



CAI IMMOBILIEN

CAPITAL | ASSOCIATE | INVESTMENT

**urban - elegant - extraordinarily spacious
fully furnished 3-room apartment in Frankfurt-City
96 m² with loggia directly at the stock exchange**



Fakten

basic rent incl. all furnishings	upon request	parking space	upon request
service charges incl. Internet	upon request	available from	upon request



The Objekt

Modern - elegant and extraordinarily spacious presents this fully furnished 3-room apartment in the heart of Frankfurt City.

This very centrally but quietly located apartment is on the 2nd floor of a townhouse, which was built in 2003 in high quality. In the immediate vicinity of the Frankfurt Stock Exchange and opposite the Palais von Thurn & Taxis, the apartment building has an urban and modern architecture, which blends wonderfully with the surrounding inner-city stores, old and new buildings.

The 96 m² living space extends over a living and dining area with adjoining kitchen, two bedrooms, one of them with bathroom en suite, as well as a guest toilet. The magnificent view of the city center from both the bedroom and the living and dining area makes this apartment particularly unique. The living room offers access to the loggia with south-west orientation.

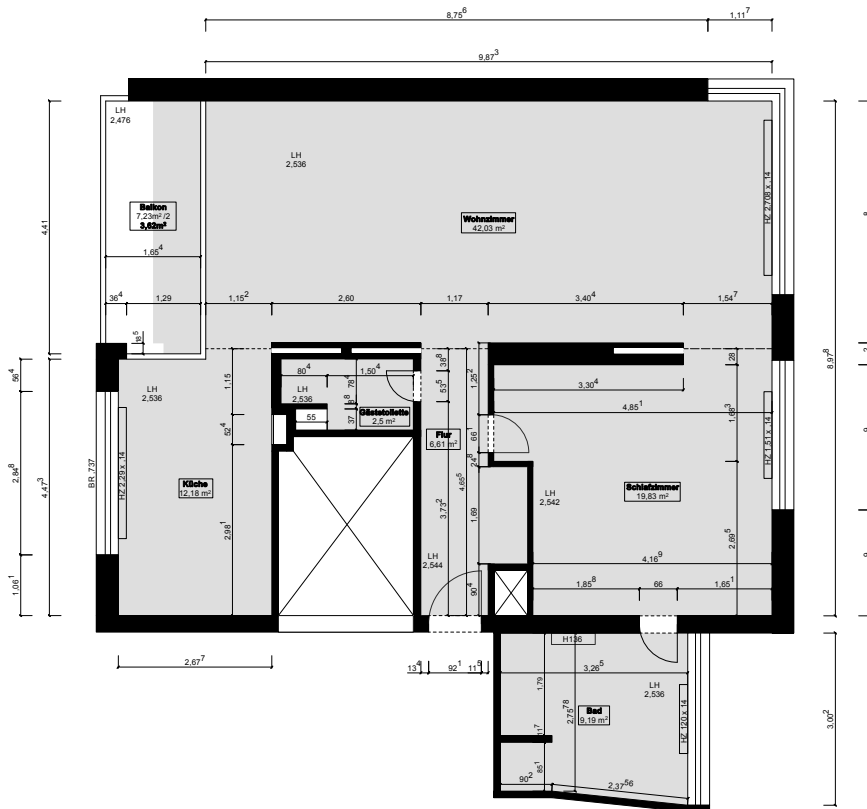
The luxurious equipment includes a high-quality fitted kitchen incl. electrical appliances from Miele, high-quality furniture, washing machine and dryer from Miele, aluminum-wood windows with triple insulating glazing, floor-to-ceiling sliding door to the loggia, and much more. In addition, the apartment has a spacious basement room with about 8 m².

type	apartment	fully furnished	yes
year of construction	2003	living and usable space	104 m ²
rooms	3	floor	2th
Schlafzimmer	2	Aufzug	yes
living / dining room	1	built-in kitchen	yes
bathroom	1	Loggia	1
guest WC	1	parking space	upon request
storage cellar	1	bicycle storage	1

Features

- High quality full furnishing
- High quality built-in kitchen with Miele electrical appliances
- real wood parquet
- Aluminum-wood windows with triple insulating glass
- Large loggia with floor-to-ceiling door
- Daylight bathroom with bathtub and shower
- Video intercom
- Satellite system in the house
- Network cable CAT
- Fitness room in the house
- Spacious cellar room
- Bicycle cellar
- Elevator
- Underground parking space
- Janitor service





Wohnflächenberechnung / Schillerstrasse 18

Wohnzimmer	42,03m ²
Schlafzimmer	19,83m ²
Flur	6,81m ²
Küche	12,18m ²
Bad	8,18m ²
Gästetoilette	2,50m ²
Balkon	7,23/2
Gesamtfläche:	95,96m²

Projekt: Wohnflächenberechnung
Schillerstrasse 18

Grundrisz Bestand
M 1:50
Planformat: DIN A3

Datum:
erstellt am 15/03/2014

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**Alle Maßangaben sind an Bau
abgelesen/entsprechend zu überprüfen**

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Location

In the center of Frankfurt City, within a stone's throw from the shopping mile "Zeil" and in the immediate vicinity of the stock exchange square. Goethestraße, Fressgaß etc. with countless possibilities of restaurants, cafes, bars, opera, theaters, cinemas and stores are gathered here. The weekly market right outside the front door adds a very special sense of authenticity and joie de vivre to urban life in the city.

The apartment is excellently connected to the public transport network. Within walking distance is the Hauptwache subway and S-Bahn station. Frankfurt International Airport is only 20 minutes away by S-Bahn.

- 5 min walk to the Main River
- 3 min walk to the Opera / Alte Oper
- 2 stations to the central station Frankfurt
- 5 stations to Frankfurt Airport