

Exposé

High standard 1 bedroom (2 rooms) condo in the Apollo building, an exclusive complex with indoor pool (6 x 20 m) and sauna in Stuttgart-Freiberg

High standard apartment in an exclusive residential complex with sauna and indoor swimming pool (6 x 20 m).

If you are interested, make an appointment or call us directly:

+49 15678 672003 (calls only, no SMS or WhatsApp)

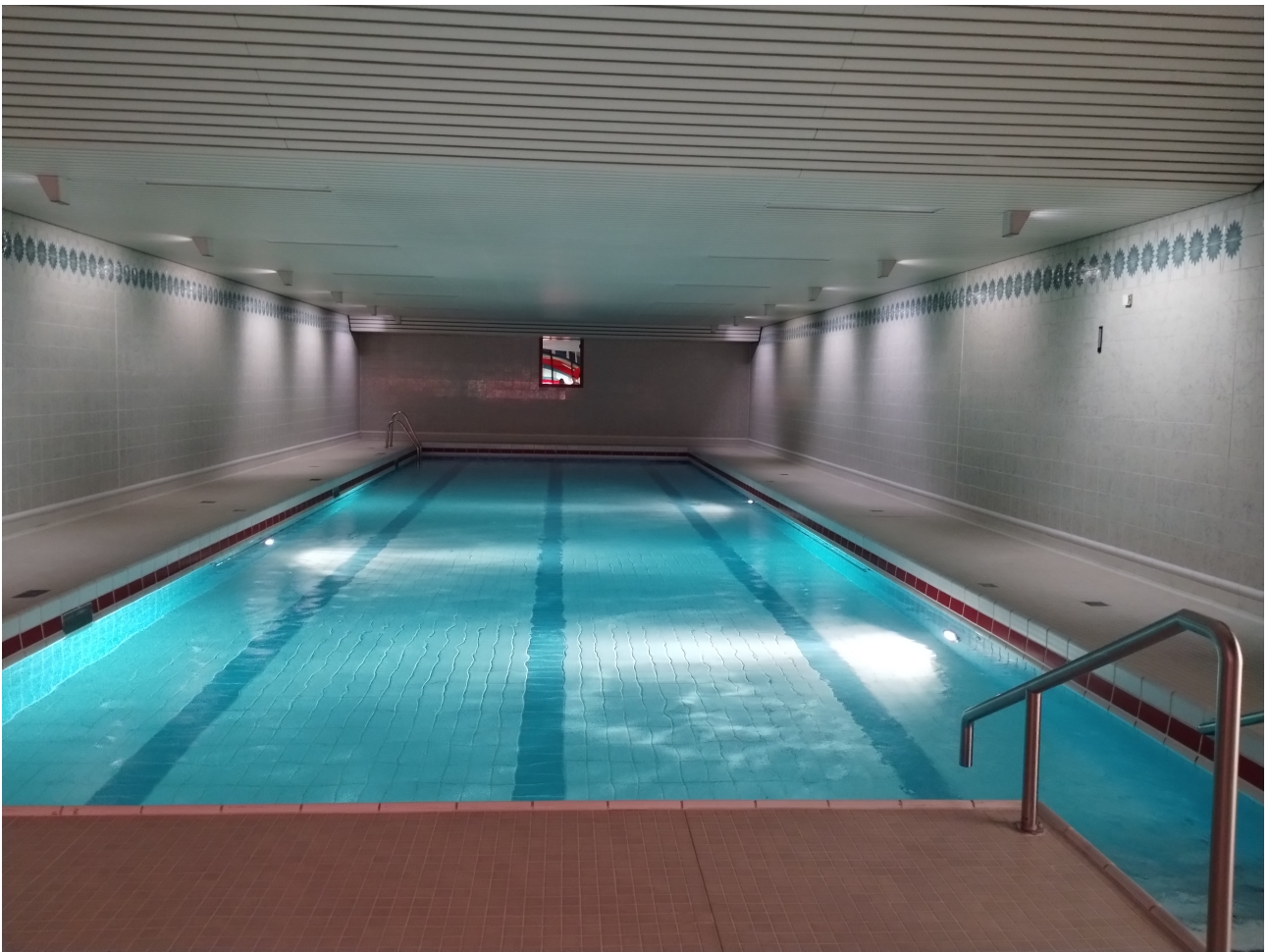
or by email to:

apollo@felixlefort.com

Address:

Max-Brod-Weg 14, 70437 Stuttgart-Freiberg. 14th floor. Orientation: northwest.

Selling directly from the owner, without an agent! This means you save the usual commission.

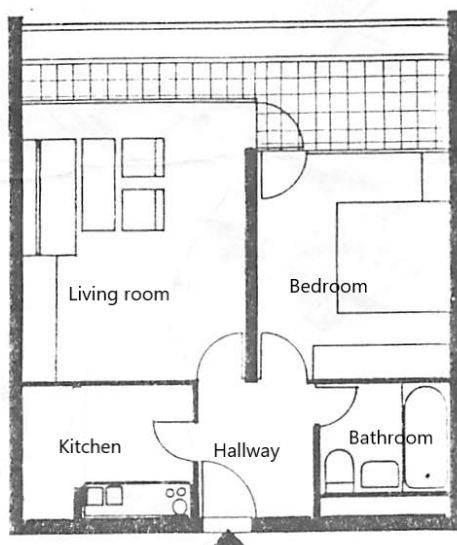


Key data:

Object type	Apartment (14th floor)
Type of use	Residential
Transaction	Sale
Living space / Total area	approx. 51 m ²
Number of rooms	2
Number of bedrooms	1
Number of bathrooms	1
Construction year	1972
Condition	Groomed
Energy certificate	Consumption certificate
Final energy consumption	100 kWh/(m ² *a)
Year of construction according to energy certificate	1972
Essential energy source	District heating
Car parking lot	Can be rented
Balcony	Yes
Construction method	Solid house
Kitchen	Equipped kitchen
Purchase price	245.000 €
Provision	No provision!
HOA fees	240,00 € / month
Price information	Reserves as of December 22, 2022: Total reserves: 1.093.362,44 € Condo reserves: 2.885,28 €

Surfaces:

Room	Size
Livingroom	Approx. 19 m ²
Bedroom	Approx. 12 m ²
Kitchen	Approx. 7 m ²
Hallway	Approx. 5 m ²
Bathroom	Approx. 4 m ²
Balcony (50 %)	Approx. 4 m ²
Total surface:	Approx. 51 m²



General property description:

Welcome to this wonderful 2-room apartment on the 14th floor of a well-kept residential complex from 1972 with breathtaking views and a large indoor pool and sauna, exclusively for the residents of the house! The barrier-free apartment is suitable both as an investment and for personal use, especially for singles and couples (possibly with a small child) who appreciate an indoor pool and a sauna in the house.

The apartment has its own spacious, dry storage room in the basement with a solid door and a shared bike room. For activities there is a hobby room, an indoor swimming pool (6 x 20 m) and a sauna in the house, which can be used during opening hours (free of charge, apart from the sauna, for which a symbolic contribution must be made when using it). There is also a laundry, various doctors in the building and shopping opportunities are located approx. 100 m in front of the building, in the Freiberg shopping center. This includes, among other things, an Aldi, bakeries, a post office, a library, a hairdresser, a newsagent, an ice cream parlor, cafés, restaurants, several banks, a pharmacy, a Rossmann branch and a police station.

Two communal washing areas in the underground car park are available for your own car or motorcycle, at no additional cost. The complex is very well maintained and also has a children's playground.

Pets are welcome in the complex.

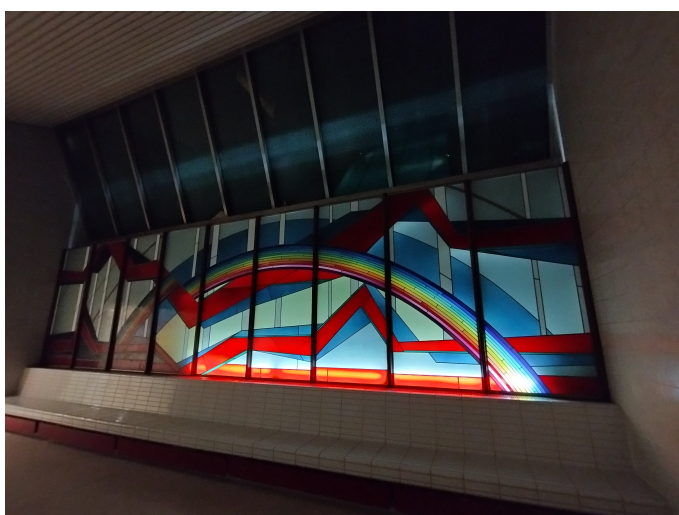
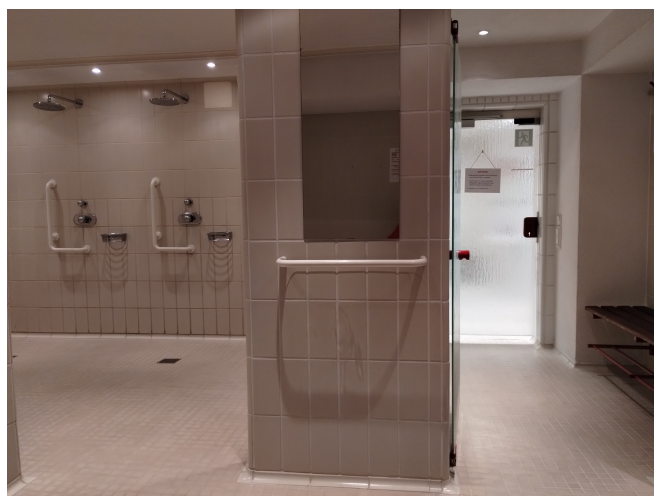




Indoor pool and sauna:

The Apollo is one of the only two residential buildings in the Stuttgart region with its own indoor swimming pool (6 x 20 m). You can access this beautiful, well-maintained complex on the first basement floor during opening hours - from very early in the morning to 11 p.m. - with a chip that will be given to you when you purchase the apartment. You can then use the same chip to access the separate sauna area. You can reserve your place in the sauna the day before by making an entry in a list and then pay a fee of €2 cash per visit to the sauna and per person. The entire facility is maintained and cleaned every day at lunchtime from Monday to Friday.

The indoor pool has a massage jet, warm benches, showers, toilets and changing rooms. The sauna area has its own showers, so you don't have to leave it after a sauna session. There is also a relaxation room with loungers. Being able to bathe, swim and take a sauna without having to leave the building is an amenity that you will soon no longer want to miss. This opportunity alone is a unique selling point of the Apollo building.



Equipment of the apartment

The property was renovated in 2007 and offers a modern bathroom with shower, a practical built-in cupboard and high-quality, light porcelain stoneware. The porcelain stoneware is installed on the floor in all rooms (except in the kitchen,

where the floor is covered with white tiles). This very high-quality and expensive material not only looks particularly attractive, but is also absolutely easy to care for, virtually indestructible and does not age.

The kitchen is fully equipped with an induction hob (4 plates), an oven, a built-in microwave, a large stainless steel refrigerator (top fridge, bottom freezer). The light-flooded living area with large windows offers a pleasant ambiance to relax and feel good. From the balcony with a comfortable seating area you can enjoy the wide, wonderful view.

The apartment is very modern, high quality, functional and stylishly furnished. Already in the hallway you are greeted by high-quality furnishings such as a soundproof, padded entrance door. In all rooms except the kitchen there is electric underfloor heating that can be programmed separately in each room.

In addition, the electrical system was completely renewed. This apartment therefore has a lot of sockets and several connections to the cable TV network, both for TV, radio and for access to the Internet with a free download rate of 6 Mbit/s, which can be increased to speeds of several for an additional charge 100 MBit/s download and several 10 MBit/s upload can be expanded.

Central heating via district heating is also installed. There is also a garbage disposal shaft on the floor and the apartment can be reached via two separate elevators.

Bathroom:

The apartment was completely renovated in 2007 and has a modern bathroom with shower as well as a practical built-in wardrobe and towel dryer. High-quality porcelain stoneware was installed on the bathroom walls, giving the room a modern and attractive look. The glass wall shower comes from Duscholux and has a unique identification number that makes it possible, if necessary, to reorder wearing parts such as seals simply by specifying the number from Duscholux.

Kitchen:

The kitchen is fully equipped and has an induction hob, oven, microwave, dishwasher and a large stainless steel refrigerator with a separate spacious freezer, below the refrigerator itself. The high-quality appliances offer a high level of functionality and make cooking a pleasure. In the kitchen there is also a table that can accommodate two people. The built-in cupboards offer plenty of storage space.

Living room, bedroom:

The light-flooded living area and bedroom are equipped with large windows that offer wonderful views of the city. The rooms are tastefully furnished and offer a pleasant atmosphere.

Balcony:

The balcony is equipped with a comfortable seating area and offers a breathtaking view on the city. Here you can relax and enjoy your time.

Interior:

If you wish, you can take over the furniture, dryer and washing machine. The furniture includes both the living room and the bedroom:

- Modern, beautiful leather couch
- Desk combination
- an office and a gaming chair
- a library
- a glass display case
- a large, spacious and very sturdy wardrobe
- a water bed (50% soothed), 180 x 210 cm with a lifetime water mattress guarantee with appropriate annual purchase of care products

Location:

Stuttgart-Freiberg is a district in the north of Stuttgart. It offers a quiet and family-friendly residential area. With an area of around 2.7 square kilometers, Freiberg is one of the smaller districts of Stuttgart, but still very popular with residents and visitors.

It is in close proximity to the A81 motorway and is therefore very well connected to the road network. Public transport is also well developed and offers quick access connection to downtown Stuttgart. The main train station, for example, is reachable within 20 minutes by subway without having to switch transportation.

In the Freiberg area you will find numerous green spaces and parks that invite you to relax and linger. The most famous parks are the Kräherwald and the Feuerbacher Tal Park. Here you can go for a walk, jog or just enjoy nature. The location is also in close proximity to Lake Max-Eyth-See. Here you can pedal boat, walk, picnic and relax.

Near the apartment you will also find shopping opportunities such as supermarkets, beverage markets, pharmacies, bakeries and restaurants. The infrastructure in Freiberg is very good, so you can easily reach everything you need on foot and can completely do without a car.

The district is also an ideal starting point for excursions into the Stuttgart area.

You can quickly reach the surrounding towns by car or public transport such as Ludwigsburg, Esslingen am Neckar and the Württemberg wine region.

Overall, Freiberg is an attractive residential area, which is characterized by its good infrastructure and proximity to nature and the quick connection to the city center of Stuttgart.





