

# Exposé

## Penthouse in Frankfurt

### Luxus Pur- 4Zi Penthouse mit Skyline Blick



Objekt-Nr. OM-311786

### Penthouse

Vermietung: **5.800 € + NK**

Europa-Allee 165  
60486 Frankfurt  
Hessen  
Deutschland

Baujahr	2020	Mietsicherheit	17.400 €
Etagen	18	Übernahme	sofort
Zimmer	6,00	Zustand	Neuwertig
Wohnfläche	180,00 m <sup>2</sup>	Schlafzimmer	3
Nutzfläche	10,00 m <sup>2</sup>	Badezimmer	2
Energieträger	Fernwärme	Etage	Höher als 5. OG
Summe Nebenkosten	650 €	Heizung	Zentralheizung
Miete Garage/Stellpl.	150 €		

# Exposé - Beschreibung

## Objektbeschreibung

Welcome to your new home in the heart of the Europa Quarter in Frankfurt. An impressive 180 m<sup>2</sup> penthouse apartment awaits you on the 18th floor and meets the highest standards of quality and comfort. With a breathtaking view of the Frankfurt skyline, this property offers a unique opportunity to enjoy city life to the fullest.

The penthouse not only impresses with its spectacular view, but also with its first-class furnishings. Starting with the superlative Loxone Smart home concept, the underfloor heating that ensures cozy warmth in every room, the triple-glazed windows with integrated sun protection, the controlled living room ventilation with heat recovery, right up to the modern heat pump that ensures energy-efficient heating. Every detail has been thought of to ensure the highest level of living comfort.

This residential tower is the first in Frankfurt with the KfW55 standard, as can be seen impressively from the values in the energy certificate. It is also the first to have the largest wastewater heat pump in the world, which covers 100% of the building's heating and cooling needs. He was also awarded the German FIABCI Prix d'Excellence International, dubbed the "Oscar of the property world" by the Wall Street Journal.

The location of the penthouse leaves nothing to be desired. The Europa Quarter is considered one of the best addresses in Frankfurt and offers first-class infrastructure as well as a variety of exclusive shops, restaurants and cultural institutions. You can fully enjoy the vibrant city life while experiencing the peace and comfort of your luxurious home on the upper floors of the building.

The apartment has been equipped with a new fitted kitchen that leaves nothing to be desired. Siemens StudioLine top equipment and high-quality materials offer you the perfect environment to develop your culinary skills.

A concierge service is also available to you, which is already included in the house fee.

There is of course an underground parking space available for your vehicle.

The high-quality floors, the well-thought-out lighting concept and the 3 meter room height contribute to the elegant atmosphere of the penthouse. Each room has been designed with attention to detail to create a harmonious and luxurious ambience that highlights your personal style.

This penthouse apartment in the Europa Quarter offers you everything you could want from an exclusive living space: a breathtaking view of the Frankfurt skyline, state-of-the-art facilities, first-class service and a sought-after location.

Luxury and comfort are waiting for you!

Convince yourself of this unique offer and arrange a viewing appointment.

## Ausstattung

All last technology development are inside, including a high value Loxone Smart-Home concept and an open kitchen with Siemens top of the line Studioline appliances.

The place has been decorated from a well know architect and is unique in the building. Trimmed ceilings, indirect lighting, build-in closet...no wish let unrealized.

### **Fußboden:**

Parkett, Laminat, Fliesen

### **Weitere Ausstattung:**

Balkon, Terrasse, Keller, Einbauküche, Gäste-WC, Kamin, Barrierefrei

## Lage

Frankfurt - A city full of charm and dynamism

Welcome to Frankfurt, a vibrant metropolis in the heart of Europe. As one of the most important financial and economic centers on the continent, the city combines history, culture and modern city life in a fascinating way.

The European Quarter is characterized by an excellent infrastructure. You have a wide range of high-quality shops, exclusive boutiques and world-class restaurants right on your doorstep. Whether you're looking for international designer brands or want to try regional delicacies, you'll find everything your heart desires here.

Frankfurt offers you a wealth of cultural institutions including museums, galleries and theaters that offer you a rich cultural experience. Enjoy impressive art exhibitions, high-profile performances and a lively music scene that has something to suit every taste.

The European Quarter is also excellently connected to the public transport network. You can easily reach all parts of the city and explore Frankfurt and its surroundings with ease. The subway stations and bus stops are just a few minutes' walk away, and the main train station, which offers quick access to national and international destinations, is also nearby.

Another highlight of the Europaviertel is the breathtaking view of the Frankfurt skyline. From your luxurious penthouse you can admire the impressive skyscrapers and experience the unique charm of the city. The view, day or night, is simply incomparable and makes you feel like you are part of a vibrant and inspiring city.

In short, the Europaviertel in Frankfurt is the perfect place for discerning people looking for the best of urban living and luxury living. With its central location, first-class infrastructure, variety of cultural offerings and breathtaking views of the skyline, the Europaviertel is a true dream home.

**Infrastruktur:**

Apotheke, Lebensmittel-Discount, Allgemeinmediziner, Kindergarten, Grundschule, Hauptschule, Realschule, Gymnasium, Gesamtschule, Öffentliche Verkehrsmittel

# Exposé - Energieausweis

Energieausweistyp	Bedarfsausweis
Erstellungsdatum	ab 1. Mai 2014
Endenergiebedarf	27,00 kWh/(m <sup>2</sup> a)
Energieeffizienzklasse	A+, A



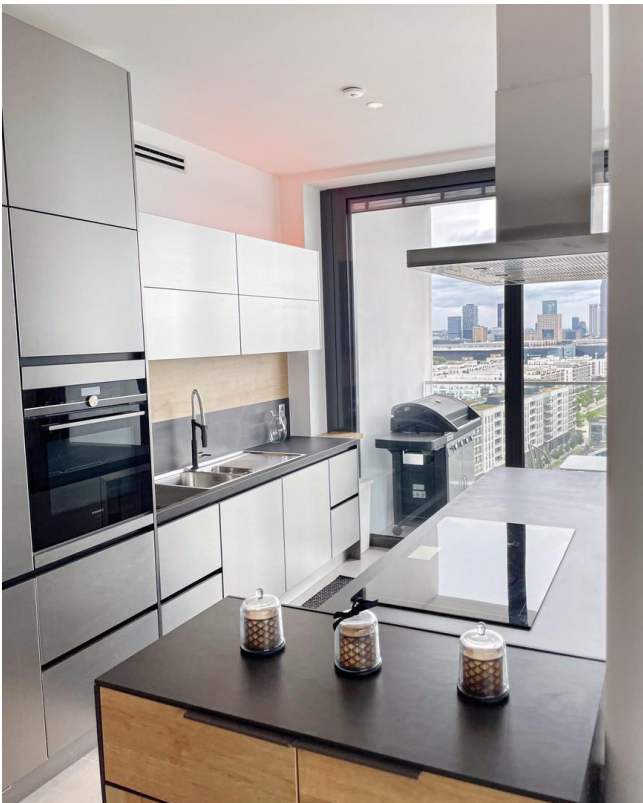
## Exposé - Galerie



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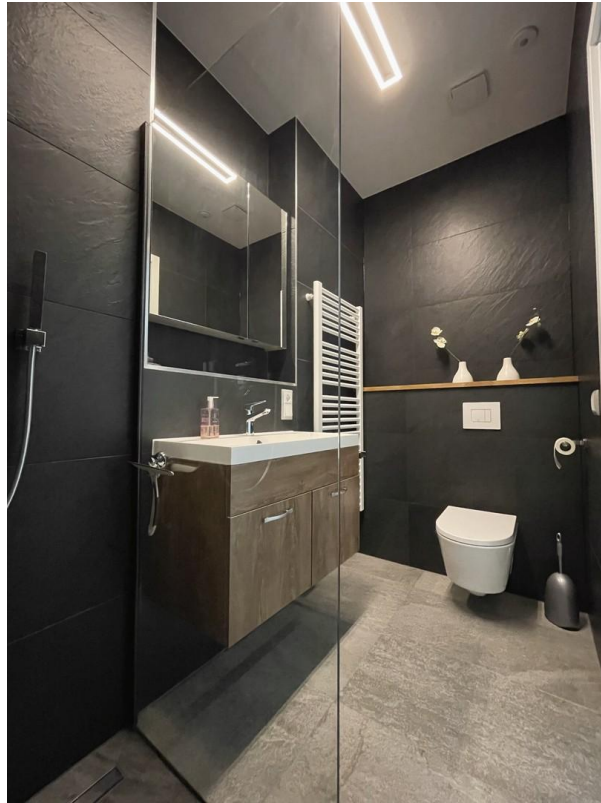




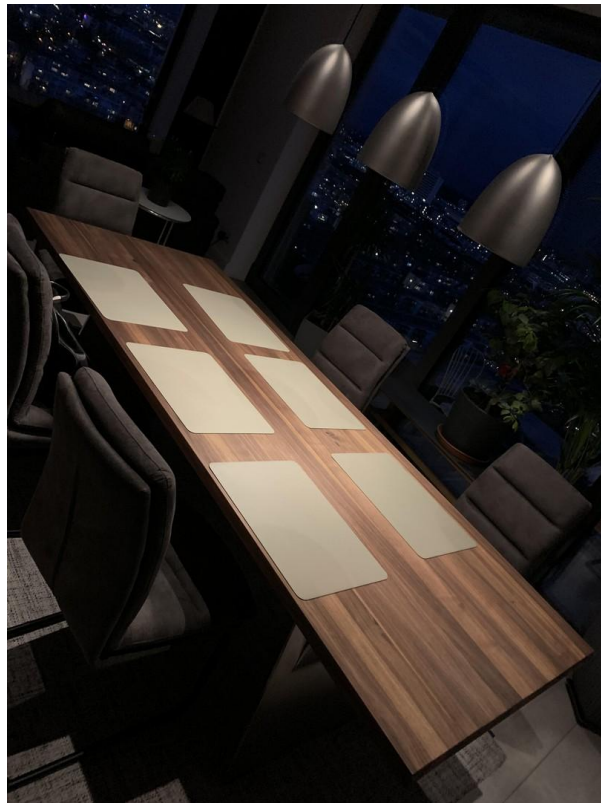
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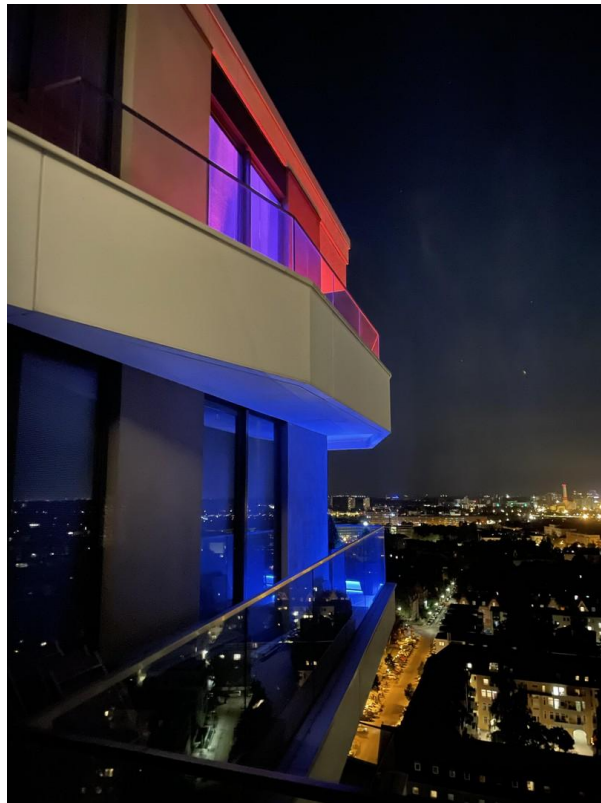
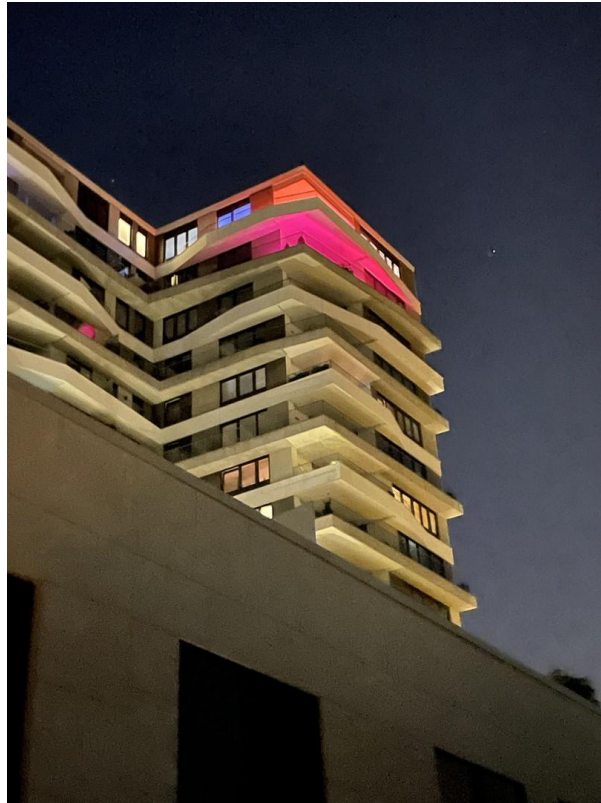
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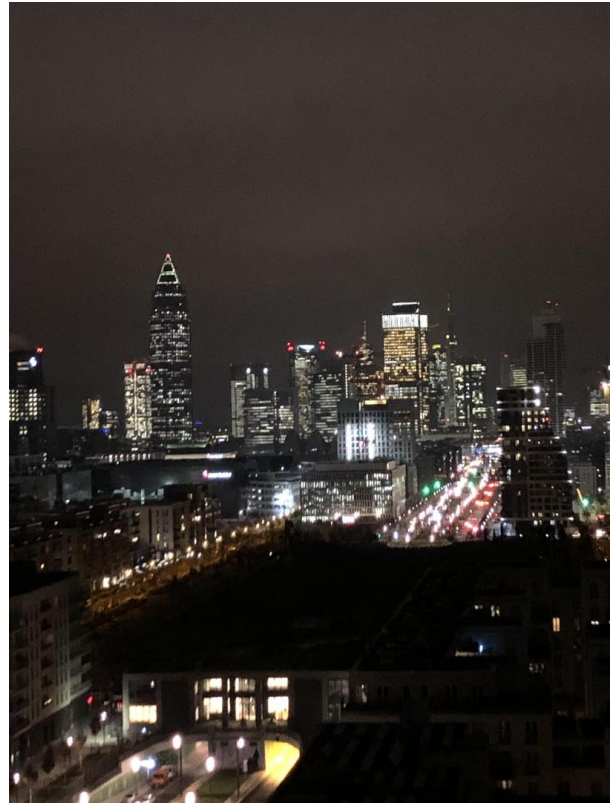
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# Exposé - Grundrisse



Exposplan, nicht maßstäblich