a fireplace and garden views

A timber ceiling, extensive glazing and an open fireplace define the current living area.



Living in light, natural tones

The visualisations show a possible design with warm materials and understated lighting.



POSSIBLE INTERPRETATION



POSSIBLE INTERPRETATION

The gallery as a place to spend time

The gallery offers space for a library, a reading corner or an open workspace.

VISION • GALLERY & LIBRARY



POSSIBLE USES

- Library and reading corner overlooking the living area
- Open workspace on the gallery
- Space for books, art and collections
- A quiet retreat within the open sequence of rooms

The existing kitchen

The kitchen faces the front garden. The photographs show the existing fittings and finishes.



A new design for the kitchen

Light cabinet fronts, clean lines and warm wood tones suggest a possible update to the existing kitchen.



Kitchen option with light cabinet fronts

The view of the front garden from the kitchen



VISION • KITCHEN

05

Bedrooms & study

The private rooms provide space for retreat and everyday life at home. These images show their current condition and possible redesigns.

Bathroom, main and children's bedrooms
Study and room alternatives

PAGES 34–46



NON-BINDING VISUALISATION

The existing main bathroom

The bathroom has two washbasins, a bath, shower, WC and bidet.

EXISTING • MAIN BATHROOM



The bathroom in warm, natural tones

Ideas for redesigned washbasins, finishes and lighting.



Bedroom with garden views

The bedroom adjoins the large bathroom and has access to the loggia.

EXISTING · MAIN BEDROOM



Bedroom with light materials

Warm colours and reorganised storage suggest a possible modernisation of the bedroom.



Bedroom and loggia

Another design option for the bedroom and adjoining garden-facing loggia.

VISION • MAIN BEDROOM



The first child's bedroom

The room offers garden views, a connection to the outdoors and its own washbasin alcove.



EXISTING • CHILD'S BEDROOM



A bright room for a child or teenager

A possible redesign with a sleeping area, storage and an updated washbasin alcove.



Child's bedroom and loggia

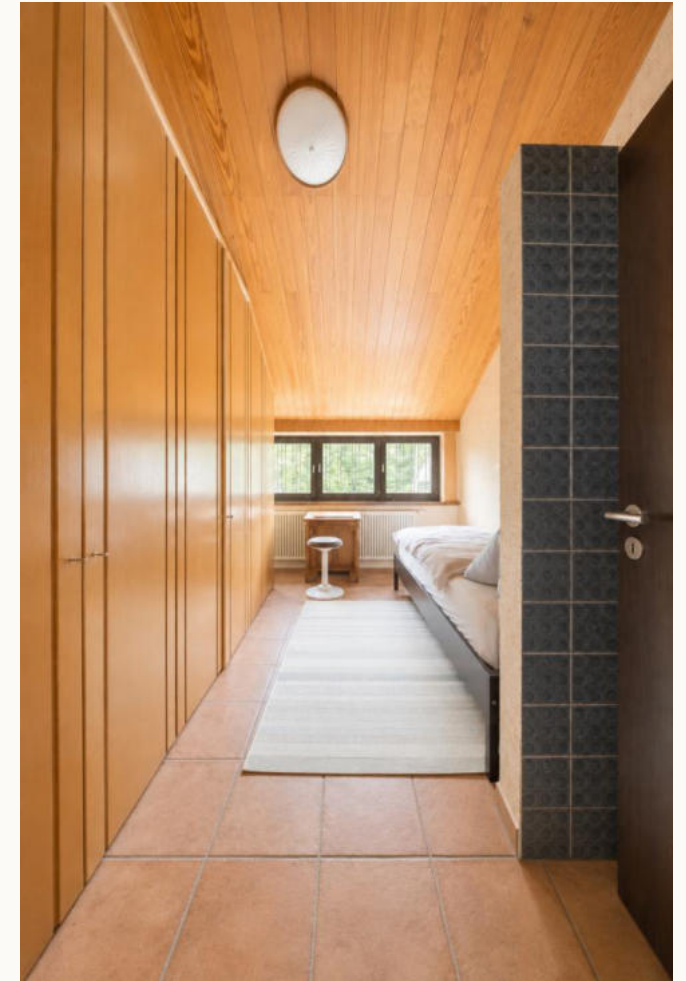
Another design option with views of the garden and adjoining loggia.

VISION • CHILD'S ROOM, ALTERNATIVE



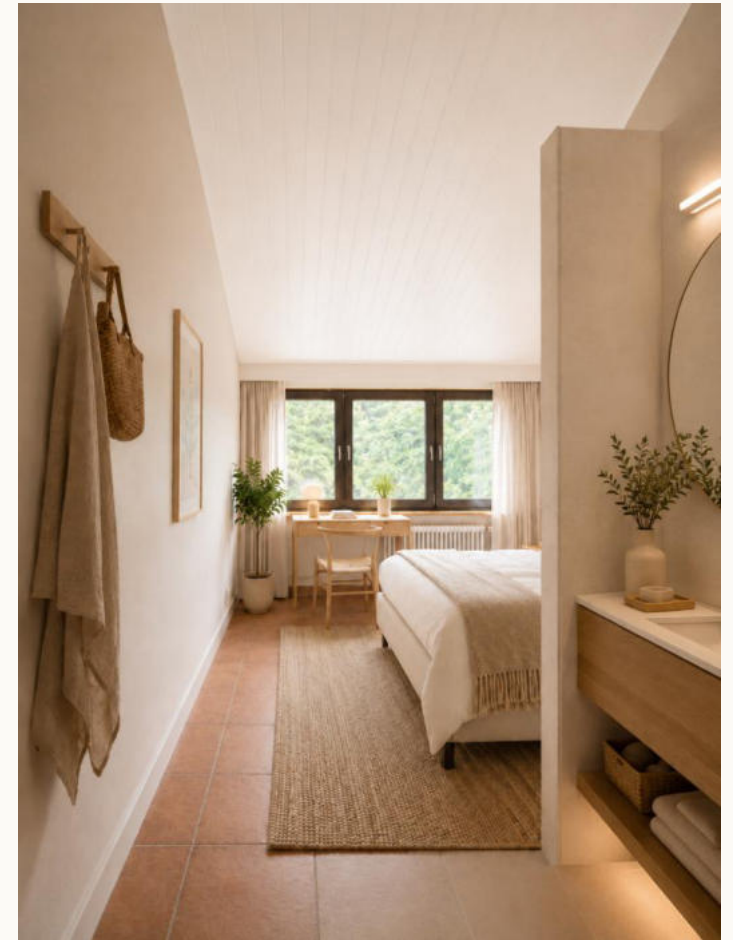
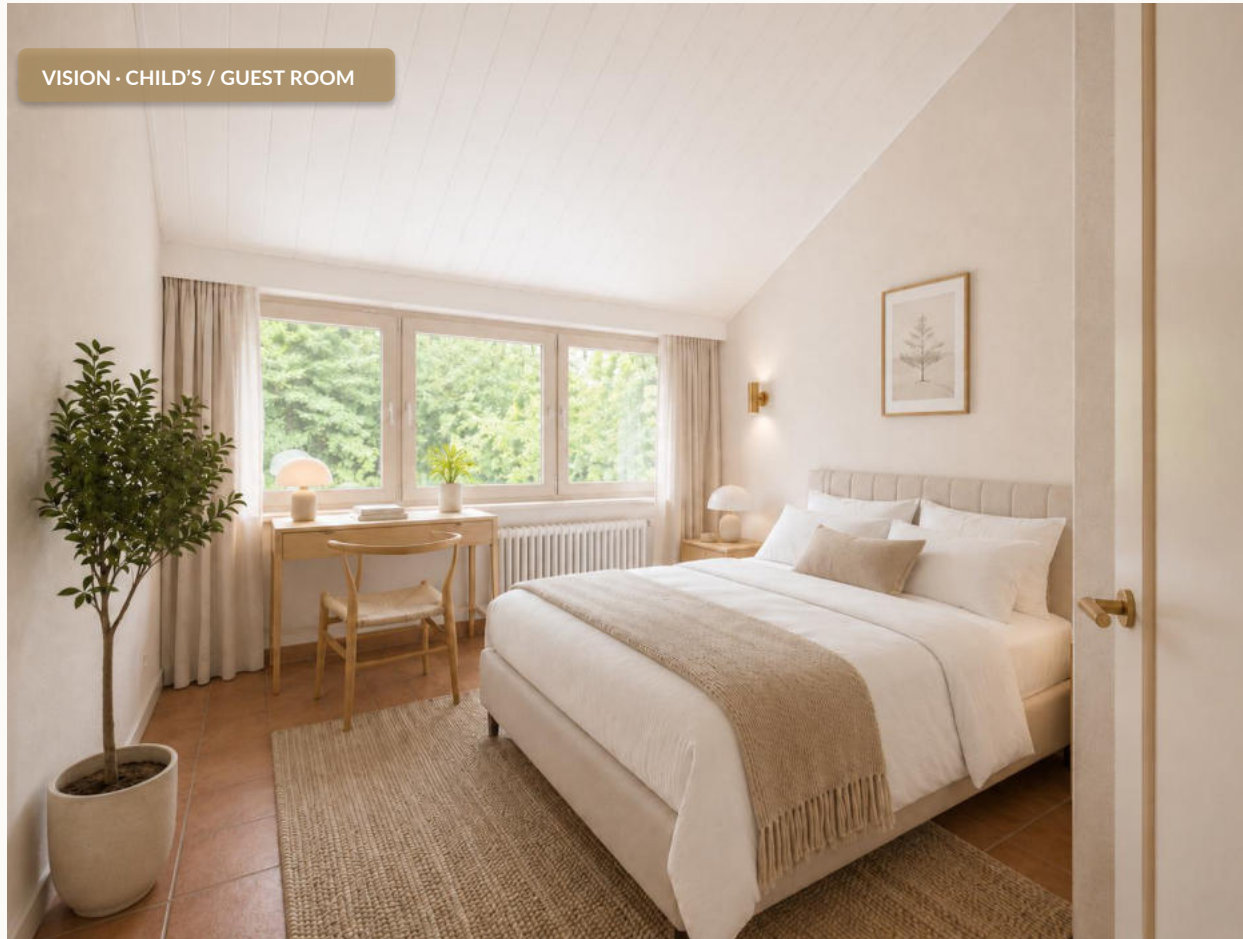
The second child's or guest bedroom

The room on the roof floor has garden views and a washbasin alcove. Its sloping ceiling defines its character.



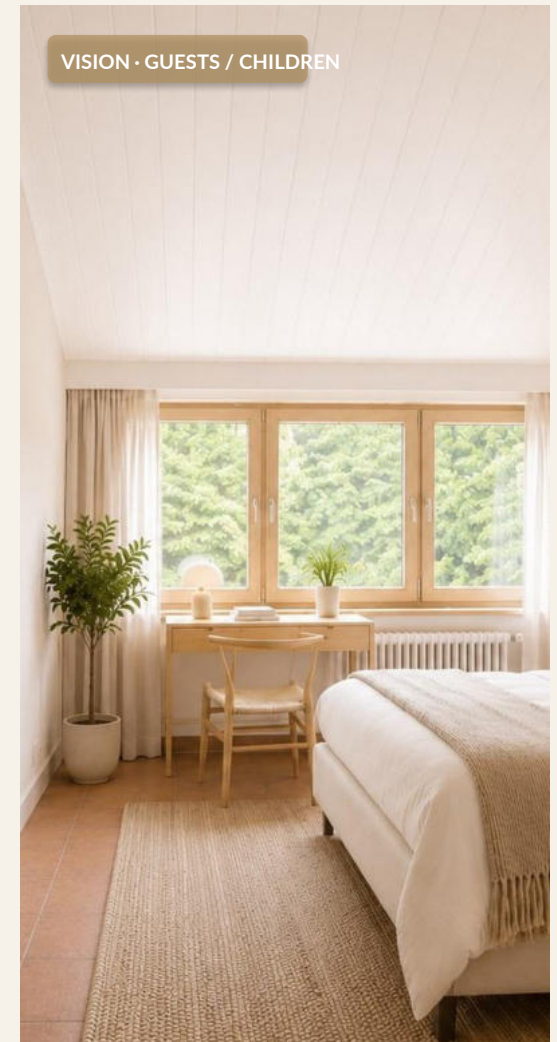
A room for children or guests

The visualisations suggest possible new finishes and furnishings.



Sleeping, reading or working

The existing room layout lends itself to different furnishing approaches.



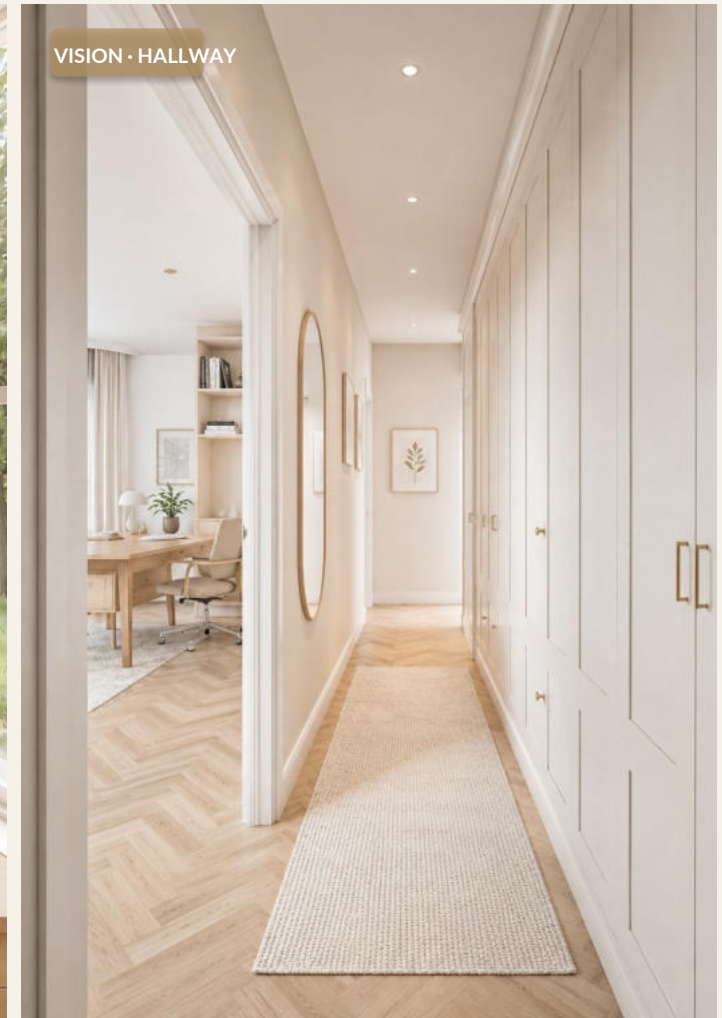
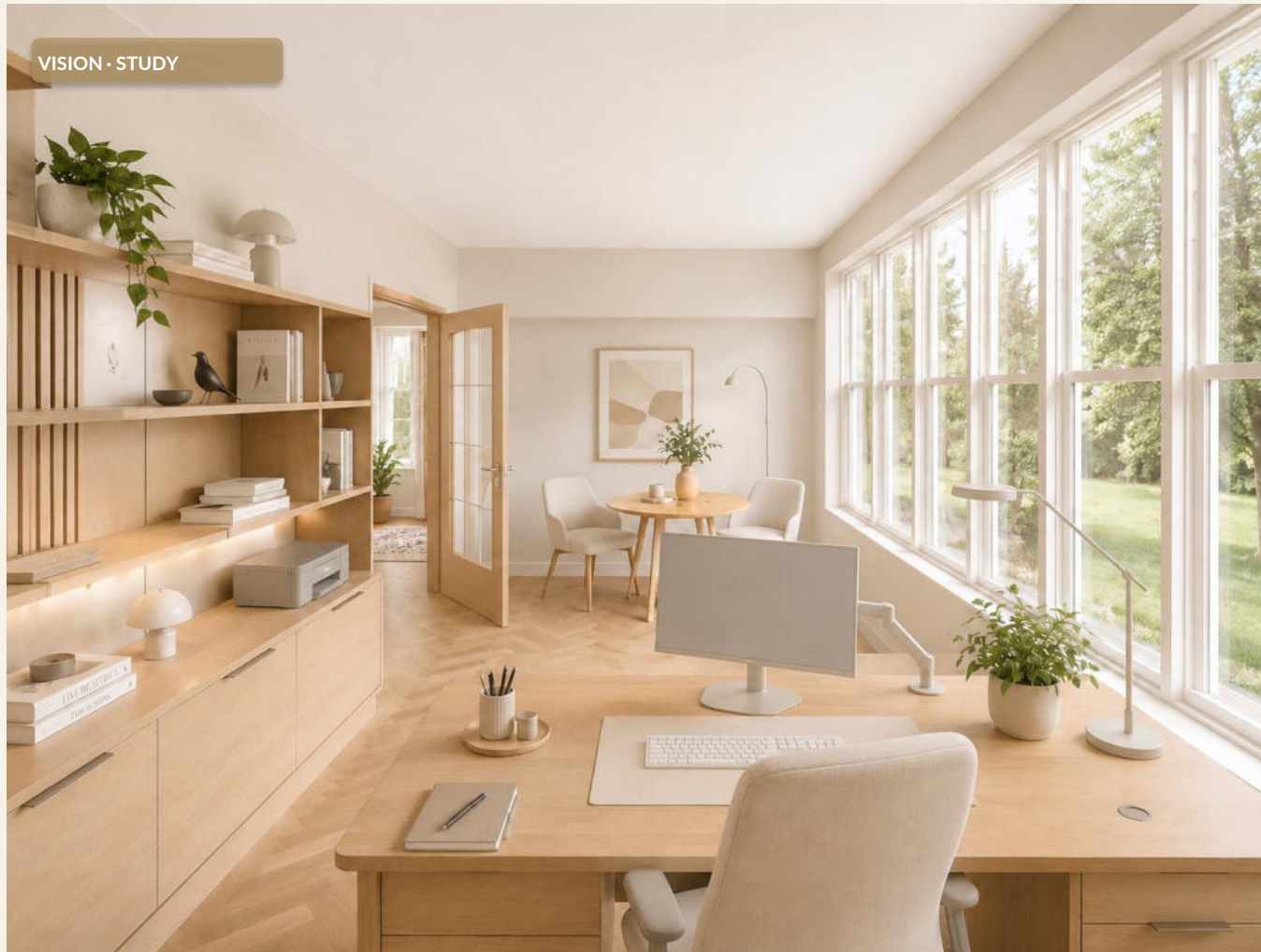
The ground-floor study

A separate room overlooking the front garden provides a workspace within the house.



A bright workspace by the front garden

A possible update to the study with light wood, new finishes and suitable lighting.



06

Leisure & wellness

The basement rooms and former swimming pool area suggest possibilities for leisure and relaxation.

Hobby rooms and outdoor connections
Former indoor pool, sauna and shower

PAGES 48–55



NON-BINDING VISUALISATION

Basement rooms with natural light

The basement rooms provide additional space for storage and leisure. This does not constitute an assurance of residential use.



Ideas for hobbies and leisure

Non-binding ideas for fitness, yoga and a wine cellar. Indoor conditions, fit-out and permitted use must be checked first.



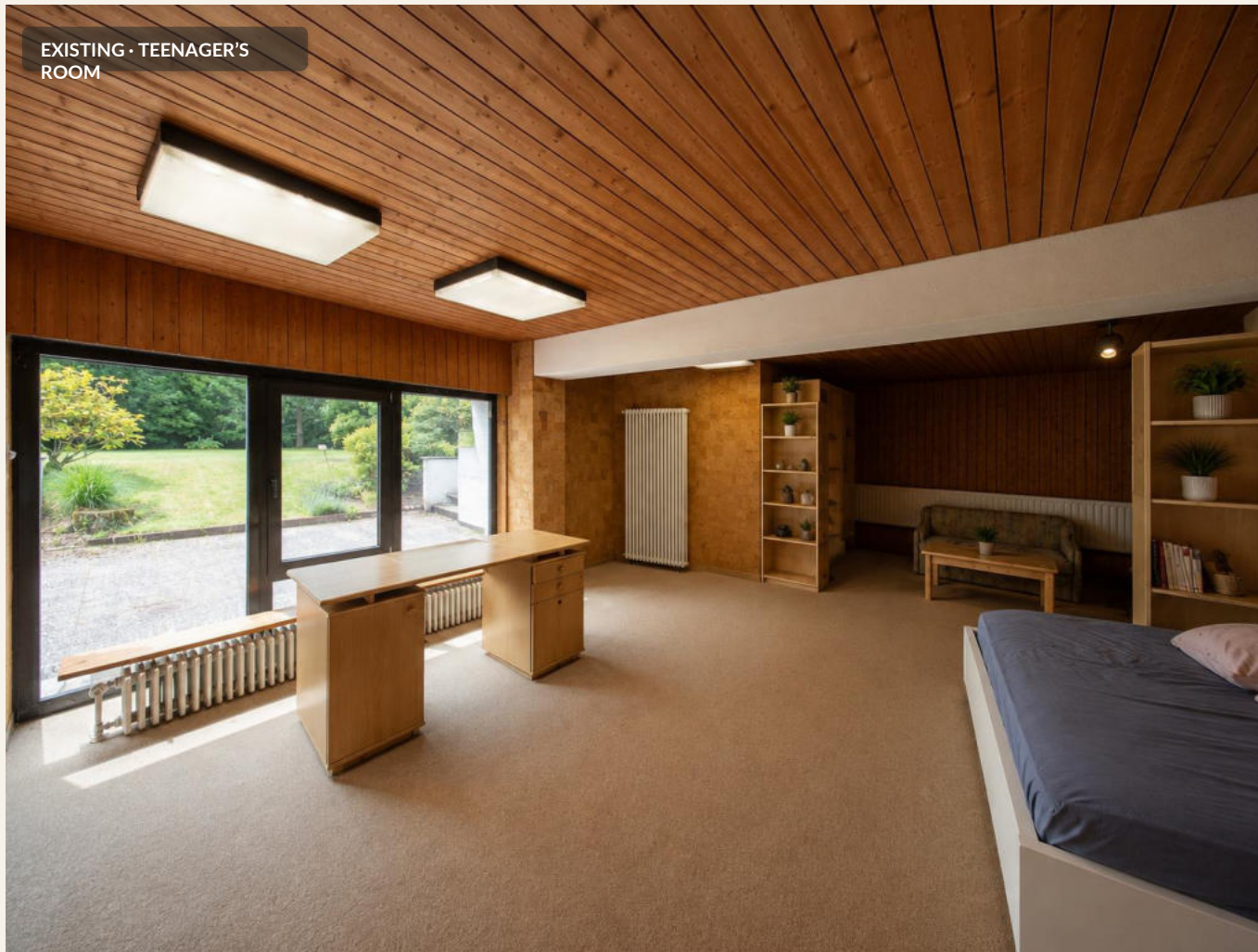
Terrace

A design idea for the existing outdoor areas overlooking the garden.



The former swimming pool area

A timber structure was built over the pool in the early 1980s. The space has been used as a room ever since.



Leisure room or indoor pool

Two possible concepts for the former pool area. Removing the covering or reinstating the pool requires professional assessment.



The connection to the garden terrace

Possible designs for the former pool area and its terrace.

VISION • TERRACE



VISION • LEISURE ROOM



VISION • INDOOR POOL / SAUNA



Further ideas for the leisure area

Further design ideas



Sauna and shower reimagined

Visualisations for redesigning the swimming pool and sauna area



07

Utility rooms & attic

The laundry, storage rooms, garage and attic are a practical space to the house. Conversion ideas remain non-binding.

Utility rooms and building services
Garage and additional attic

PAGES 57–67



VISUALISATION OF A POSSIBLE NEW USE FOR THE ATTIC

The existing laundry and storage rooms

The basement rooms offer space for a washing machine, dryer and additional storage.

EXISTING · LAUNDRY / STORAGE



A reorganised laundry room

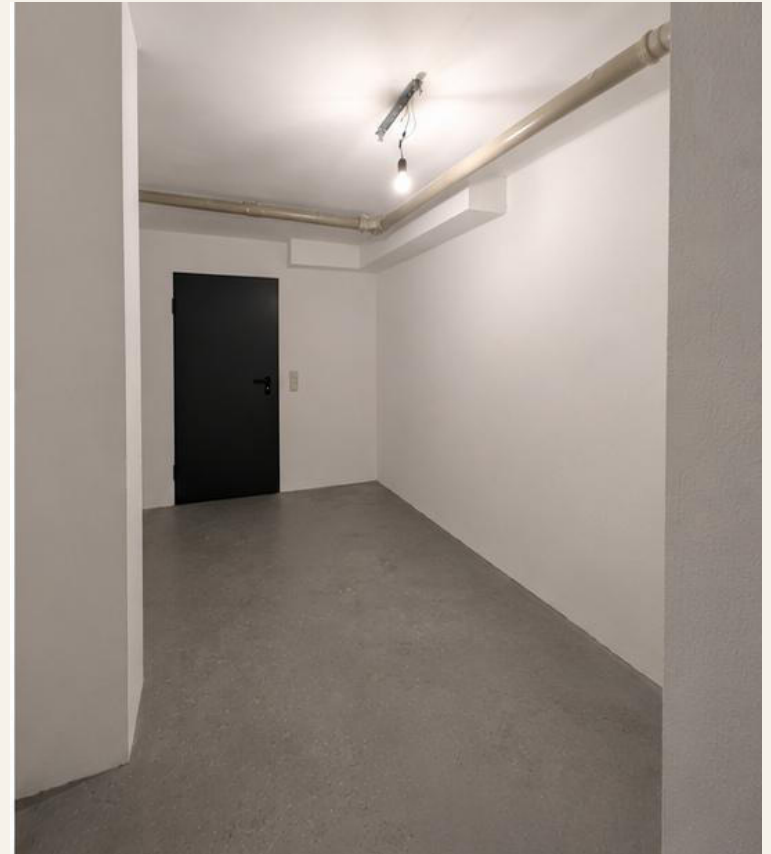
A furnishing idea with a continuous worktop, washing area and storage.

VISION · LAUNDRY / STORAGE



Storage on the intermediate level

The intermediate level contains a shower, WC and large storage room. The photographs show the storage area.



Order on the intermediate level

A possible fit-out for the easily accessible storage room, with shelving and closed cupboards.



Heating, workspace and storage

This area contains the oil-fired heating system and a workspace. It formerly also housed the pool equipment. A crawl space adjoins it.

EXISTING · HEATING / WORKSPACE



Ideas for a workshop and storage

An example design for work and storage areas. The image is not a technical design for the heating system.



The existing garage

Approximately 42 m² of ancillary area provide space for two cars and additional storage.



A reorganised garage

Ideas for parking spaces, a workbench and storage.

VISION · GARAGE



The existing attic

The attic is currently used for storage.



The idea of a library under the roof

A possible vision for use as a retreat.



The idea of a quiet exercise space

A possible vision for yoga, Pilates and relaxation



08

Further design ideas

Selected visualisations explore design possibilities
for the interiors and garden in greater detail.

Materials and furnishings
Lighting, terraces and outdoor spaces

PAGES 69–80



NON-BINDING VISUALISATION

Living around the fireplace



A sheltered outdoor space



A terrace connected to the garden



Evening atmosphere in the garden



Dining together



Dining area and gallery

VISION • GALLERY & LIVING



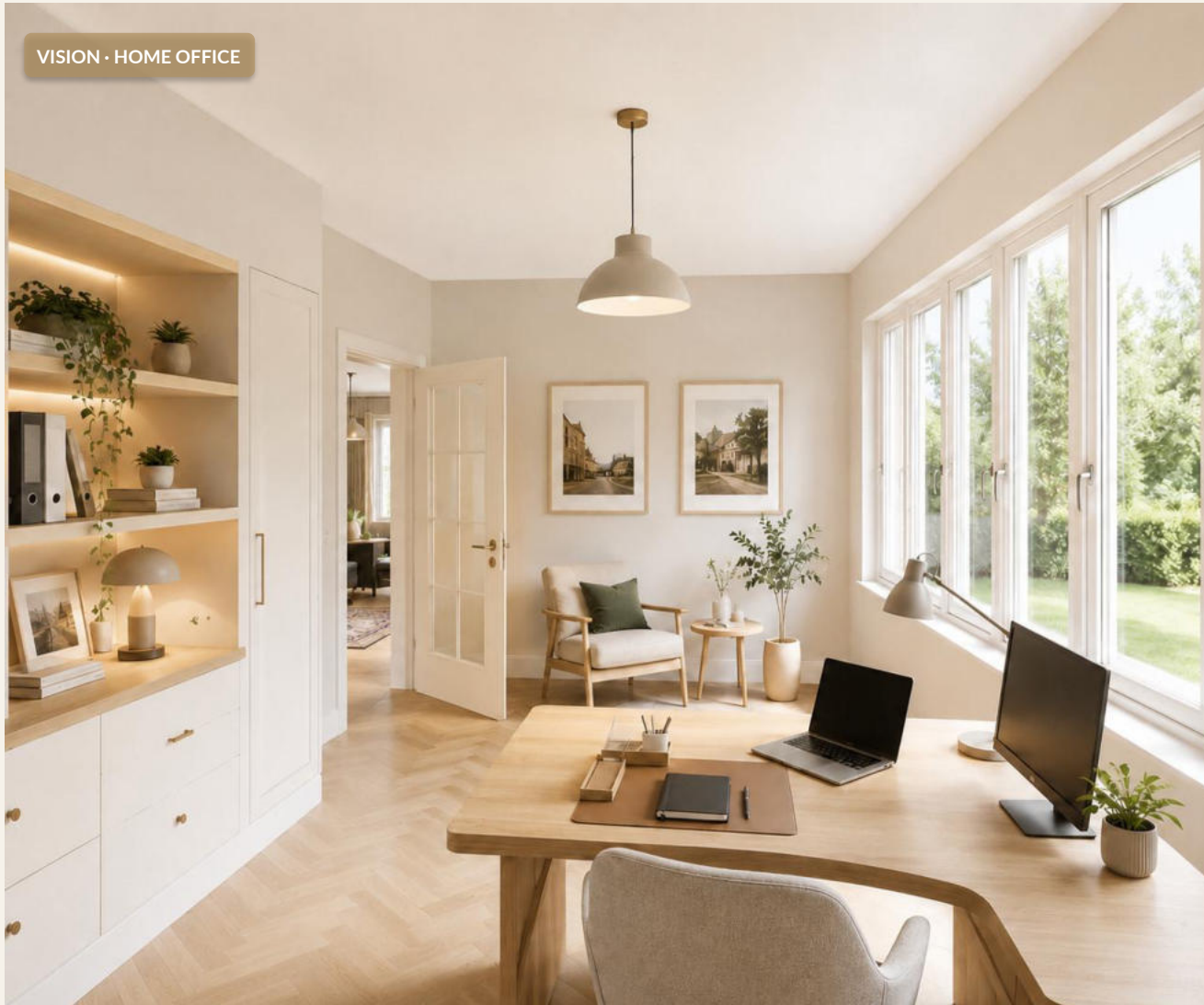
An entrance in light, natural tones



Living with garden views



Working with views of of greenery



A staircase in light wood



A library beside the gallery

A furnishing idea for the small room on the roof floor. For use and area classification, see pp. 83 and 108.



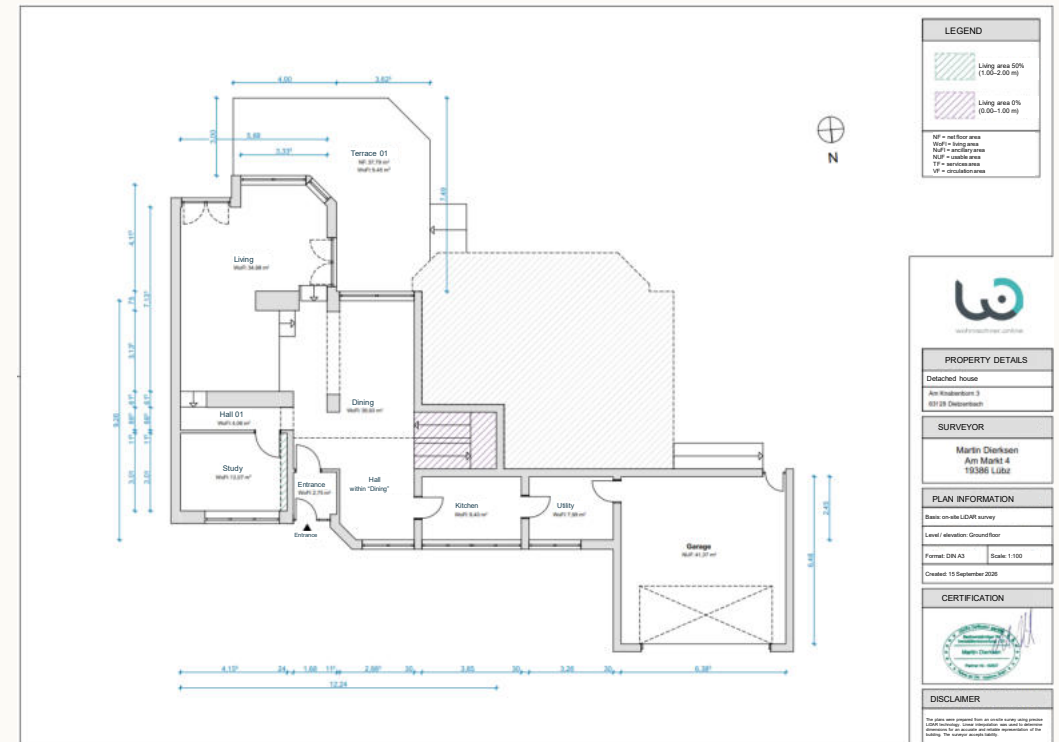
Shower room in warm, natural tones



09

Areas
& floor plans

Living area, ancillary area and attic floor area are explained separately. Current plans show the surveyed room layout.



Areas and purchase terms

Calculation dated 15 September 2026 and supplementary hand measurements of the attic dated 19 September 2026.

Area type	Figure
Living area as calculated*	284.98 m ²
Ancillary area including garage	159.46 m ²
of which garage	41.37 m ²
Additional attic floor area**	67.02 m ²
Plot	1,294 m ²

ASKING PRICE

on request

Private sale with no agent fees

Handover by y agreement.
Furnishings and clearance to be agreed separately.

* Approved residential use is not documented for all areas. Individual figures and explanations appear on pp. 83 and 106–108.

** 67.02 m² after deducting the floor opening, before further deductions for building elements. Incomplete dimension chains and low headroom must be considered. Not living area or a confirmed conversion. See pp. 90–91.

Living and ancillary areas in detail

Calculation dated 15 September 2026 under the German Living Area Ordinance (WoFIV), plus ancillary area schedule.

Level / area type	Living area	Ancillary area
Ground floor	120.66 m ²	–
Upper floor	59.21 m ²	–
Roof floor	28.89 m ²	10.26 m ²
Lower ground floor	76.22 m ²	–
Basement	–	107.83 m ²
Garage	–	41.37 m ²
Total	284.98 m ²	159.46 m ²

WHAT THE FIGURES INCLUDE

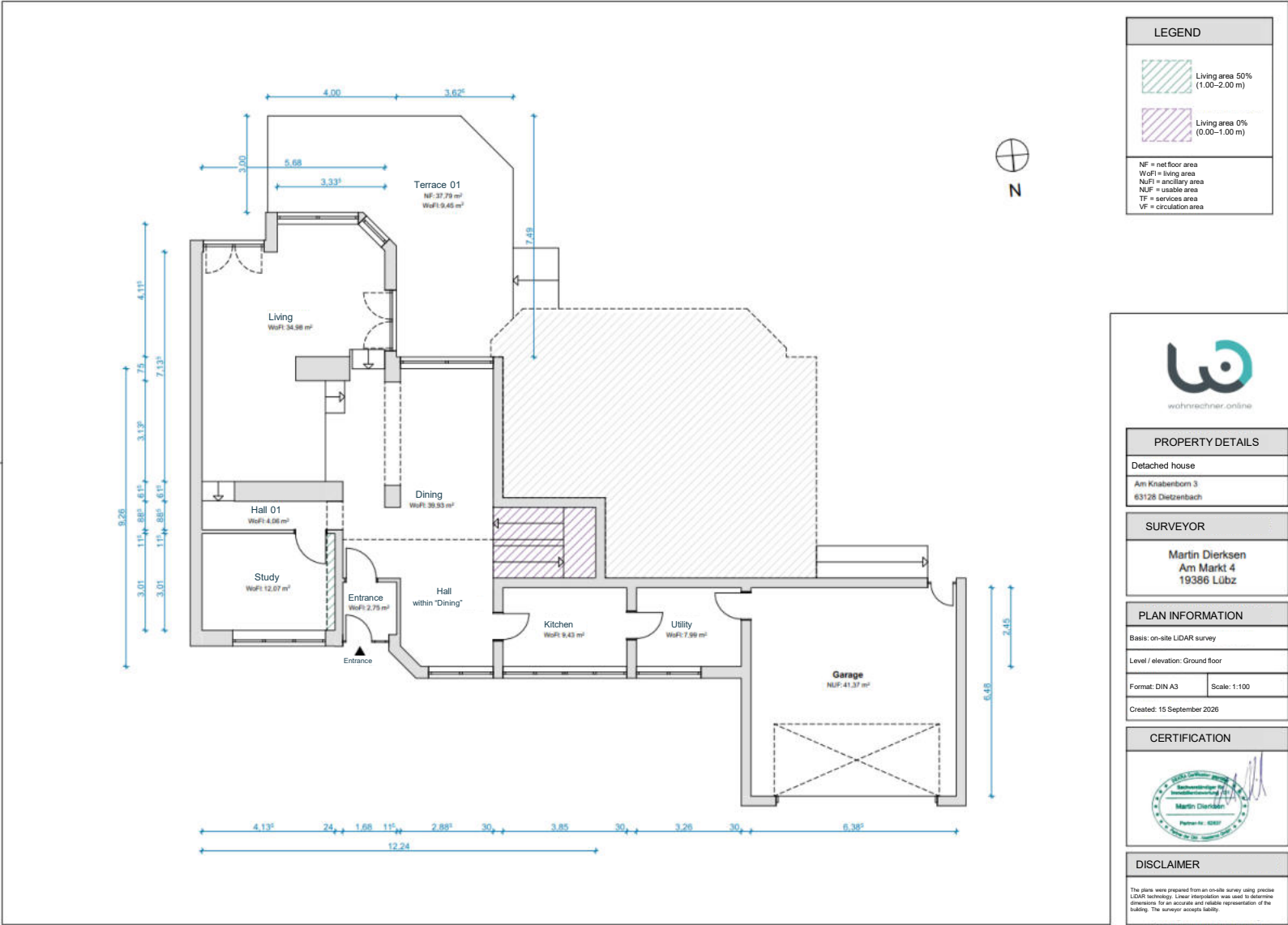
Terraces and loggia count at 25%: ground-floor terrace 9.45 m², loggia 0.98 m² and lower-ground terrace 6.46 m². Together they contribute 16.89 m² to the living area.

SPECIFIC QUALIFICATIONS

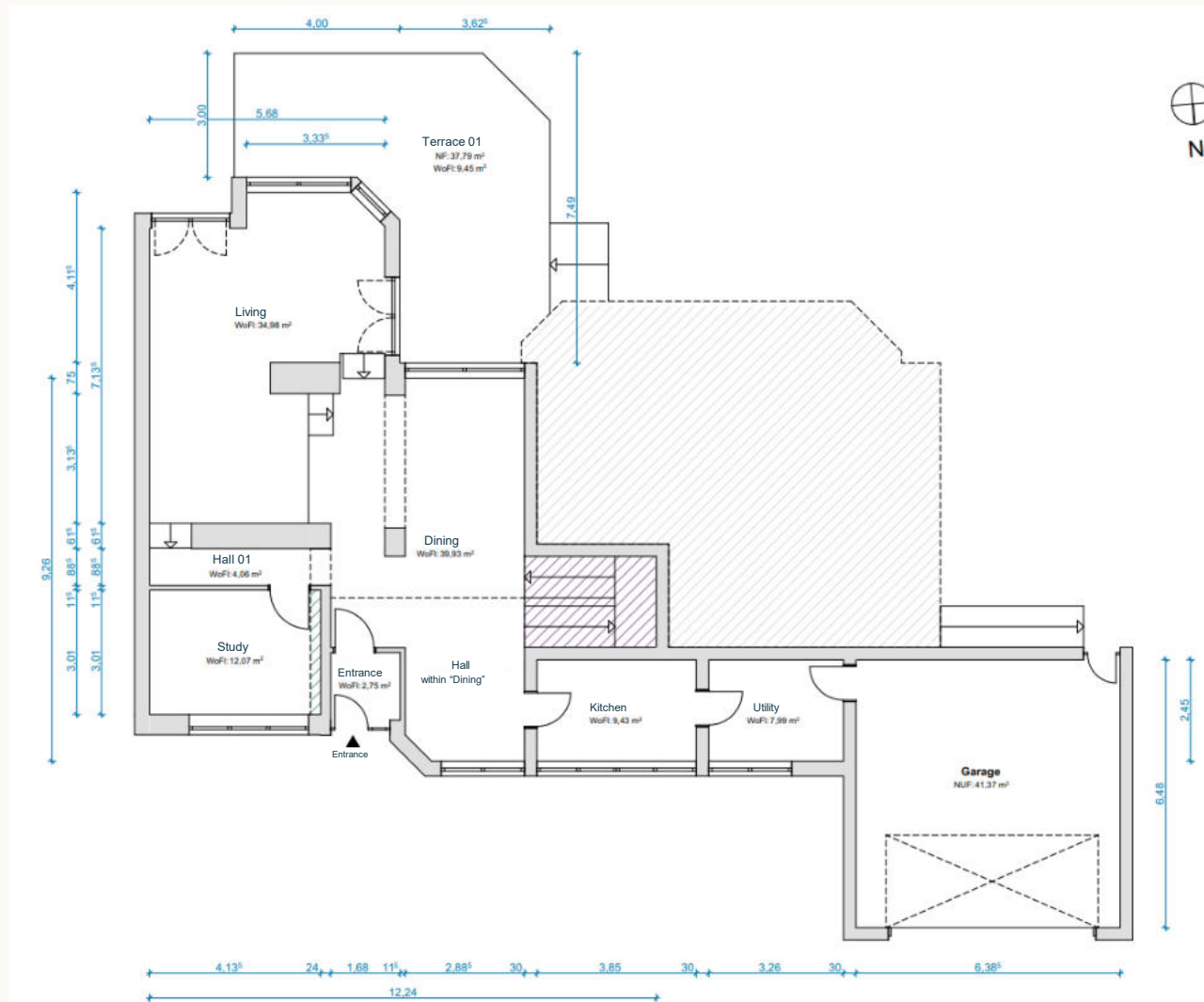
The total includes 39.09 m² for the former pool area (“Guest”) and 6.35 m² for “Room” on the roof floor. Separate approval is not documented for these current uses, which differ from the historical plans.

Ancillary area includes: roof-floor eaves space 10.26 m², basement crawl space 15.40 m² and garage 41.37 m².

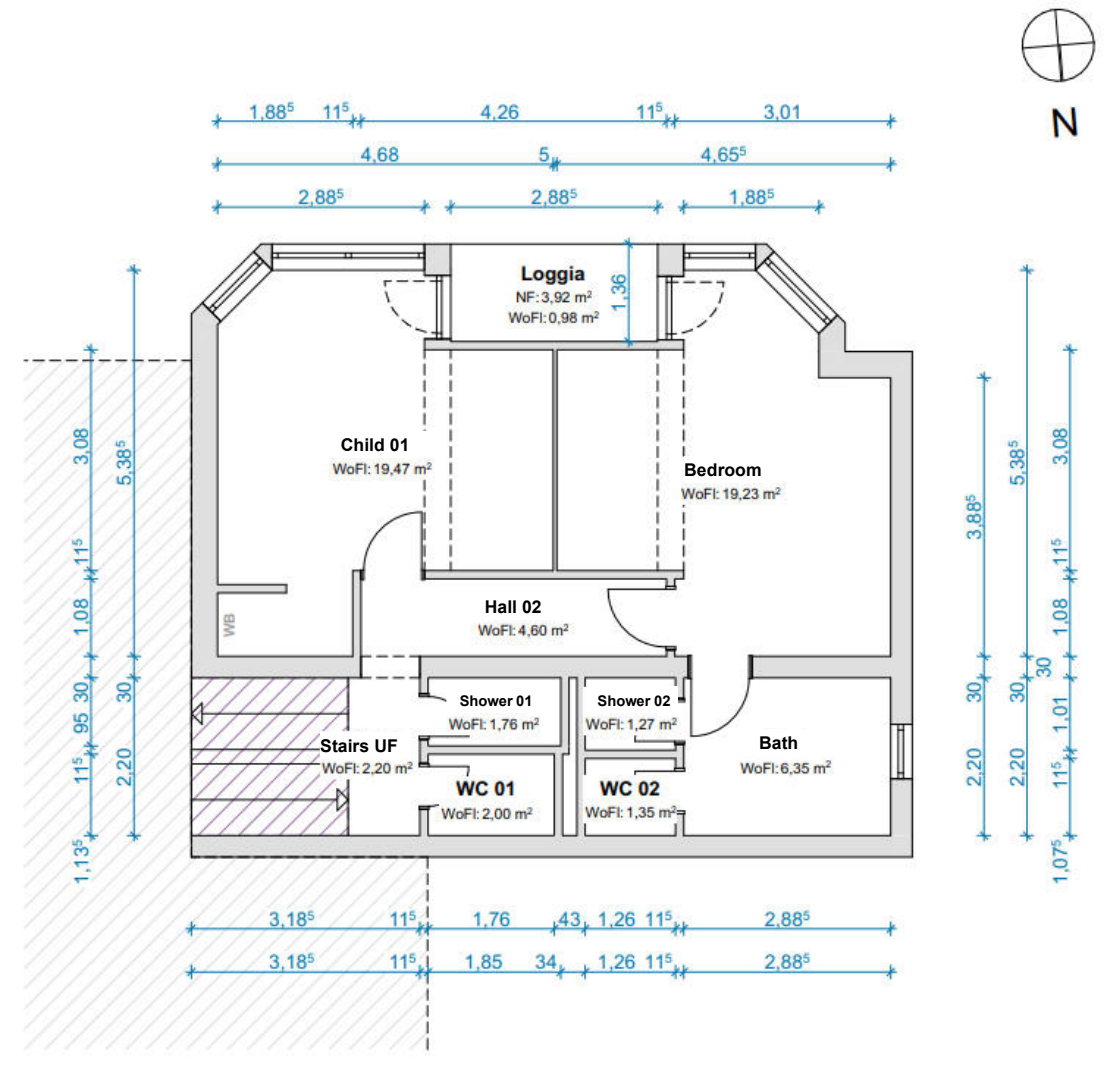
Ground floor: measured plan



Ground floor: enlarged plan

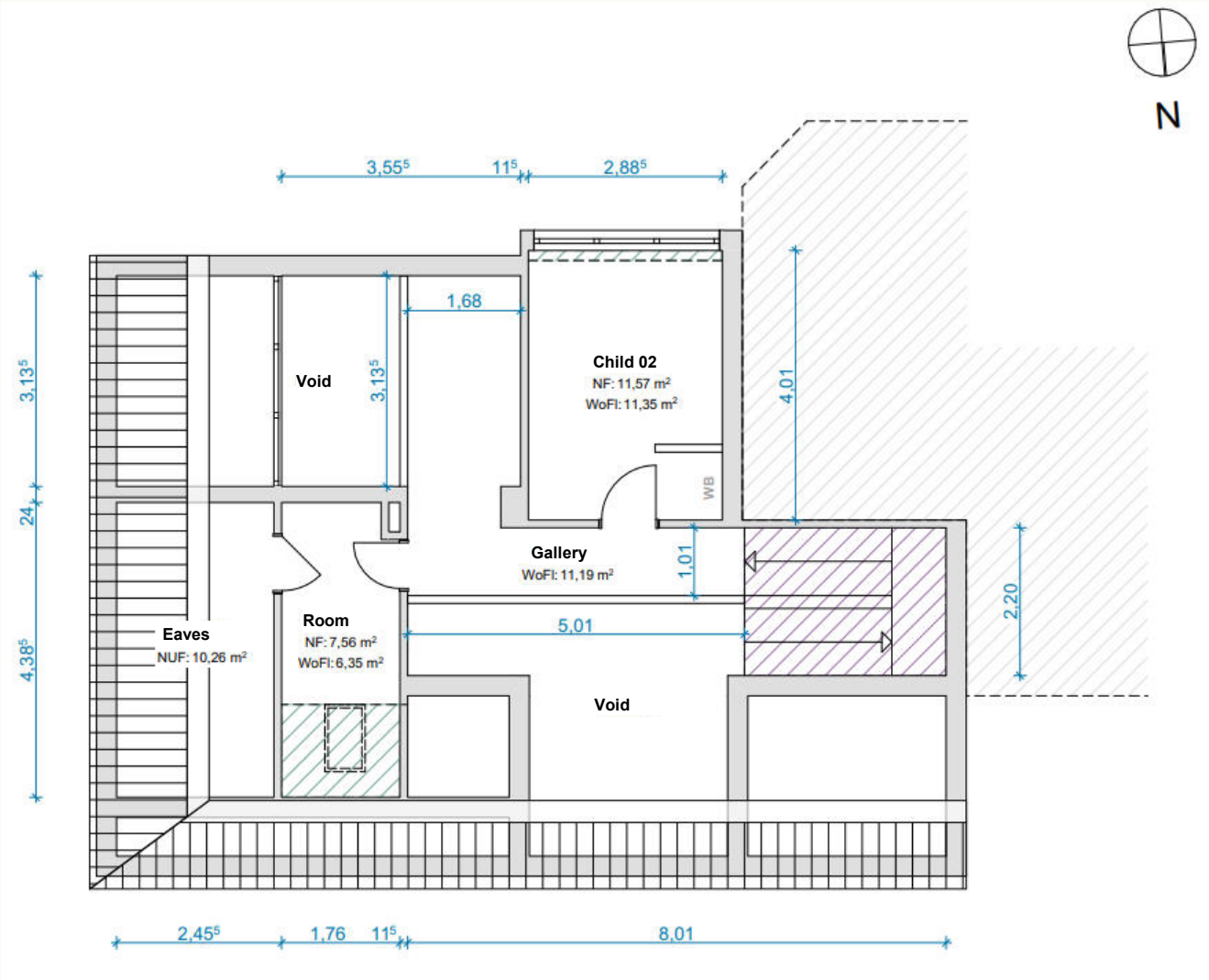


Upper floor



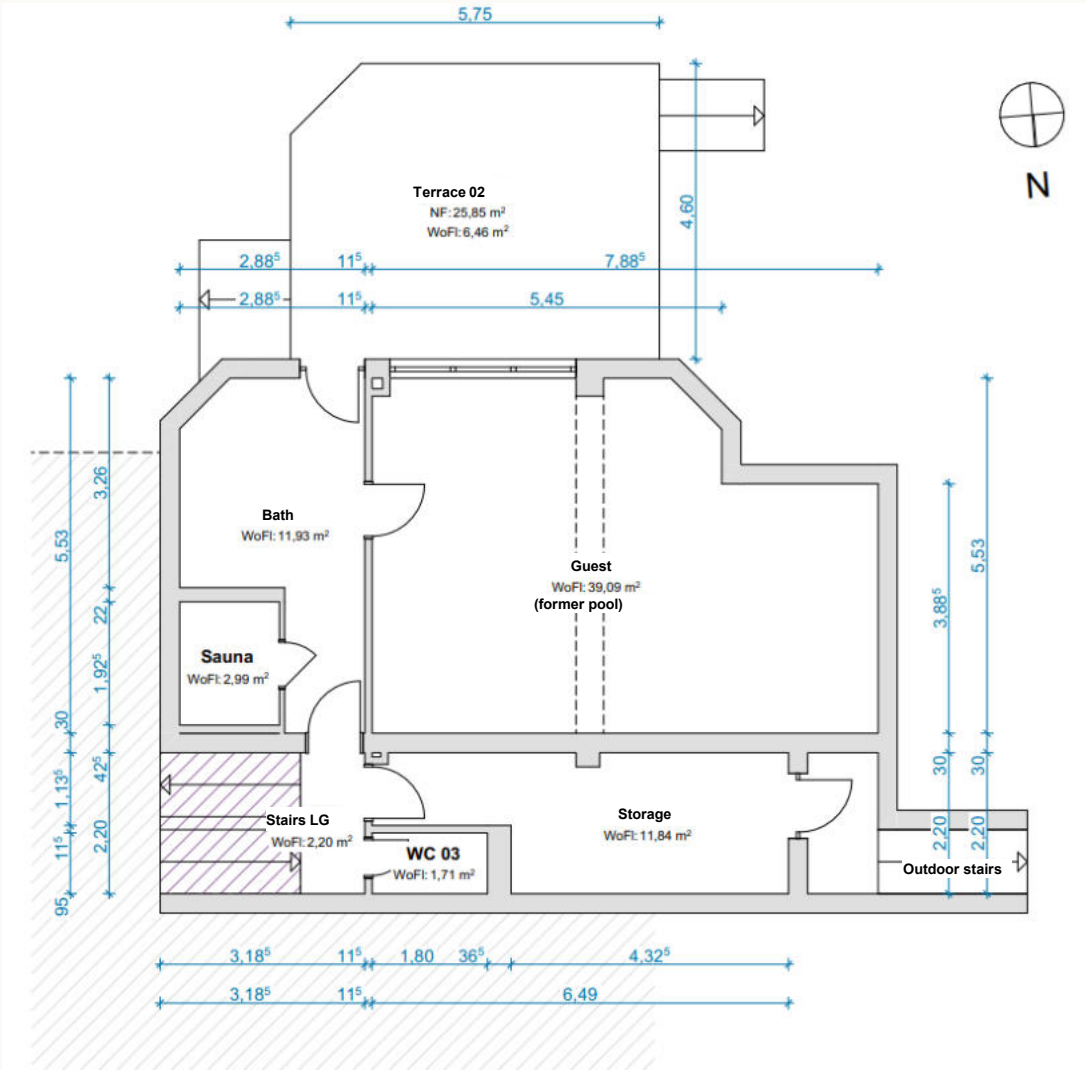
Roof floor

Current measured plan dated 15 September 2026. The additional attic is shown separately on pp. 90–91.



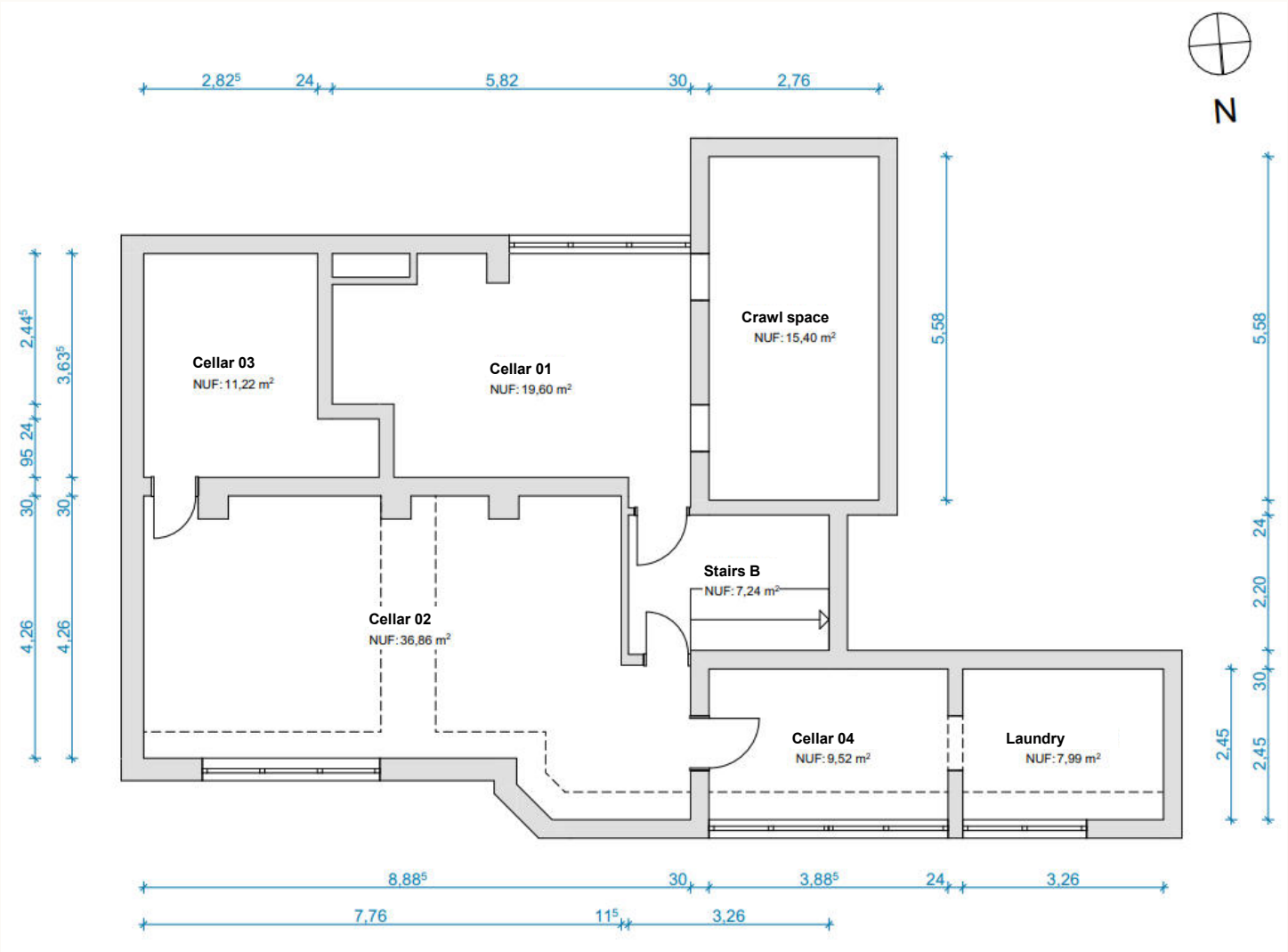
Lower ground floor

Current measured plan dated 15 September 2026. For the former pool area and its current use, see p. 107.



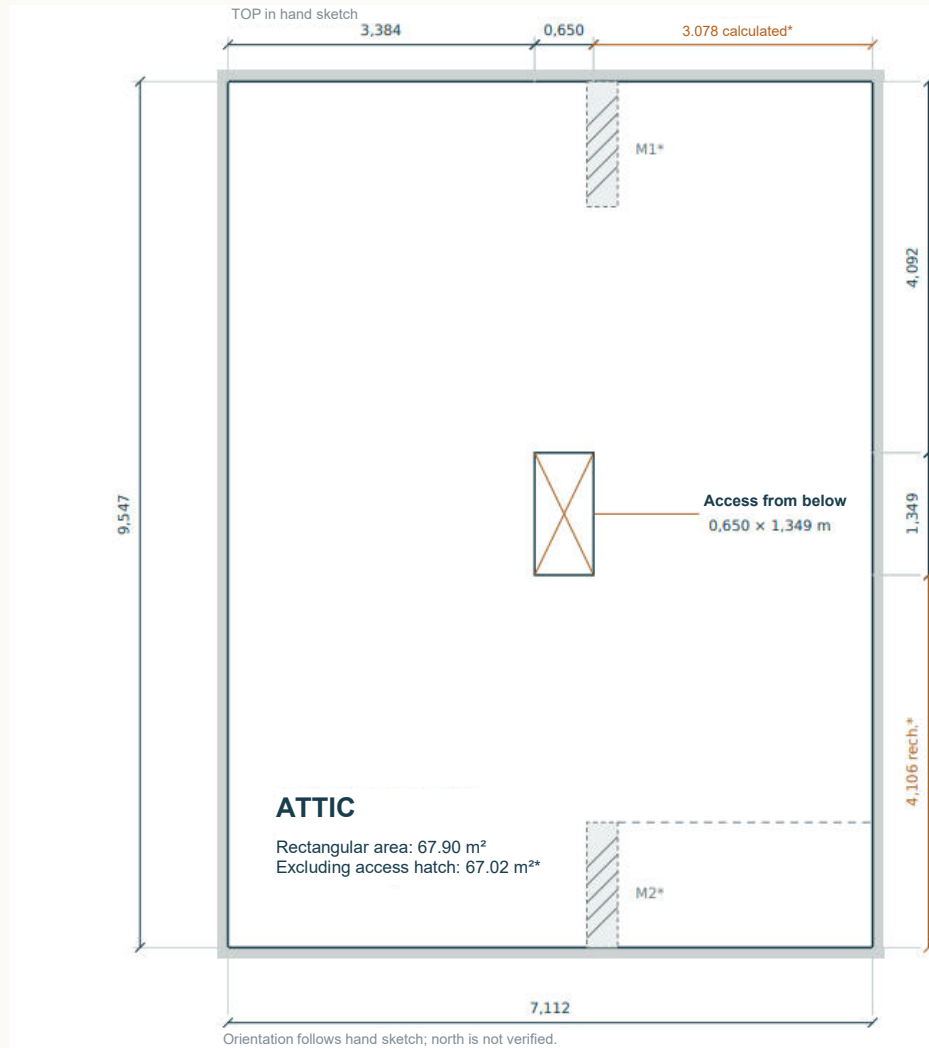
Basement

Current measured plan dated 15 September 2026. These areas are classified as ancillary area.



Attic: supplementary hand measurements

19 September 2026. Provisional floor area, incomplete dimension chains and further building-element deductions. Not a living-area calculation.



RECTANGLE FROM OVERALL DIMENSIONS

67.90 m²

7.112 × 9.547 m, treated as clear internal dimensions

FLOOR OPENING

-0.88 m²

0.650 × 1.349 m = 0.87685 m²

SUBTOTAL BEFORE FURTHER DEDUCTIONS

67.02 m²*

Not yet a final net floor or living area

Walls and openings

The outline marks the room boundary. Its width is a graphic symbol, not a measured wall thickness. M1/M2 and the dashed line at bottom right are schematic copies of the sketch. Width, depth and function remain unconfirmed.

* Incomplete dimension chains

Across: 3.384 + 0.650 + 2.718 = 6.752 m; 0.360 m short of the total.

Length: 4.092 + 1.349 + 4.074 = 9.515 m; 0.032 m short of the total.

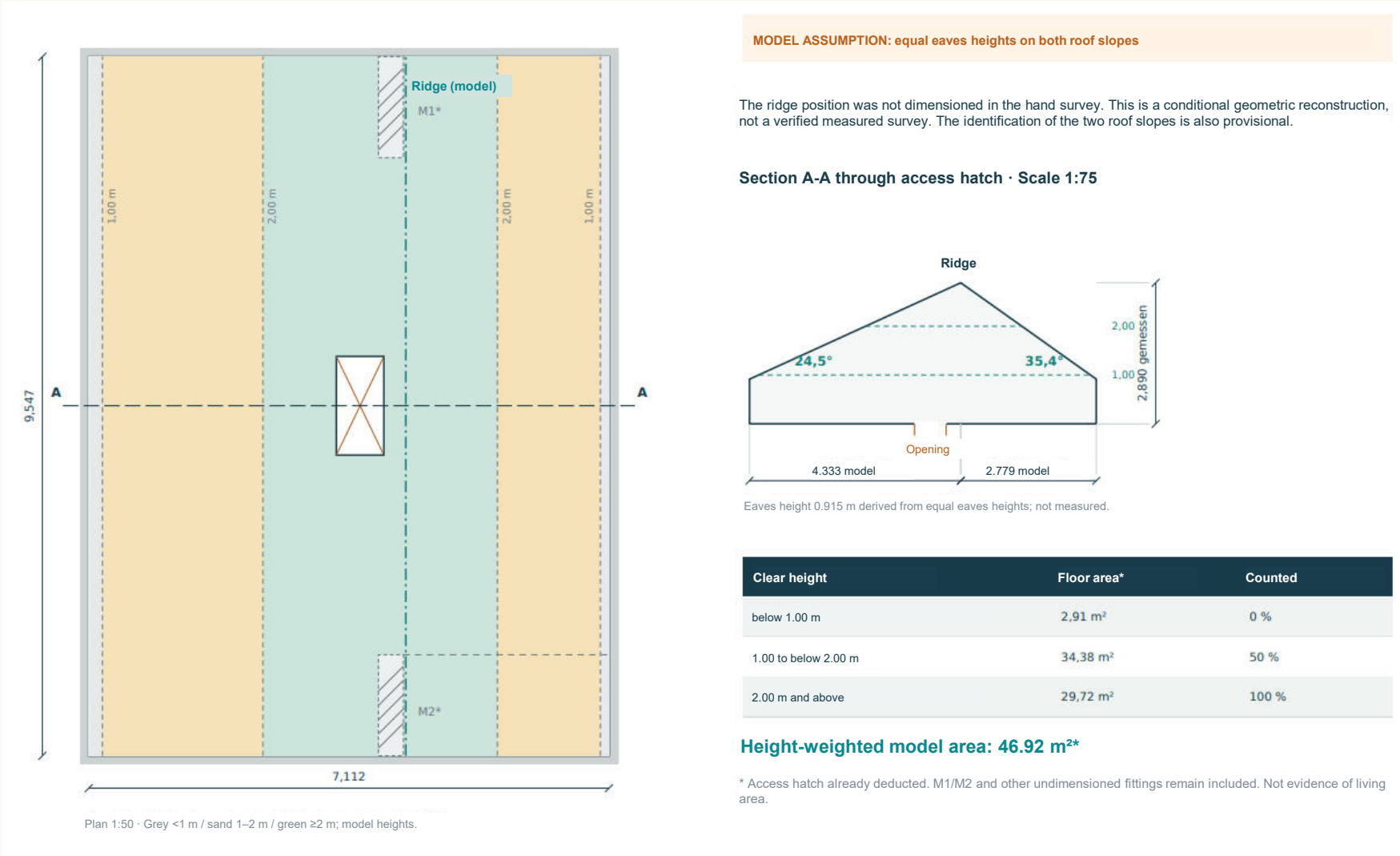
The drawing uses the overall dimensions and offsets of 3.384 / 4.092 m to the opening. Opposite remaining dimensions are marked orange as calculated values.

Scale 1:50 at A3 / print at 100%



Attic: sections and headroom

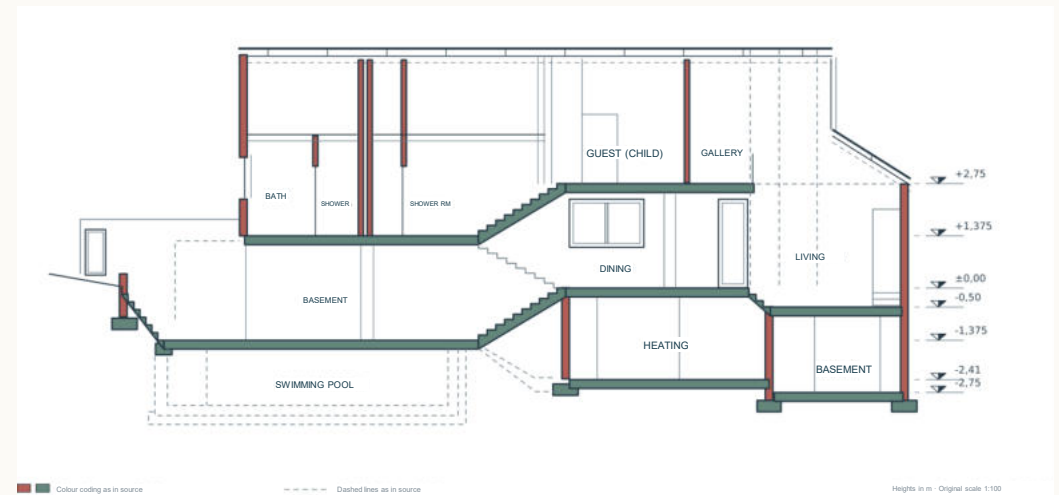
Supplementary illustration based on hand measurements dated 19 September 2026.



10

Sections & elevations

Redrawn historical plans explain the original design and the split levels of the building.



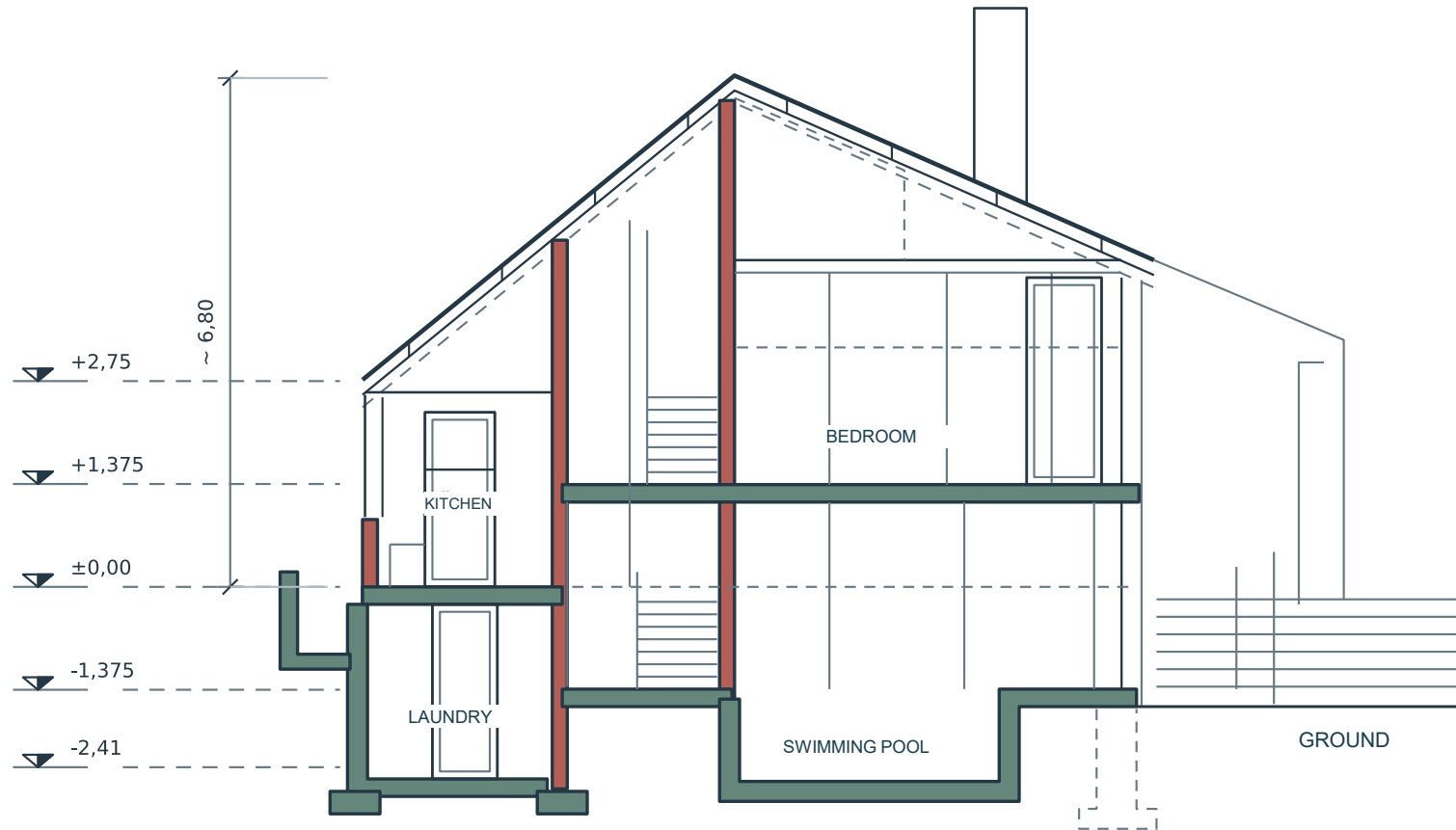
Four sections
North, south, east and west elevations

PAGES 93–100

HISTORICAL PLAN RECONSTRUCTION

Section 1-1

Historical plan reconstruction • Kitchen, bedroom and pool • Revision dated 18 September 2026



Colour coding as in source

Dashed lines as in source

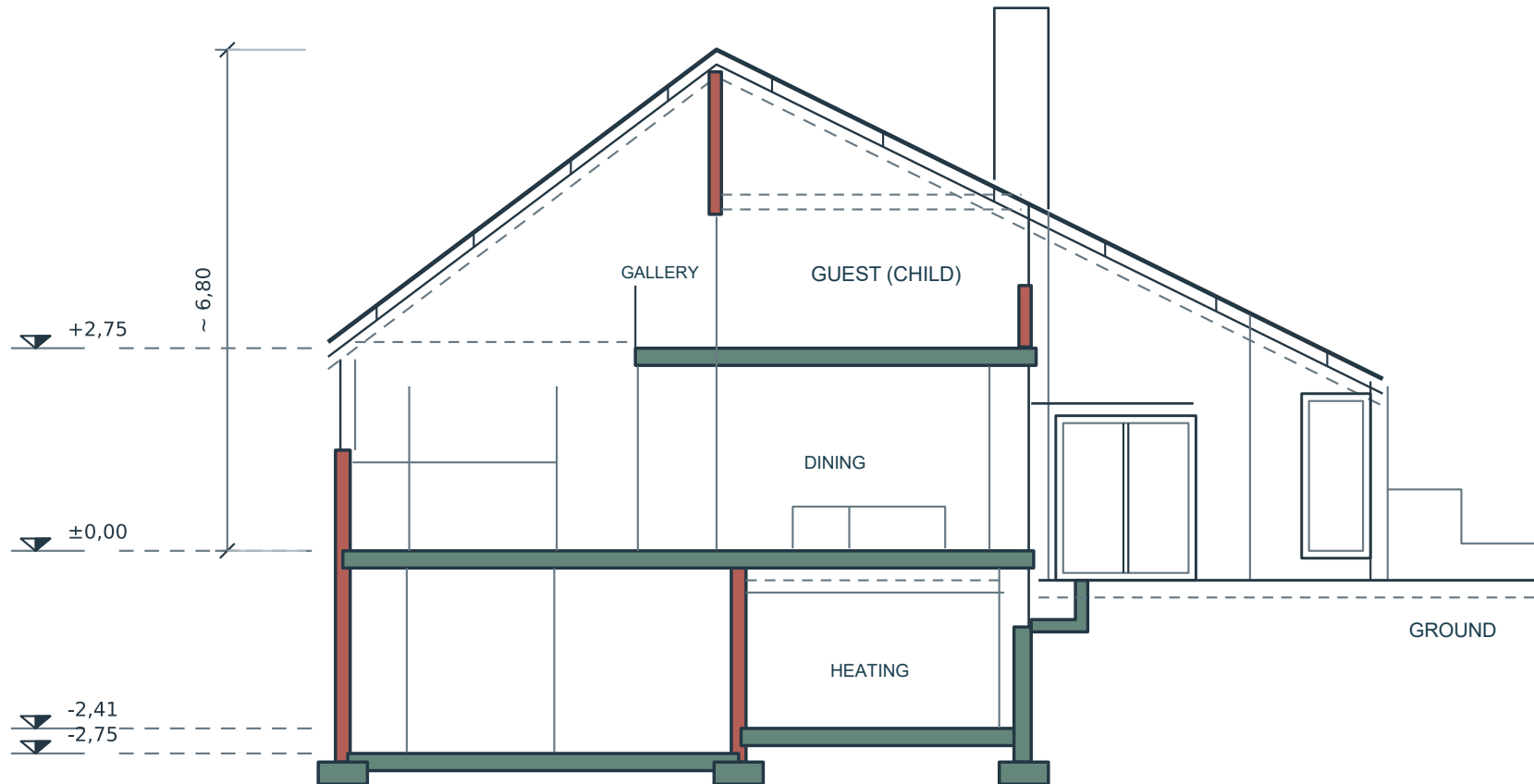
Heights in m • Original scale 1:100

Redrawn from historical plans. Approximate proportions, no binding scale.

Not a measured survey or proof of structural adequacy or approval. Room and building-element labels follow the historical source.

Section 2-2

Historical plan reconstruction • Gallery, dining and heating • Revision dated 18 September 2026



Colour coding as in source

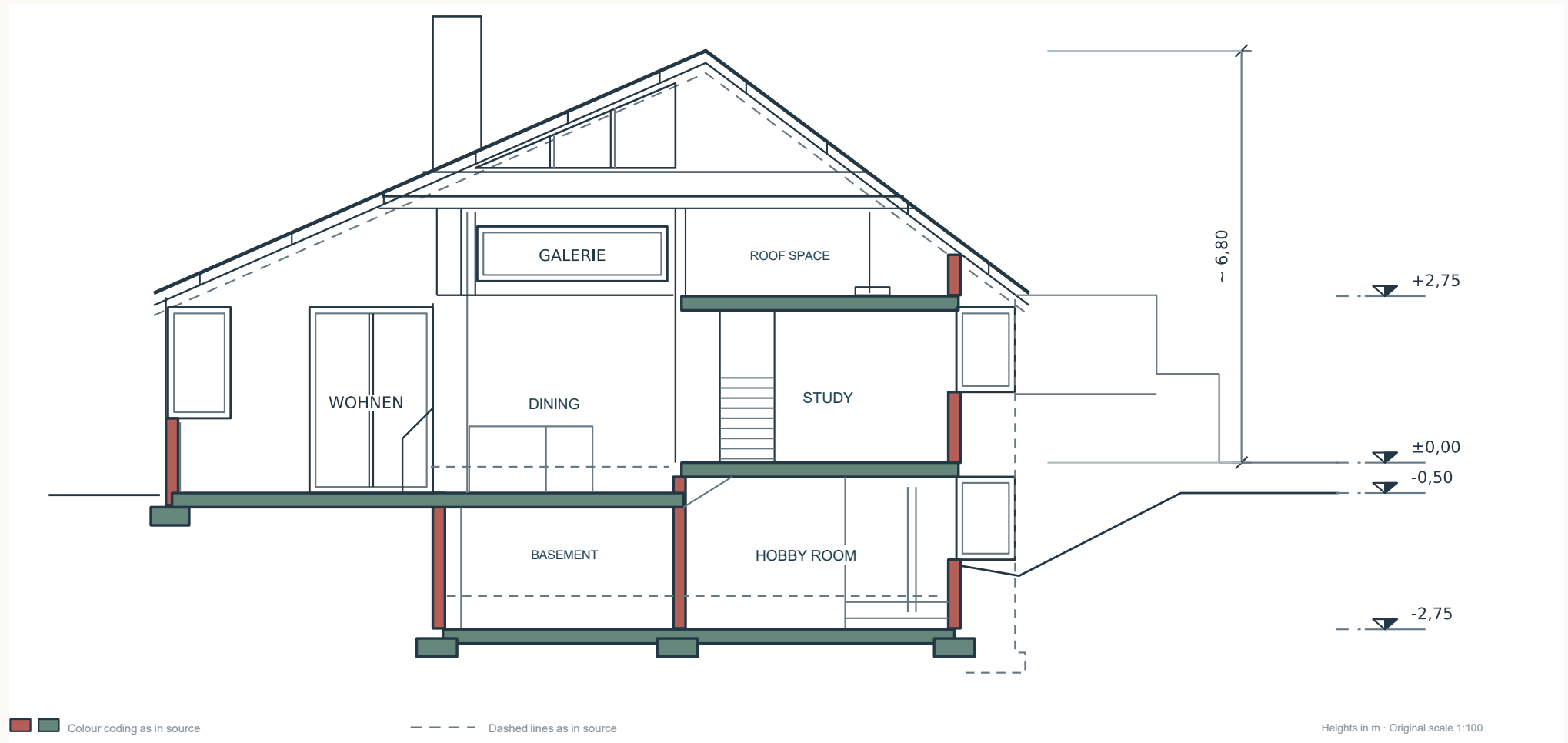
Dashed lines as in source

Heights in m • Original scale 1:100

Redrawn from historical plans. Approximate proportions, no binding scale.
Room and building-element labels follow the historical source.

Section 3-3

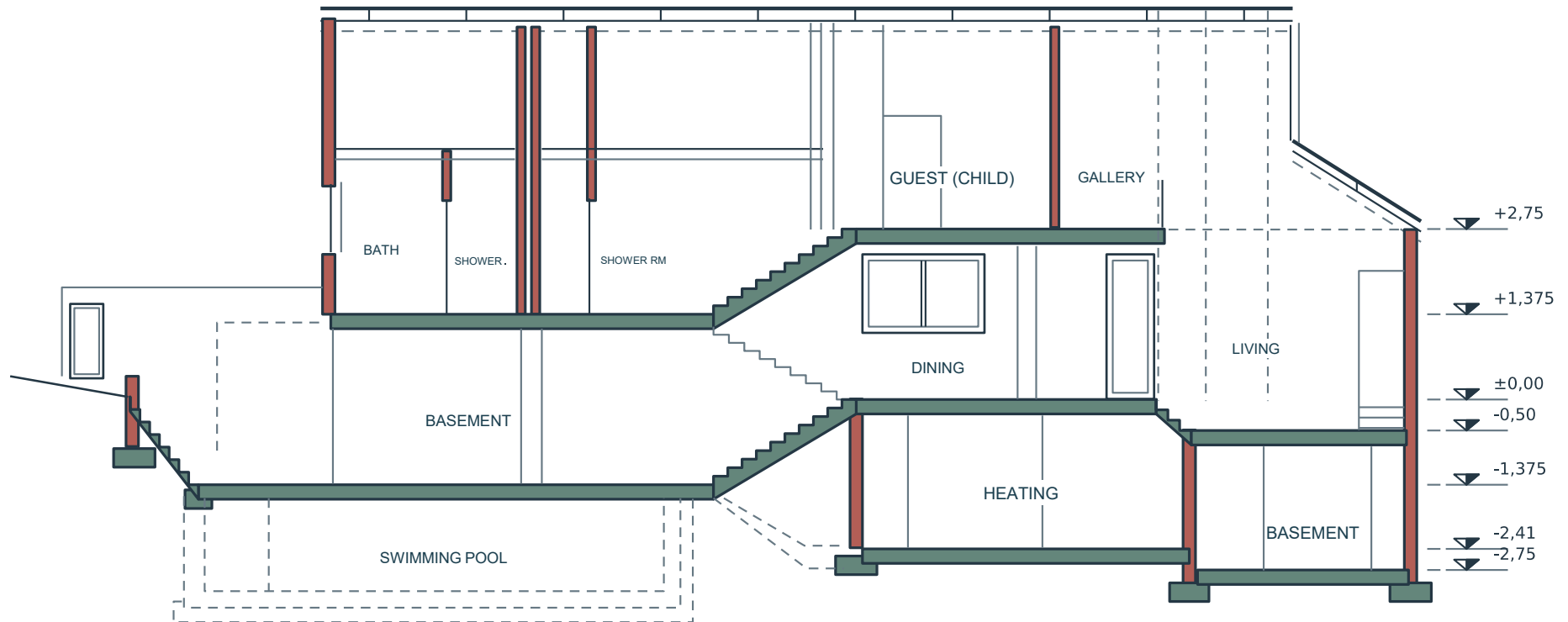
Historical plan reconstruction • Living, dining, study and hobby room • Revision dated 18 September 2026



Redrawn from historical plans. Approximate proportions, no binding scale.
Room and building-element labels follow the historical source.

Section 4-4

Historical plan reconstruction • Split levels and connecting stairs • Revision 02 dated 18 September 2026



Colour coding as in source

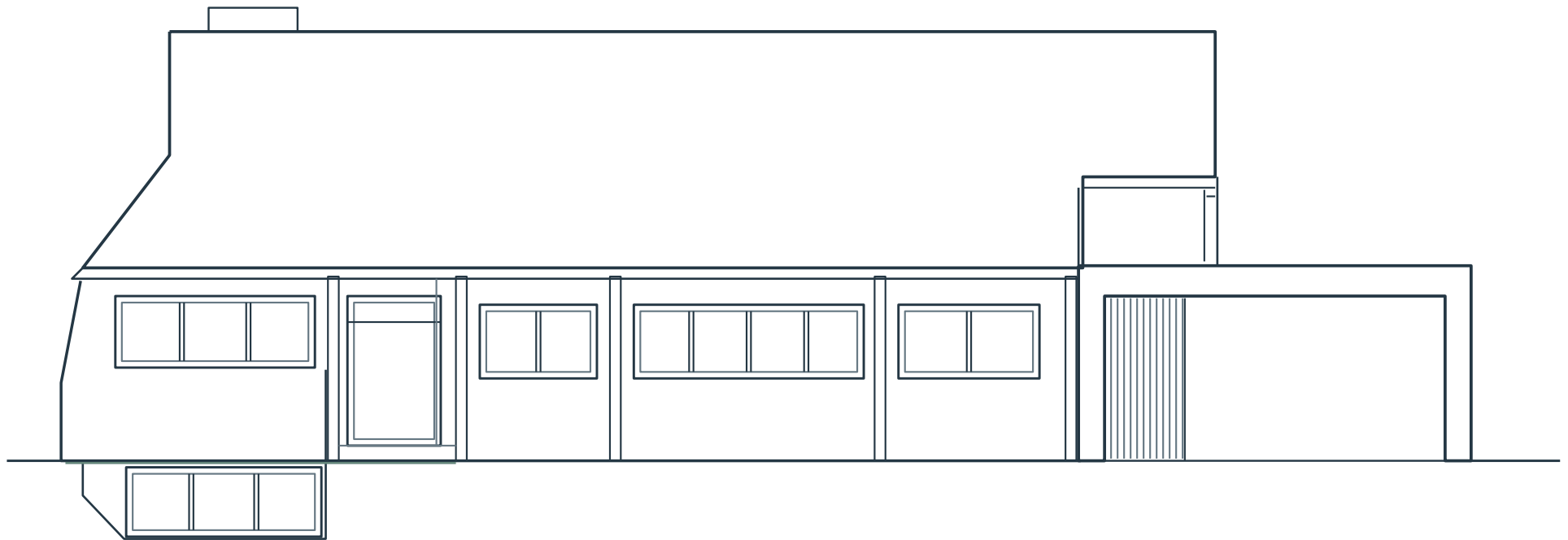
Dashed lines as in source

Heights in m • Original scale 1:100

Redrawn from historical plans. Approximate proportions, no binding scale.
Room and building-element labels follow the historical source.

North elevation

Historical plan reconstruction • Entrance side and garage • Revision dated 18 September 2026



— Building outline / visible elements

— Frames / additional lines

Original scale 1:100

Redrawn from historical plans. Approximate proportions, no binding scale.
Room and building-element labels follow the historical source.

South elevation

Historical plan reconstruction • Garden façade and lower glazing • Revision dated 18 September 2026



— Building outline / visible elements

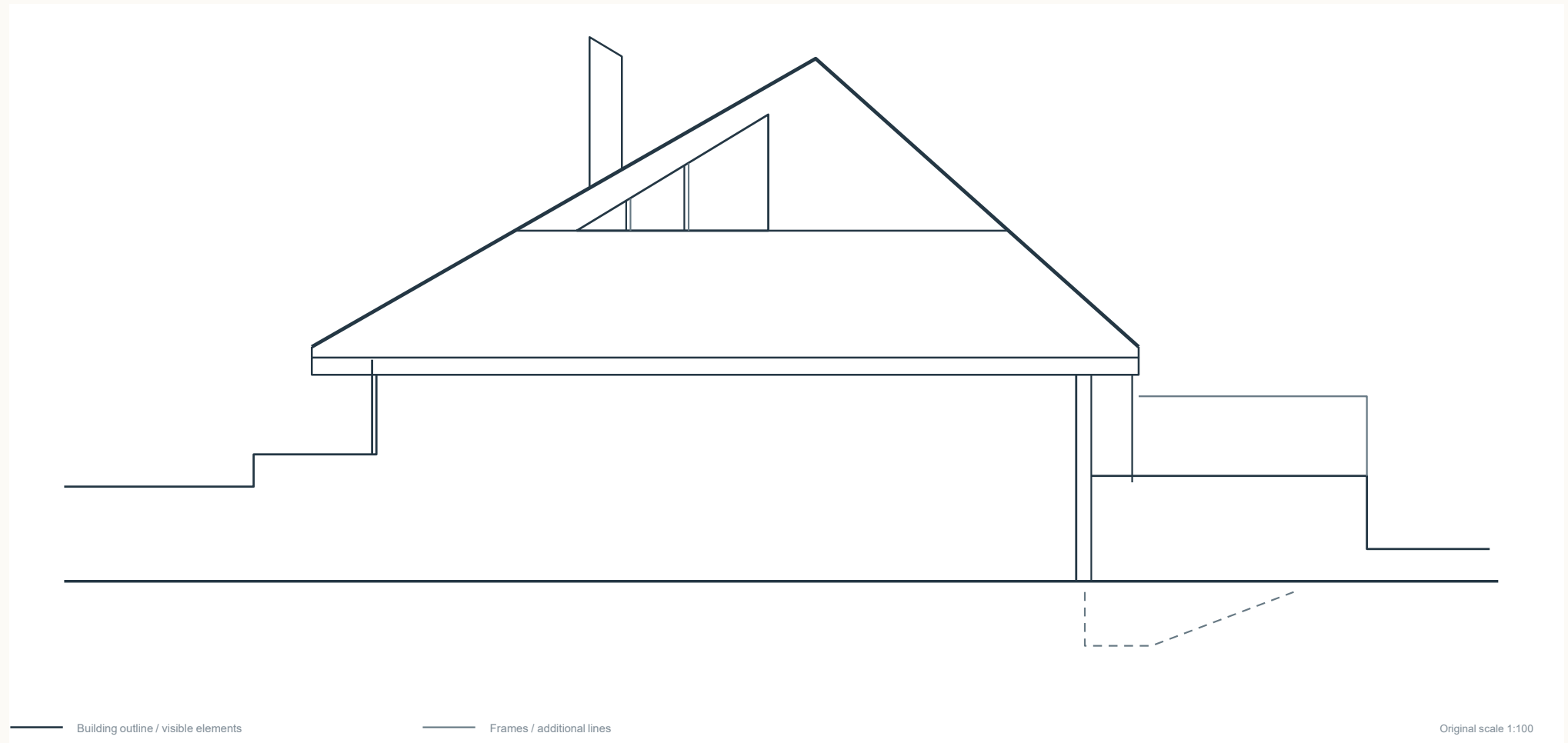
— Frames / additional lines

Original scale 1:100

Redrawn from historical plans. Approximate proportions, no binding scale.
Room and building-element labels follow the historical source.

East elevation

Historical plan reconstruction • Gable and triangular roof glazing • Revision dated 18 September 2026



Redrawn from historical plans. Approximate proportions, no binding scale.
Room and building-element labels follow the historical source.

West elevation

Historical plan reconstruction • Gable, chimney and stepped extensions • Revision dated 18 September 2026



Redrawn from historical plans. Approximate proportions, no binding scale.
Room and building-element labels follow the historical source.

11

Energy & modernisation

The energy certificate describes the starting point for energy performance. A supplementary model outlines possible measures and its limitations.

Energy figures and oil-fired heating
Model assumptions and further planning

PAGES 102–104



NON-BINDING VISUALISATION

Energy certificate and heating system

Demand-based certificate HE-2026-006508830 dated 13 July 2026

ENERGIEAUSWEIS für Wohngebäude
gemäß den §§ 79 ff. Gebäudeenergiegesetz (GEG) vom 1. 10. 2023

Berechneter Energiebedarf des Gebäudes Registriernummer: HE-2026-006508830 **2**

Energiebedarf

Treibhausgasemissionen 77,06 kg CO₂-Äquivalent/(m²·a)

Endenergiebedarf dieses Gebäudes 248,57 kWh/(m²·a)

Primärenergiebedarf dieses Gebäudes 275,27 kWh/(m²·a)

Anforderungen gemäß GEG²

Primärenergiebedarf
Ist-Wert kWh/(m²·a) Anforderungswert kWh/(m²·a)

Energetische Qualität der Gebäudehülle H_{tr}³
Ist-Wert W/(m²·K) Anforderungswert W/(m²·K)

Sommerlicher Wärmeschutz (bei Neubau) ☐ eingehalten

Endenergiebedarf dieses Gebäudes (Pflichtangabe in Immobilienanzeigen) 248,57 kWh/(m²·a)

Angaben zur Nutzung erneuerbarer Energien

Nutzung erneuerbarer Energien⁴: ☐ für Heizung ☐ für Warmwasser

☐ Nutzung zur Erfüllung der 65%-EE-Regel gemäß § 71 Absatz 1 in Verbindung mit Absatz 2 oder 3 GEG

☐ Erfüllung der 65%-EE-Regel durch zusätzliche Erfüllungsoptionen nach § 71 Absatz 3, 4 und 5 in Verbindung mit § 71b bis h GEG

☐ Heizungsgeneratoren (Wärmepumpe) (§ 71b)

☐ Wärmepumpe (§ 71c)

☐ Stromerzeugung (§ 71d)

☐ Solarthermische Anlage (§ 71e)

☐ Heizungsanlage für Biomasse oder Wasserstoff-derivate (§ 71f,g)

☐ Wärmepumpen-Hybridheizung (§ 71h)

☐ Solarthermie-Hybridheizung (§ 71i)

☐ Dezentrale, elektrische Warmwasserbereitung (§ 71 Absatz 5)

☐ Erfüllung der 65%-EE-Regel auf Grundlage einer Berechnung im Einzelfall nach § 71 Absatz 2 GEG

Anteil Wär- Anteil EE⁵ Anteil EE⁶

ststellung⁷ der Einzel- anlage⁸ aller Anlagen⁹

Summe¹⁰

☐ Nutzung bei Anlagen, für die die 65%-EE-Regel nicht gilt¹¹

Anteil EE¹²

☐ weitere Einträge und Erläuterungen in der Anlage Summe¹³

Vergleichswerte Endenergie⁴

A+ A B C D E F G H

0 25 50 75 100 125 150 175 200 225 >250

Endenergie pro m² Fläche

EFH: Einfamilienhaus, MFH: Mehrfamilienhaus

Wohngebäude mit Wärmepumpe, Wärmepumpe mit Solarthermie, Wärmepumpe mit Biomasse, Wärmepumpe mit Wasserstoff-derivaten, Wärmepumpe mit Hybridheizung, Wärmepumpe mit Stromerzeugung, Wärmepumpe mit Solarthermie, Wärmepumpe mit Biomasse, Wärmepumpe mit Wasserstoff-derivaten, Wärmepumpe mit Hybridheizung, Wärmepumpe mit Stromerzeugung

Erläuterungen zum Berechnungsverfahren

Das GEG lässt für die Berechnung des Energiebedarfs unterschiedliche Verfahren zu, die im Einzelfall zu unterschiedlichen Ergebnissen führen können. Insbesondere wegen standardisierter Randbedingungen erlauben die angegebenen Werte keine Rückschlüsse auf den tatsächlichen Energieverbrauch. Die ausgewiesenen Bedarfswerte der Skala sind spezifische Werte nach dem GEG pro Quadratmeter Gebäudenutzfläche (A_n), die im Allgemeinen größer ist als die Wohnfläche des Gebäudes.

¹ siehe Fußnote 1 auf Seite 1 des Energieausweises
² nur bei Neubau sowie bei Modernisierung im Fall des § 80 Absatz 2 GEG
³ nur bei Neubau
⁴ EFH: Einfamilienhaus, MFH: Mehrfamilienhaus
⁵ Anteil der Einzelanlage an der Wärmebereitstellung aller Anlagen
⁶ Anteil EE an der Wärmebereitstellung der Einzelanlage/aller Anlagen
⁷ nur bei einem gemeinsamen Nachweis mit mehreren Anlagen
⁸ Summe einschließlich gegebenenfalls weiterer Einträge in der Anlage
⁹ Anlagen, die vor dem 1. Januar 2024 zum Zweck der Inbetriebnahme in einem Gebäude eingebaut oder aufgestellt worden sind oder einer Übergangsregelung unterfallen, gemäß Berechnung im Einzelfall
¹⁰ Anteil EE an der Wärmebereitstellung oder dem Wärme-/Kälteenergiebedarf

Demand-based certificate

valid until 12 July 2036

248.57 kWh/(m²·a)

Final energy demand

Efficiency class G

as per energy certificate

Heating oil

main energy source

Building: 1972

Heat generator: 2001

402 m²

Building reference area A_n in certificate (energy calculation parameter)

DOCUMENTS

Tank inspection dated 16 July 2026: no defects are recorded in the report. The energy certificate and technical documents are available for inspection.

Energy modernisation: model assumptions

“ISFP Light” by Energieausweis48 / Sprengnetter. The model assumptions differ from the documented existing property.

Modernisation measure	Estimated cost*
Windows and doors	€19,000
Roof insulation	€52,700
Façade insulation	€40,500
Ventilation with heat recovery	€15,700
Solar PV with battery ry storage	€13,400
EV wall charger	€3,000
Air-to-water heat pump	€29,300
Total modelled cost	€173,600

MODEL RESULTS IN THE DOCUMENT

The document states €13,290 in grants and €160,310 investment after grants. Model target: 30.0 kWh/(m²·a), class A and annual energy savings of €3,371.

DIFFERENT CALCULATION ASSUMPTIONS

The model uses 184 m² living area and “no basement”. Both differ from the current survey and the existing basement. The results are not a reliable forecast for this house.

INCONSISTENT GRANT ESTIMATES

The individual grants total €22,995, but the overall grant is stated as €13,290. Eligibility and costs must be checked against an updated concept.

* Non-binding cost estimates from the ISFP Light document, not quotations. The measures have not been implemented. The document recommends an energy adviser for an individual renovation roadmap. Existing property data, scope, costs and grant conditions must be reconciled before implementation.

Steps towards a modernisation concept

Further planning depends on the actual condition, permitted uses and personal preferences.

01 PROPERTY SURVEY

Examine dimensions, building fabric, damp, roof, windows, pipework and technical systems.

02 EXISTING USE & APPROVALS

Clarify current use, approval status and required evidence using the disclosed documents.

03 ENERGY & SERVICES

Coordinate heating, building envelope, ventilation, electrical and plumbing systems.

04 ARCHITECTURE & INTERIORS

Develop a spatial, materials and lighting concept. Phase the work by priority and budget.

05 OUTDOOR SPACE

Assess terraces, paths, planting and optional water or wellness features for technical feasibility and approval requirements.

IMPORTANT

Reliable costs and timescales require a professional property survey and coordinated planning.

12

Documents & sale

The documented area and approval issues, together with the sale terms, provide a basis for an informed decision.

Approval status and property documents
Costs, notes and contact details

PAGES 106–111



EXISTING PROPERTY

Approval and area status

Owners' information based on the documents listed in this brochure · Part 1 of 3

1 · ORIGINAL APPROVED CONDITION

Building approval no. 2/235/70, dated 20 October 1970, covers construction of a detached house with garage and drainage. The historical plans and approvals include living areas, a garage, basement and ancillary rooms, and a swimming pool area with sauna and changing areas on the lower ground floor.

The historical area schedule first lists a subtotal of 197.6 m², plus 42.0 m² for the pool room, 3.7 m² for the sauna and 5.7 m² for the changing room. The historical total of 249.0 m² dates from construction and is not equivalent to a current calculation under the German Living Area Ordinance (WoFIV).

2 · CURRENT SURVEY AND AREA FIGURES

The existing building was surveyed using LiDAR on 11 September 2026. The calculation dated 15 September 2026 states 284.98 m² of living area and 159.46 m² of ancillary area including the garage. The total of 444.44 m² combines different types of area.

The current plans label the former pool area "Guest" (39.09 m²). The lower ground floor also shows a bathroom, sauna, storage, WC and a partially counted terrace. On the roof floor, in addition to the gallery and another room, a further existing room is assigned 6.35 m² of living area in the calculation.

The calculation is a technical record of measurements and areas. It does not provide official confirmation of the permitted use of each individual room.

Alterations and current use

Owners' information based on the documents listed in this brochure · Part 2 of 3

3 · FORMER SWIMMING POOL AREA

The originally approved pool was taken out of use in the early 1980s and covered with a timber structure and floor. Since then, the area has served as a teenager's room and leisure room.

The swimming pool area formed part of the original approved plans. However, the currently available documents do not record a separate later plan amendment or change-of-use approval for its current use as habitable or residential space.

RECORDS AND MUNICIPAL RESPONSE

The owners reviewed the historical building file held by Offenbach district and asked the town of Dietzenbach to check for further records. The building file is complete.

According to the owners, the town stated on 12 August 2026 that it holds no further approvals for the alterations in question. The response also refers to parts of the historical records at the town of Dietzenbach or the Offenbach district building authority having been damaged or destroyed by flooding.

Future alterations requiring approval may therefore require retrospective clarification of changes for which evidence is not currently available. The town's written response is to be available for inspection before the purchase contract is signed.

Transparency before purchase

Owners' information based on the documents listed in this brochure • Part 3 of 3

4 • DISCLOSURE TO PROSPECTIVE BUYERS

The owners do not warrant that every part of the area currently calculated at 284.98 m² has building authority approval as residential or habitable space in every detail.

In particular, to the best of current knowledge, there is no separate official approval confirming the present use of the covered former pool area or certain rooms and layouts that differ from the historical plans. To the best of current knowledge, no amendment to the approved plans was required at the time.

Historical plans, the original building approval and area calculation, current floor plans and calculations, and municipal correspondence will be available for inspection on request or before the contract is signed. Prospective buyers may examine matters relevant to purchase, financing and alterations themselves or with their own professional advisers.

Should several prospective buyers express serious interest, we will invite them to participate in a transparent bidding process, with details provided in advance; the owners reserve the right to decide whether and to whom to sell and are under no obligation to accept any offer.

5 • BROCHURE AND PURCHASE CONTRACT

All statements on areas, use and approvals reflect the current state of knowledge and documentation. They do not constitute a guarantee of property characteristics. No assurance is given as to any particular future use, suitability for alteration or ability to obtain official approval for such works or uses.

The parties' rights and obligations will be agreed in the notarised purchase contract. Mandatory statutory rights remain unaffected. This presentation does not replace an independent legal, building or financing assessment.

FOR INSPECTION / BEFORE CONTRACT

Building approval 2/235/70 with historical plans and calculations; current floor plans and area calculation dated 15 September 2026; statement from the calculation provider dated 17 September 2026; the town's written reply dated 12 August 2026.

Plot, documents and running costs

Summary based on the property documents listed in this brochure

PLOT & REGISTERS

Dietzenbach land register, folio 5623 · cadastral section 33, parcel 295 · plot 1,294 m². The certified land register extract is dated 6 July 2026.

The building encumbrance search dated 30 June 2026 shows no registered public-law building encumbrances. Deletion records exist for Section II, most recently entries 4 and 5 as at 21 August 2026. The complete current land register before notarisation is decisive for the purchase.

AVAILABLE PROPERTY DOCUMENTS

Cadastral and site documents and parcel map; historical building file with approval and plans; current floor plans, area calculation and statement; energy certificate dated 13 July 2026; ISFP Light with modernisation proposals; tank inspection report; building insurance and property tax assessment. Historical sections and elevations: redrawn, revision dated 18 September 2026.

DOCUMENTED RUNNING COSTS

Property tax 2026: €1,425.00 per year.
Residential building insurance under the policy dated 30 June 2026: annual premium of €1,621.93 including fire cover. The future insurance premium may differ.

TO BE COMPLETED / AGREED

Complete current records of heating, hot water and other operating costs were not identified among the reviewed documents. A clearly evidenced current gross building volume and the separate original municipal reply of 12 August 2026 are also missing. Handover and furnishings are to be agreed. Attic: hand measurements and sections on pp. 90–91.

The original documents are available for detailed buyer due diligence.

Notes on images and information

Existing-property images, design ideas and documents together provide information about the house.

INFORMATION & DOCUMENTS

- All information on the property, areas, year of construction and fittings is based on the supplied information and documents. Errors and changes are reserved.
- Floor plans and areas: 15 September 2026. Historical sections and elevations: redrawn from original plans, revision 02 dated 18 September 2026.
- A valid demand-based energy certificate is available. The mandatory information in this brochure is taken from the current certificate.
- Heating information is based on the energy certificate and technical documents. It does not constitute a guarantee of condition or operation.
- The reviewed documents and outstanding evidence are listed on page 109. The disclosures on pages 106–108 should be considered when assessing areas, use and approval status.

VISUALISATIONS & FURNISHINGS

- All images labelled “Vision” are non-binding modernisation visualisations. They do not depict guaranteed property characteristics.
- Loose personal items have been digitally removed from some existing-property photographs. The visions show illustrative furnishings, finishes, planting and other design elements.
- Selected furnishings may be included by separate agreement. A later written specification will determine what is included.
- Prospective buyers should carry out their own building, technical, legal and financial assessment before signing the contract.

A distinctive property deserves an equally considered decision.

VIEWINGS AND FURTHER DOCUMENTS BY ARRANGEMENT

EXISTING PROPERTY · 2026

MODERNISATION VISUALISATION

AK3

Your next step: a viewing

Am Knabenborn 3 · 63128 Dietzenbach

Mark Hallstein
knabenborn@gmx.de

ASKING PRICE

on request

PRIVATE SALE · NO AGENT FEES