

- Letting | First occupancy after modernization -

Large corner terraced townhouse in top condition in sought-after prime location in the “Dichterviertel” district

- immediately available -



Exposé Gottfried-Keller-Strasse | 60431 Frankfurt am Main

Object type	Modern, extremely spacious corner terraced townhouse with large terrace and well-kept garden	Year of construction	1979
Letting	as of February 01, 2025	last refurbishment	2024 new bathrooms and guest WC, fitted kitchen, parquet, floor tiles, walls in painter's tile, LED lighting, etc.
Location	Quiet city center location in the Dichterviertel in a prime location	Energy certificate	is currently being rebuilt due to energy optimization
Living space	approx. 204.5 m ²	PV system	No
Usable area	approx. 102 m ²	open fireplace	No
Plot area	approx. 308 m ²	Elevator	No
Number of rooms	7	Construction method	solid
Number of bedrooms	5	Roof shape	Gable roof with Frankfurt roof tiles
Number of bathrooms	2 and a separate guest WC with storage room	Guest WC	Yes
Number of terraces	1	Kitchen	High-quality, new brand-name fitted kitchen in high-gloss white with high-quality built-in appliances
Windows	Isoglass (wood) double glazing	Pitches	1 single garage
Heating type	Gas central	Monthly cold rent	€ 3.750.00 plus consumption-dependent ancillary costs, waste disposal charges and insurance Garage rent: € 150 month
Floor coverings	Solid wood parquet, high-quality floor and wall tiles	Service charges month	approx. € 450,00



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Ground floor

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1st upper floor

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2nd floor | attic

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Basement

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Rear of the terraced corner house with large terrace



View of the well-tended garden with electric robot lawn mower

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Modern, high-quality and fully equipped branded fitted kitchen in a timeless design with kitchen fronts in high-gloss white

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Modern, high-quality branded fitted kitchen with Samsung side-by-side freezer and refrigerator



Dream and feel-good kitchen with large Siemens induction hob, large sink and Siemens XXL dishwasher

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Large pull-out drawers offer plenty of storage space

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Large pharmacy cabinet offers you plenty of space to store your purchases



Large Siemens induction hob so that even large pots or roasters can cook

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Siemens appliances with steamer and oven function (above) and a large oven (below)

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Spacious living room with adjoining and spacious dining room



Dining room with indirect LED lighting, which offers plenty of space for your family and guests

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Living room has pleasant indirect LED lighting

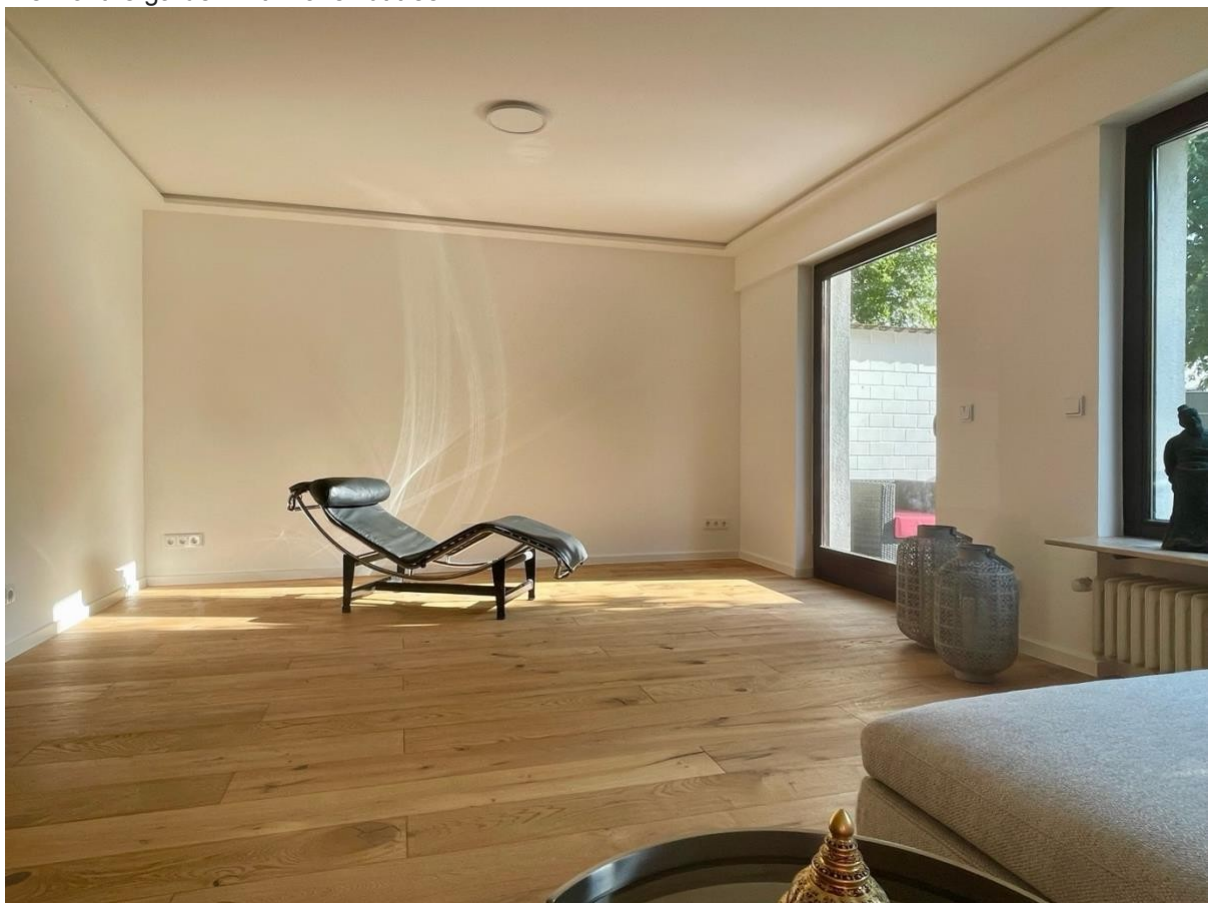


Lots of design options for individual living ideas | All roller shutters are electrically operated

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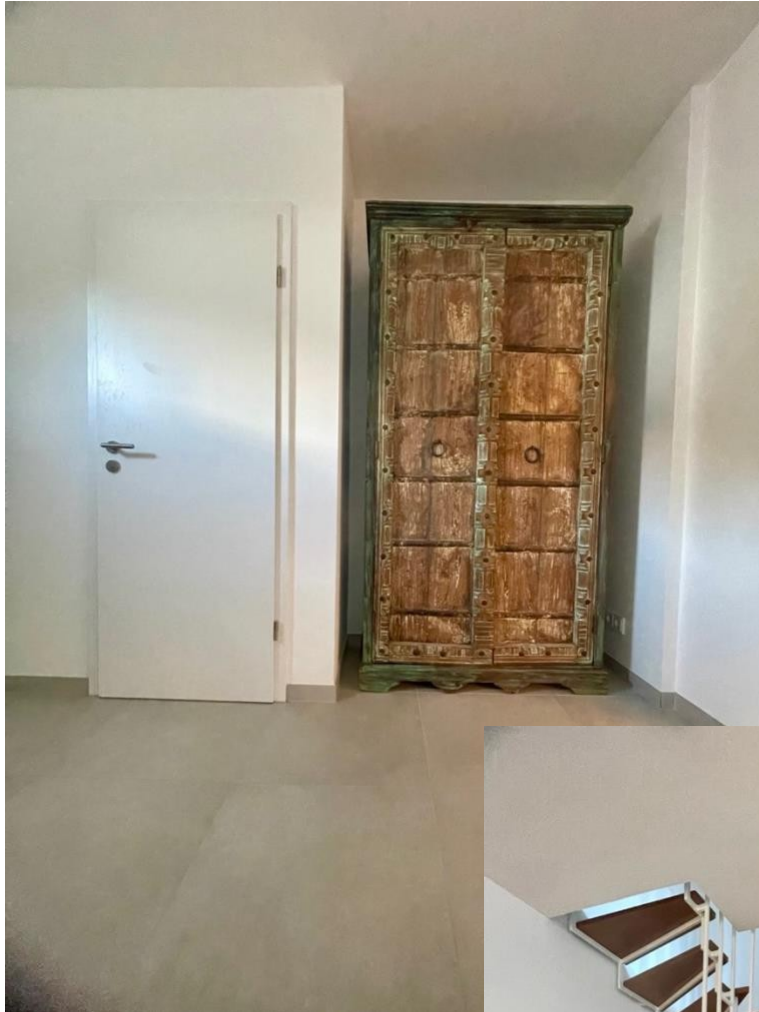


View of the garden with hazelnut tree



Pure feel-good atmosphere thanks to timeless, high-quality oiled oak parquet

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Hallway Entrance area with antique cupboard and access to guest WC



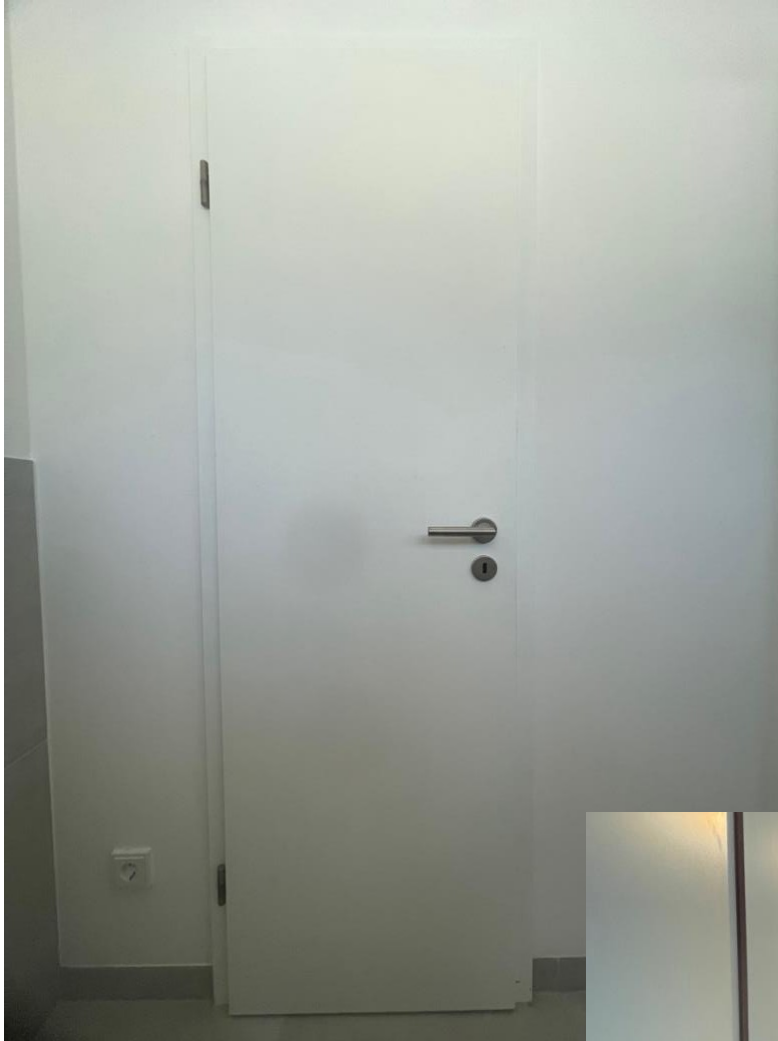
Internal staircase in a timeless design and solid wood steps

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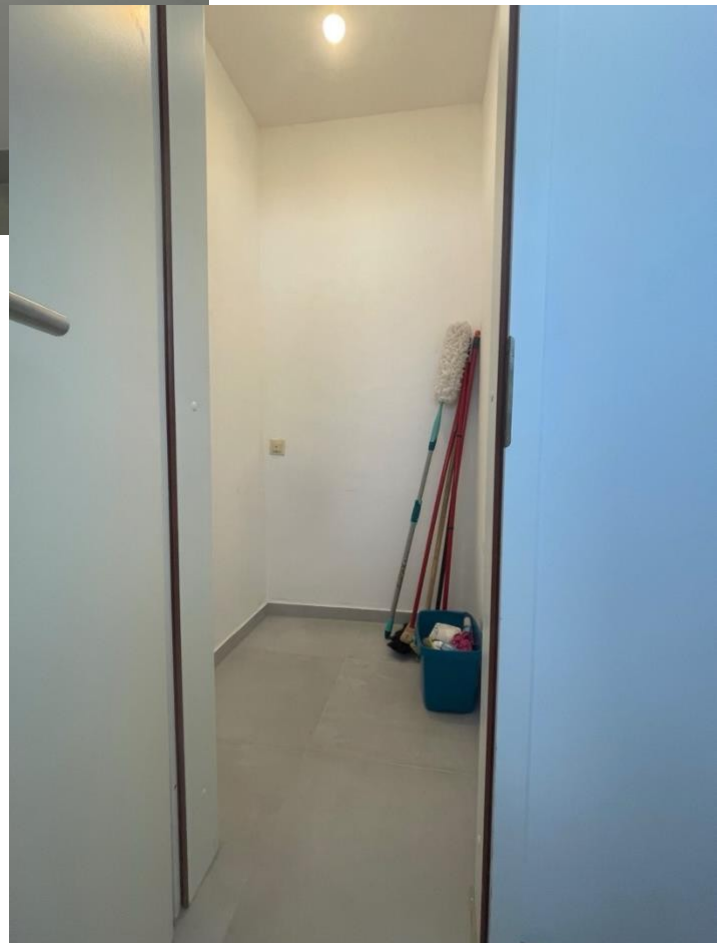
Modern and new guest WC with high-quality brand bathroom fittings and LED wall mirror

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In the guest WC there is access to the checkroom and

Storeroom



Wardrobe and storage room offers you enough space to store your vacuum cleaner, cleaning utensils etc.

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On the 1st floor is the extremely spacious master bedroom with direct access to the balcony | loggia | all shutters are electrically operated



Plenty of space available to realize individual room designs and living ideas

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On the 1st floor there are a total of 3 bedrooms and a large master bathroom



View from the hallway into the two bedrooms on the right-hand side

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Bedroom I



Bedroom II

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The first master bathroom with large bathtub and walk-in shower is located on the 1st floor



A large wall mirror and the built-in LED ceiling spotlights create a feel-good atmosphere in this dream bathroom with high-quality brand bathroom fittings

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2nd upper floor: hallway with LED recessed spotlights, which provide good and pleasant lighting



2nd floor: View of the living areas and hallway. Here you will find a study, a spacious studio or guest room and a master bathroom with natural light above ground.

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On the 2nd floor there is a study with built-in LED spotlights



Bright rooms thanks to the large, electric Velux roof windows, which can be controlled by app via the built-in "Velux KIX 300"

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Spacious studio or guest room with built-in LED spotlights and skylights



The studio offers many possibilities for designing individual living ideas

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Modern dream and feel-good bathroom with daylight and high-quality brand bathroom fittings

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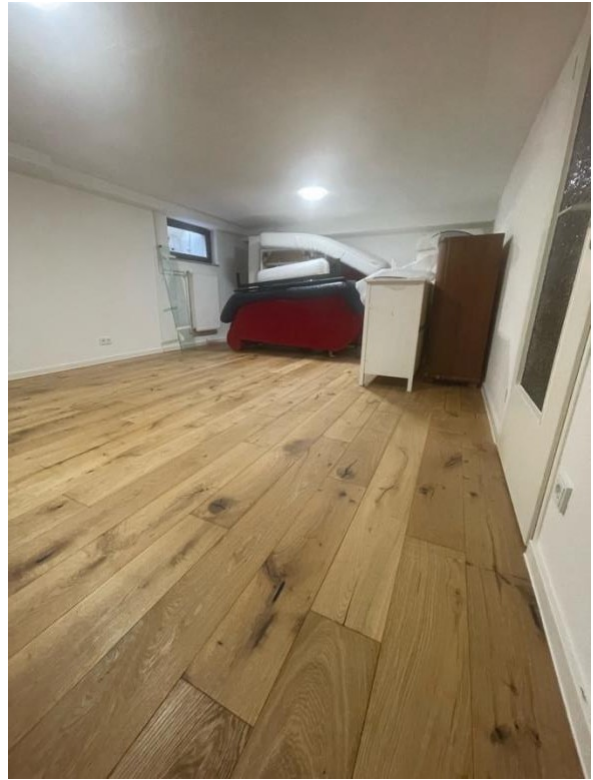


LED light strip in the shower as a special highlight and a modern heating unit as a towel rail



Modern brand washbasin with pull-out drawers and a high-quality WC from Villeroy & Boch

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Hobby and craft room with LED lighting



The basement houses the boiler room with the gas central heating system, 2 further cellars and a large hobby and craft room

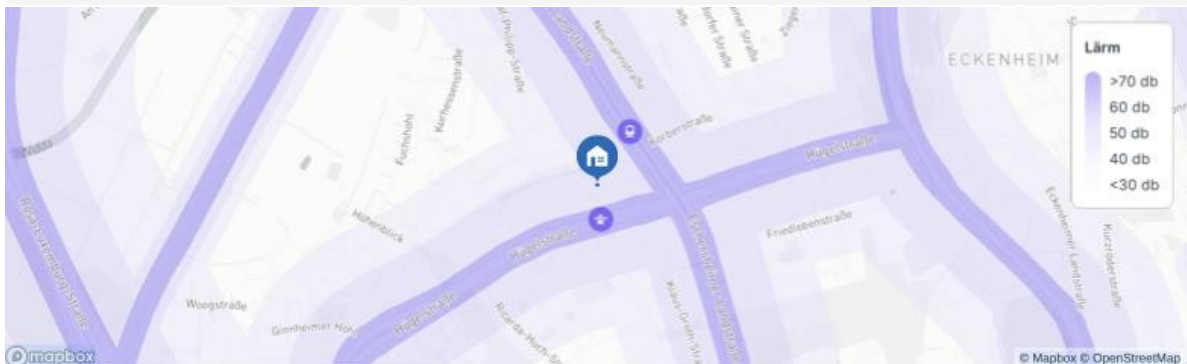
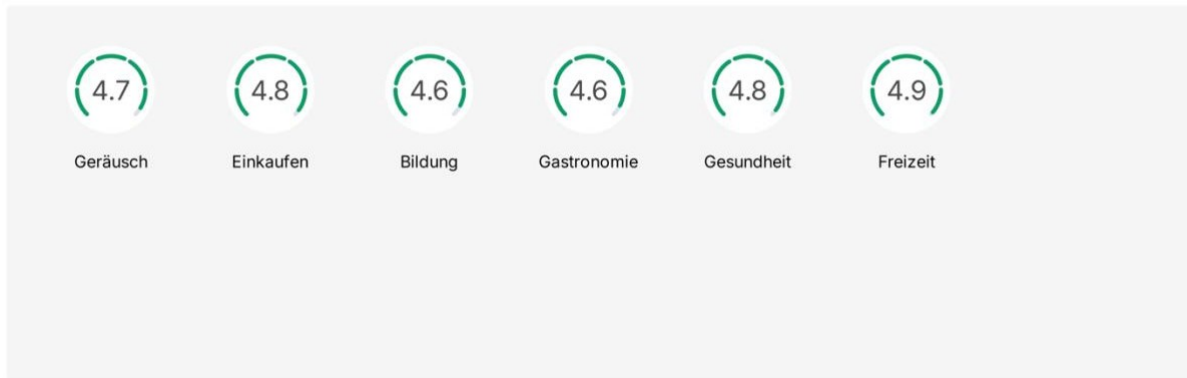
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Property description: Stylish corner terraced house in a prime location in the Dichterviertel district

Welcome to a corner terraced townhouse that meets your highest demands for exclusive living. Situated in one of the most sought-after inner-city locations, this gem combines the advantages of a central, urban location with the tranquillity of a retreat in the heart of the city. Only a few steps separate you from the "Hügelstraße" subway station, which is just a 3-minute walk away.

Lage



The modernized corner terraced house is located in a quiet but extremely central inner-city prime location in the Dichterviertel district of Frankfurt am Main.

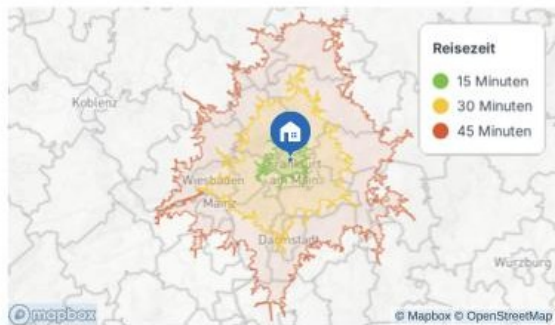
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Excellent infrastructure and a wide range of leisure activities

Thanks to the optimal connection to public transportation, the main train station and the airport, you can reach your destination quickly and comfortably.

Erreichbarkeit

Auto



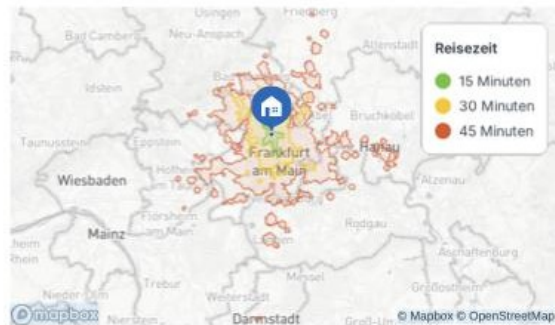
✈ Flughafen Flughafen Frankfurt am Main 14.9 km

🛣 Autobahnauffahrt 1.5 km

Anzahl Angebote im Umkreis von 15 Minuten

- 🛒 387 Einkaufen
- 🎓 769 Bildung
- 🍽 1939 Gastronomie
- 🏥 556 Gesundheit
- 🎮 2098 Freizeit

Öffentlichen Verkehr



🚆 Bahnhof Hugelstrae 247 m

🚌 Bus Hugelstrae 249 m

🚊 Tram Schwabstrae 1.4 km

🚇 U-Bahn Hugelstrae 255 m

Anzahl Angebote im Umkreis von 15 Minuten

- 🛒 36 Einkaufen
- 🎓 76 Bildung
- 🍽 95 Gastronomie
- 🏥 65 Gesundheit
- 🎮 175 Freizeit

Gehzeit



Anzahl Angebote im Umkreis von 15 Minuten

- 🛒 14 Einkaufen
- 🎓 30 Bildung
- 🍽 21 Gastronomie
- 🏥 20 Gesundheit
- 🎮 73 Freizeit

Fahrrad



Anzahl Angebote im Umkreis von 15 Minuten

- 🛒 78 Einkaufen
- 🎓 201 Bildung
- 🍽 264 Gastronomie
- 🏥 133 Gesundheit
- 🎮 587 Freizeit

Die Isochronen auf der Karte zeigen, wie weit man mit dem Auto in verschiedenen Zeitabstanden kommen kann. Die Methodik geht davon aus, dass der Fahrer die Geschwindigkeitsbegrenzungen einhalt und dass ein durchschnittliches Verkehrsaufkommen herrscht.

Die Isochronen auf der Karte zeigen, wie weit man mit ublichen Verkehrsmitteln in unterschiedlichen Zeitabstanden kommen kann. Der Algorithmus geht davon aus, dass die Abfahrtszeit 9 Uhr ist.

Die Isochronen auf der Karte zeigen, wie weit man in verschiedenen Zeitabstanden zu Fuss kommen kann. Steigungen werden dabei nicht berucksichtigt.

Die Isochronen auf der Karte zeigen, wie weit man mit dem Fahrrad in verschiedenen Zeitabstanden kommen kann. Steigungen werden noch nicht berucksichtigt.

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Generosity meets modern design

The spacious terraced corner townhouse impresses with a house width of approx. 9.4 meters and a depth of approx. 10.5 meters. With a standard floor area of approx. 98 m² and a total of approx. 204.5 m² of living space, it offers plenty of room for your individual living dreams and -ideas. The 308 m² plot has an excellent layout and the spacious garden invites you to relax and linger.

The contemporary, comprehensive modernization makes this house a real highlight: seven rooms, two luxurious designer bathrooms, a separate guest WC with checkroom and storage room as well as a multitude of possible uses are at your disposal.

Comfort and flexibility at all levels

As you enter the house, you are greeted by an inviting hallway that flows seamlessly into the spacious living and dining area and immediately creates a cozy atmosphere.

On **the first floor**, you will also find a separate, modern guest WC with adjoining storage room, which is ideal for storing cleaning utensils or kitchen supplies. A spacious alcove in the hallway also offers enough space for a checkroom.



From the living room, you have direct access to the newly designed outdoor terrace, which is laid with elegant, light gray granite slabs (60 x 60 cm) and merges harmoniously into the spacious garden. A majestic, old hazelnut tree provides natural shade and lends the garden a special charm, while a 2-meter-high privacy fence ensures absolute privacy. The generous awning, which provides additional sun protection, together with the natural shade of the hazelnut tree, makes the terrace an ideal place to relax and unwind.

An electric robot lawn mower takes care of the ongoing maintenance of the lawn and provides additional convenience.

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The modern fitted kitchen impresses with its sophisticated design and high-quality equipment, which is both functional and aesthetically pleasing. Perfectly integrated into the living area, it invites you to embark on culinary adventures and guarantees a first-class cooking experience.

Equipped with the latest Siemens appliances, including a spacious induction hob and an integrated extractor fan in the wall unit, the kitchen allows you to work cleanly and efficiently. A high-quality oven with pyrolysis self-cleaning function, an additional oven with steam cooking function and a whisper-quiet XXL dishwasher offer maximum convenience in everyday life.

The spacious Samsung side-by-side fridge-freezer ensures fresh food and cool drinks at all times. The hard-wearing worktops in an attractive color scheme blend harmoniously with the elegant, handleless fronts of the high-gloss white kitchen units. Sophisticated storage solutions such as pull-out drawers and a large larder unit provide ample space for all kitchen utensils and supplies.

Stylish LED under-cabinet lights bathe the kitchen in pleasant light and create the perfect atmosphere at any time of day or night. This kitchen is not just a functional workspace, but also a place for creative enjoyment and socializing.

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On the **second floor**, you are welcomed by a spacious hallway that leads to three light-flooded bedrooms. The designer bathroom on this floor is a real highlight: it has a spacious bathtub, a separate walk-in shower, an elegant Villeroy & Boch WC and a high-quality double washbasin with practical pull-out drawers and convenient push function. A sophisticated LED lighting system and an oversized wall mirror give this bathroom a luxurious atmosphere and turn it into an oasis of well-being.



The largest bedroom, with an impressive area of approx. 36 m², offers access to a south-west facing balcony, which invites you to spend relaxing hours in the sun. This room offers versatile design options to realize your individual living ideas.

An elegant, timeless internal staircase with solid wooden steps leads to the fully developed **attic**. This impresses with an impressive room height of up to 3.60 meters and a light-flooded ambience created by large VELUX skylights. The two versatile rooms open up a wide range of design options - whether as a stylish studio, cozy guest room or inspiring home office.

The **top floor** is completed by another luxurious designer bathroom. This impresses with a spacious walk-in shower, an elegant Villeroy & Boch WC and a stylish double washbasin with spacious pull-out drawers that have a convenient push function. An integrated LED lighting system and a large wall mirror create a pleasant and cozy atmosphere in the evening, while two skylights provide plenty of natural light during the day.

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Large skylights also contribute to a bright, inviting atmosphere in the adjoining rooms and the hallway. The additional LED lighting system underlines the modern ambience and provides the ideal lighting at any time of day. The spacious studio or guest room with approx. 28 m² offers you numerous possibilities to realize your living dreams.

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In addition, the **basement** offers **tenants** a spacious hallway with high-quality parquet flooring, a functional laundry room with gas central heating and two spacious cellar or storage rooms (cellar II and III). These offer you plenty of space for supplies, household items, sports equipment, tools and seasonal decorations and ensure that the main living area always remains neat and tidy. This additional storage option increases the comfort and quality of life throughout the house.

The heating system is regularly checked and serviced by a renowned specialist company as part of a maintenance contract, which ensures energy-efficient and trouble-free operation. This not only helps to reduce heating costs, but also makes the house more environmentally friendly.

Note: Exclusion of certain rooms from rental

This exposé points out that the **hobby and craft room** in the rented property (see floor plan of the basement) is not part of the rental agreement and is therefore not part of the rented living space. The room is used by the landlord to store his own furniture. The tenant expressly agrees to this use in the rental agreement.

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Extensively modernized - move in and feel good

This terraced corner house underwent a comprehensive and extensive modernization in 2023/24, meeting the highest standards of comfort, energy efficiency and aesthetics. Here are the most important modernization details that make this house a contemporary and luxurious home:

Electrics and lighting: The electrics have been partially renewed to meet the latest safety and efficiency standards. A modern LED lighting system has been installed throughout the house, providing not only energy efficient but also atmospheric lighting. This installation includes dimmable LED lights in the living areas and special accent lighting in the designer bathrooms.

Sanitary facilities: Both designer bathrooms and the guest WC have been completely modernized and fitted with high-quality materials and sanitary facilities. Villeroy & Boch WCs, large walk-in showers, elegant double washbasins with spacious pull-out drawers and large wall mirrors are part of the luxurious fittings. The water pipes have also been renewed to ensure optimum water quality and pressure.

Floors and walls: All floor coverings in the house have been replaced with high-quality materials, including hard-wearing parquet flooring in the living and sleeping areas and large-format, elegant tiles in the bathrooms and kitchen. The walls are papered with high-quality painter's tile and painted in a fresh white, creating a bright and modern atmosphere.

Kitchen: The spacious kitchen has been completely redesigned and fitted with modern, energy-efficient built-in appliances. This dream kitchen offers high-quality worktops, custom-made cabinets with plenty of storage space and a well thought-out lighting concept that combines functionality and aesthetics.

Terrace and outdoor area: The 26 m² outdoor terrace has been completely redesigned with robust 60x60 cm granite slabs, which are not only stylish but also particularly durable. A new, 2-meter-high privacy fence ensures maximum privacy. The garden is equipped with an automatic, electric robotic lawnmower for easy maintenance and the full-width awning provides additional sun protection.

Heating system: The gas central heating system was completely overhauled in 2023 to ensure maximum efficiency and reliability. The system is also serviced on an ongoing basis to guarantee long-term operational reliability.

Entrance area: The front door and entrance area were completely renovated, including a modern, burglar-proof front door that meets the highest security standards in addition to a contemporary look.

Skylights and smart home elements: Two large skylights have been installed in the attic, which can be controlled by app via the VELUX KIX 300 system, allowing you to adjust the brightness and ventilation to your liking.

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Other equipment:

No detail was overlooked: The banister of the internal staircase has been freshly painted and the solid wooden steps carefully refurbished to retain their original charm. New, elegant interior apartment doors in brilliant white with modern door handles set stylish accents. The highest value was also placed on quality and modern design for the fittings, sockets and light switches - everything to create a harmonious and high-quality living ambience.

Energy efficiency:

To improve energy efficiency, internal insulation was installed in the **attic**, which significantly reduces heat loss, as heat tends to rise upwards and the roof is often a major source of heat loss.

Insulation was also installed on the ceilings **in the basement**, a particularly effective measure for minimizing heat loss, especially in rooms that are used less frequently and therefore heated less.

Special features that impress

Discover a new home that leaves nothing to be desired: A house in a prime location in the Dichterviertel with a large garden and separate single garage, which impresses with its successful combination of contemporary architecture, high-quality fittings and well thought-out room layout. Take the opportunity to realize your personal living dreams in a unique ambience - whether you want to spend relaxing hours in the lovingly landscaped garden, use the light-flooded rooms for creative development or enjoy the immediate proximity to all important facilities and transport links.

This extraordinary, tastefully modernized terraced corner house offers you a living experience in a class of its own and sets new standards in terms of comfort and quality of life. Be inspired by this special property and experience a home that has been created to meet the highest standards.

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Dornbusch: A jewel in the heart of Frankfurt

The Dornbusch district in the 60431 zip code area in Frankfurt am Main is one of the most sought-after residential areas in the city. It offers a unique combination of an urban lifestyle, green surroundings and excellent infrastructure. The micro-locations in the immediate vicinity of the Dichterviertel are particularly sought-after, with their special charm and central yet quiet location.

The terraced corner house is located in **Gottfried-Keller-Straße**, one of the **most exclusive residential addresses** in the **Dichterviertel**. This street is characterized by an outstanding micro-location that combines a quiet residential atmosphere, a well-kept neighbourhood and excellent accessibility. **Gottfried-Keller-Straße** is located in a particularly green and peaceful part of Dornbusch, surrounded by **charming detached houses, stylish terraced houses** and **smaller apartment buildings**. Its proximity to the green spaces of **Sinai Park** and **Niddapark** makes it an ideal place to live for nature lovers and families looking for a harmonious balance between urban convenience and recreation close to nature.

High quality of life and family-friendly environment

Gottfried-Keller-Straße is particularly popular with families. The proximity to numerous schools, including the renowned **Freie Waldorfschule Frankfurt**, which can be reached on foot in around 10 to 15 minutes, as well as kindergartens and playgrounds, underlines the family-friendliness of this residential area. In addition, numerous shopping facilities, doctors, pharmacies and restaurants can be reached within a short distance, creating a high quality of life and a comfortable living environment.

Architectural diversity and charming residential areas

Gottfried-Keller-Straße, nestled in the charming **Dichterviertel district**, is characterized by a mixture of historic old buildings and modern residential buildings. This architectural diversity contributes to the special atmosphere of the district and makes it attractive for residents with a wide variety of lifestyles.

Wide range of leisure activities

The location of **Gottfried-Keller-Straße** offers access to a wide range of **leisure activities** - from sporting activities in **Niddapark** or on **Bertramswiese** to **cultural offerings** in neighboring **Nordend**. In addition, numerous **cafés** and **restaurants** in the surrounding area invite you to make culinary discoveries.

Attractive real estate market

Gottfried-Keller-Strasse benefits from the **strong demand for residential space** in the Dichterviertel, one of the **most sought-after micro-locations in Dornbusch**. Properties in this street are characterized by a **very tight rental supply**. Due to the **limited availability** and the high **attractiveness of the location**, it is rare for such a high-quality furnished house to be offered as a rental property. This quiet and central micro-location is particularly interesting and sought-after for both tenants and owner-occupiers.

7 Cultural diversity and community

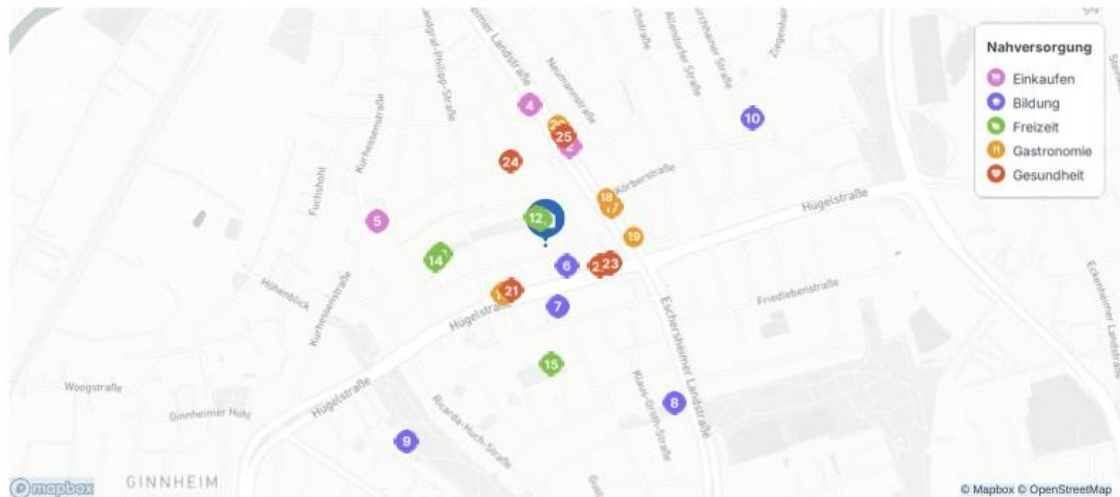
Gottfried-Keller-Straße is part of a lively, culturally diverse district. The friendly neighborhood and regular district festivals strengthen the sense of community and promote harmonious coexistence. The proximity to **cultural institutions and events** in Nordend further enhances the attractiveness of the residential area.

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Coveted micro-location in the Dichterviertel district with potential for value appreciation

Gottfried-Keller-Straße in the Dornbusch district is one of the best and most sought-after residential areas in Frankfurt, directly adjacent to the exclusive Dichterviertel district. This micro-location combines urban comfort with a quiet, green environment and offers an **excellent infrastructure**. In the immediate vicinity you will find renowned doctors, schools, kindergartens, a variety of shopping facilities and a wide range of restaurants.

Nahversorgung



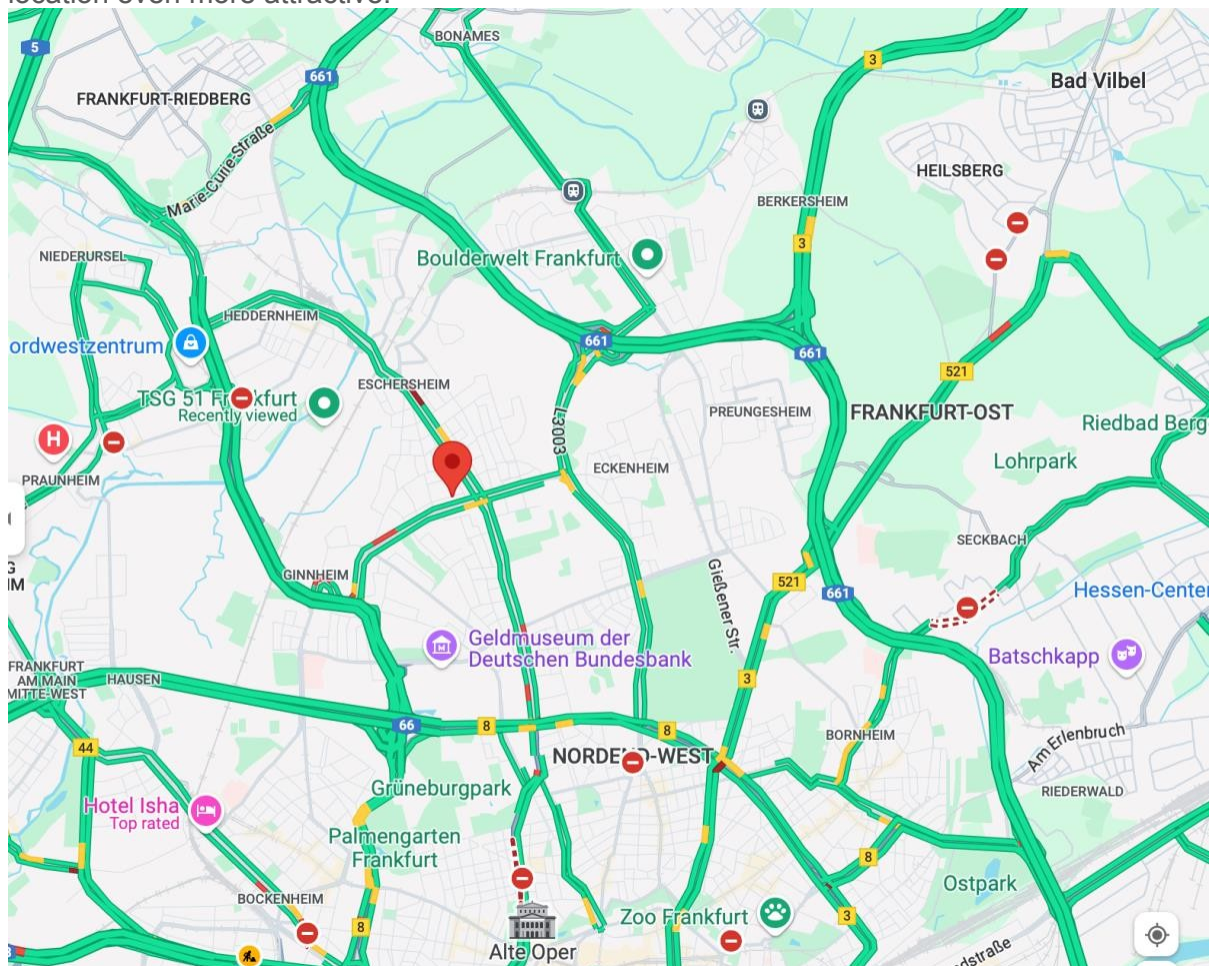
4.9 Einkaufen		4.6 Bildung		4.7 Freizeit	
1	REWE	161 m	6	Kindergarten "Am Maulwur..."	69 m
2	Reformhaus Freya	259 m	7	Kita Kunterbund	149 m
3	PENNY	287 m	8	Zusammenspiel Integrative...	501 m
4	REWE To Go	357 m	9	Kita Zauberwürfel	594 m
5	REWE	424 m	10	Kindertagesstätte "Kolibri"	605 m
11	Spielplatz	72 m			
12	Fontaneanlage	79 m			
13	Park	262 m			
14	Spielplatz	277 m			
15	Park	288 m			
4.8 Gastronomie		4.9 Gesundheit			
16	al Poeta	157 m	21	Dr. Larisa Popovic	136 m
17	Monte Bianco	192 m	22	Stefanie Gödeke-Daub	140 m
18	Ha Noi Cuisine	192 m	23	Dr. med. Joachim Krug	165 m
19	Ortlieb's Scheune	219 m	24	Dr. med. dent. Jürgen Schultz	233 m
20	Brighella	304 m	25	Diabetologische Schwerpu...	281 m

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Dornbusch is and remains a preferred residential destination in Frankfurt am Main, which impresses with its first-class location, high quality of life and stable value development.

Gottfried-Keller-Strasse combines a quiet residential atmosphere with a green environment and at the same time offers quick connections to **Frankfurt city center**. This combination makes it one of the most sought-after addresses for discerning residents and tenants. The high demand for comparable rental properties and the **limited availability** of modernized **single-family homes** or **terraced corner houses** in this location result in quick rentals.

Green spaces such as **Sinai Park** and **Niddapark** invite you to take relaxing walks, while **Bertramswiese** offers ideal conditions for sporting activities. Shopping facilities for daily needs are within easy walking distance, which makes the location even more attractive.



The transport connections are ideal: the subway lines U1, U2, U3 and U8 as well as regular bus lines allow quick access to all destinations in Frankfurt. The Hugelstrae subway station is just a 3-minute walk away. In addition, numerous shops (such as Rewe, pharmacies) and restaurants (e.g. Brighella) can be reached within a radius of 500 meters.

The quiet yet central micro-location in the sought-after Dornbusch district **offers excellent public transport connections**, making **Frankfurt city center**, including **Opernplatz** and **Zeil**, easily accessible.

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The nearby Frankfurter **Alleenring** offers a fast connection to the **A66 and A661 highways** and enables quick access to the entire Frankfurt metropolitan area. The city center, the **banking district**, the **main railway station**, **Frankfurt Rhine-Main International Airport** and the **Taunus communities** are all within 10 to 15 minutes' drive. **The wine-growing regions of the Rheingau** with their famous wineries and attractive excursion destinations can be reached in around 30 minutes by car.

This micro-location combines urban convenience, excellent accessibility and a high quality of life, making Dornbusch a particularly sought-after residential location for discerning tenants in Frankfurt.

Equipment

Equipment for the property for sale in Gottfried-Keller-Straße, 60431 Frankfurt am Main

This modernized terraced corner house in the sought-after Gottfried-Keller-Straße, adjacent to the Dichterviertel, was extensively renovated in 2024 and offers luxurious features:

- **High-quality fitted kitchen** with free-standing Samsung side-by-side fridge and freezer
- **Large outdoor terrace** with private, secluded garden
- **Oiled solid wood parquet** in all living areas for a warm living feeling
- **Elegant tiles** in bathrooms, guest WC, kitchen and hallway for a stylish ambience
- **Completely renovated bathrooms** with high-quality brand fittings
- **LED lighting system** throughout the house and integrated indirect lighting in the living room, hobby room and designer bathroom
- **Bruderus gas central heating** with renewed radiators and thermostats
- **Electric roller shutters** in all rooms - except for the skylights - for maximum comfort
- **Own garage** for convenient parking
- Around 70 m² **usable space** in the basement plus approx. 26 m² outside terrace, balcony approx. 5 m² and approx. 1.6 m² storage space in a separate room on the ground floor
- **Separate washing machine connection** in the laundry room in the basement

This property offers a perfect balance of urban lifestyle and living close to nature in one of Frankfurt's best locations.

Letting

Non-binding rental offer for your dream home in a top residential location in Frankfurt

This attractive property is available to rent and can also be taken over partially furnished on request. The monthly basic rent is € 3,750, plus € 150 for the single garage.

Service charges: All consumption-related costs such as electricity, water, gas, refuse collection charges and household contents insurance are payable by the tenant.

Deposit: A security deposit of € 11,250 must be paid as a cash rental deposit into the landlord's "rental deposit" bank account.

Exposé **Gottfried-Keller-Strasse | 60431 Frankfurt am Main**

Insurances: The Lessee undertakes to take out the following insurance policies and to provide the Lessor with the relevant evidence:

- Household contents insurance: Covers damage or loss of personal property due to fire, theft, vandalism and water damage.
- Personal liability insurance: Protects against claims for damages by third parties in the event of damage caused during rental use.
- Glass insurance: Covers damage to glass surfaces such as windows and glass doors.

Rental requirements: The tenant must provide a Schufa credit report that is not older than 3 months, as well as proof of salary and bank statements for the last three months. A completed self-disclosure form is also required.

Availability: The apartment can be rented from February 01, 2025.

Service for all terraced houses (WEG)

- Janitor service

Miscellaneous

Viewing appointments are possible at short notice by prior arrangement.

The real estate offer is subject to change and non-binding. Changes, errors, prior sale or rental and other interim realizations are reserved.

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Exclusion of liability and warranty:

The creator excludes all liability and warranty claims. It is the responsibility of the customer or interested party to check and verify all details as part of due diligence at their own expense. The rental property is offered for rent "as seen" and without warranty.

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The interested party is obliged to pay compensation. As a rule, this compensation corresponds to the amount of a standard market brokerage fee that a third party would have been entitled to in the event of a successful search or brokerage activity. The customer reserves the right to prove that no damage or no damage in this amount has been incurred.

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