

**ALTEN  
STEIG  
TOWN**

## **REAL ESTATE PORTFOLIO ROSENPLATZ ALTENSTEIG**



Living and working in the heart of Altensteig

June 2022

**ALTEN  
STEIG  
TOWN**

**The most beautiful town in the  
northern Black Forest** *Marco Polo*

**LOCATION**

between Stuttgart and Straßburg  
between Nagold and Freudenstadt

**INHABITANTS**

approx. 11,000



# LIVING AT ROSENPLATZ

ALTEN  
STEIG  
TOWN

Here we have built for you:  
23 Freehold apartments 1-5 rooms  
Underground parking  
Business premises

## A once-in-a-lifetime opportunity

Sophisticated  
Suitable for elderly people  
Quality of Life  
Sunny  
Quiet  
Town Center

Timeless  
Local Heat  
Elevators  
Glass Fiber in Apartments  
Facilities  
Interior Design

### SALES & CONTACT

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König Immobilien  
**email** [info@koenig-immo.com](mailto:info@koenig-immo.com)  
**phone** +49 (0) 7051 969 18-0

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### CONSTRUCTOR

MoHab GmbH Kontumazgarten 3,  
Nürnberg

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### DESIGN, STRUCTURAL ANALYSIS, AND CONSTRUCTION MANAGEMENT

buerohauser GmbH & Co. KG  
Altensteig & Berlin, [www.buerohauser.com](http://www.buerohauser.com)

# ALTEN STEIG TOWN

## SITE PLAN



- > All shops in the near vicinity
- > Located on the river Nagold
- > New square design with steps down to the river Nagold
- > Parking facilities: underground garage und on-site garages
- > New construction: bistro restaurant Rose with apartments



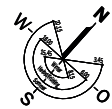
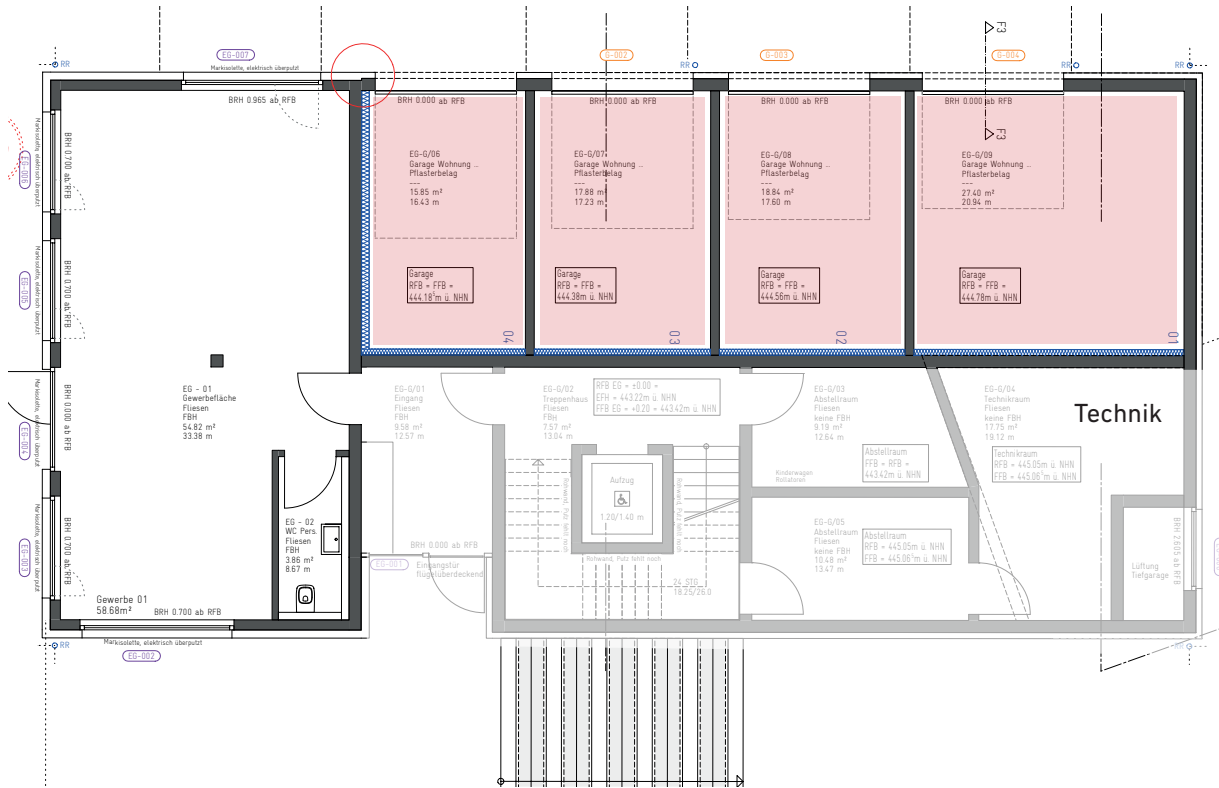
# BUSINESS-LIVING



Living and working in the heart of Altensteig

# BUSINESS-LIVING

Parking facilities + Business premises



Floor Ground Floor

4 garages in the building  
Access via the Bädergässchen

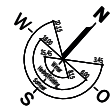
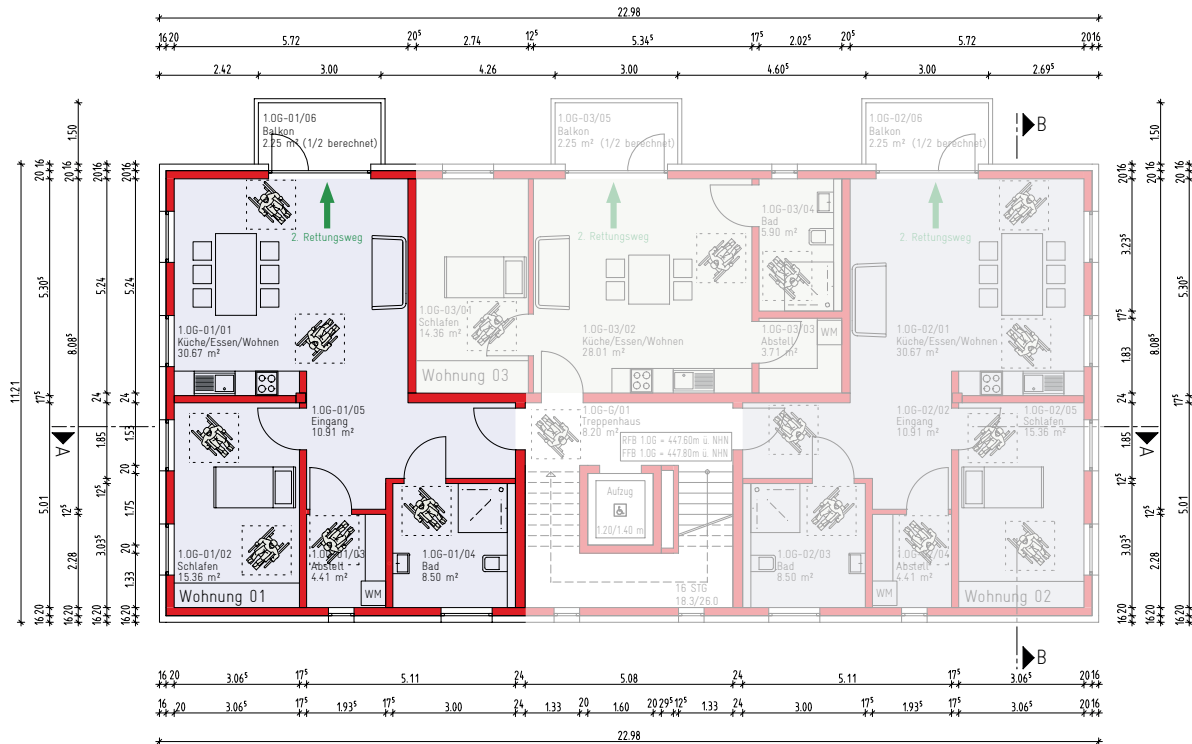
**BUSINESS**

Nothing: South  
Area 58,68 m<sup>2</sup>

**RENTED OUT**

# BUSINESS-LIVING

Cipher: 01 G



Floor: 1<sup>st</sup> Upper Floor  
 Northing: South  
 Rooms: 2,5  
 Area: 73,60 m<sup>2</sup>

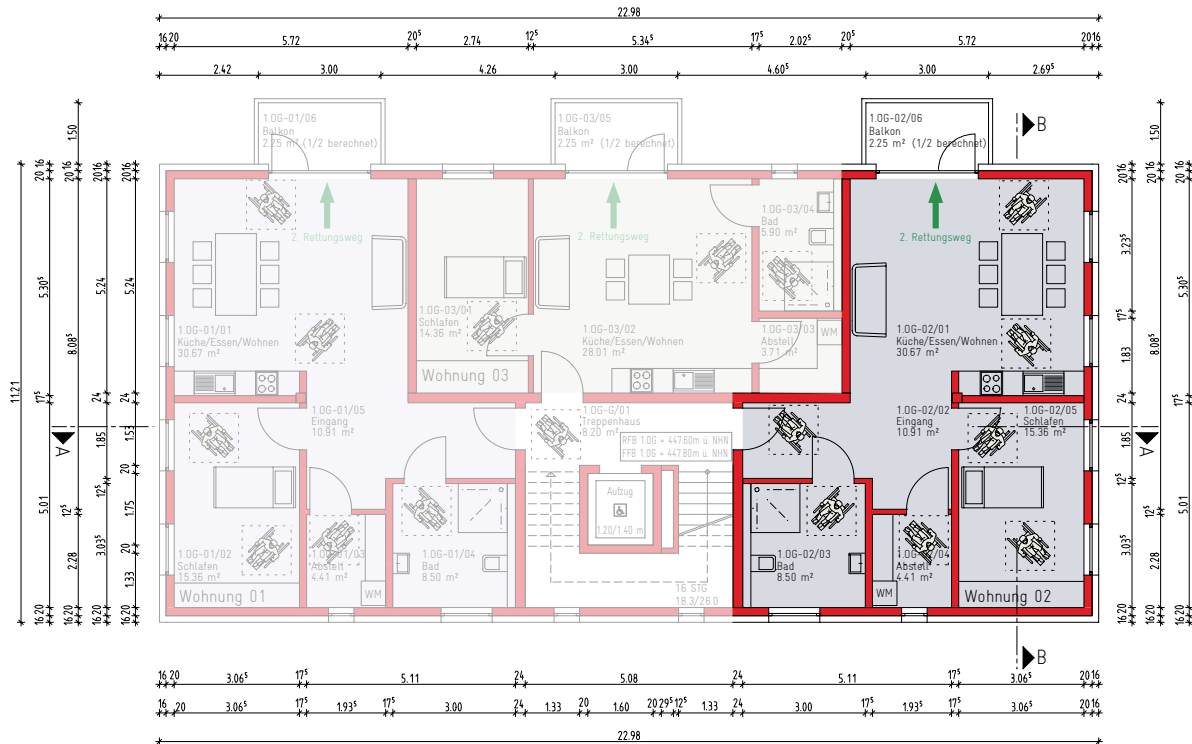
**SOLD**

## FIXTURES AND FITTINGS

Balcony, underfloor heating, sanitary fixtures in white ceramics, fittings and single-lever mixers in high quality, doorbell and intercom system with electric door opener, electric shading control, staircase with elevator, tiles in hallways, staircase, bathrooms, and toilets, triple high-quality insulating glazing, fiber optic cable connection in apartment

# BUSINESS-LIVING

Cipher: 02 G



Floor:	1 <sup>st</sup> Upper Floor
Northing:	East
Rooms:	2,5
Area:	73,60 m <sup>2</sup>

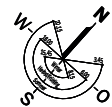
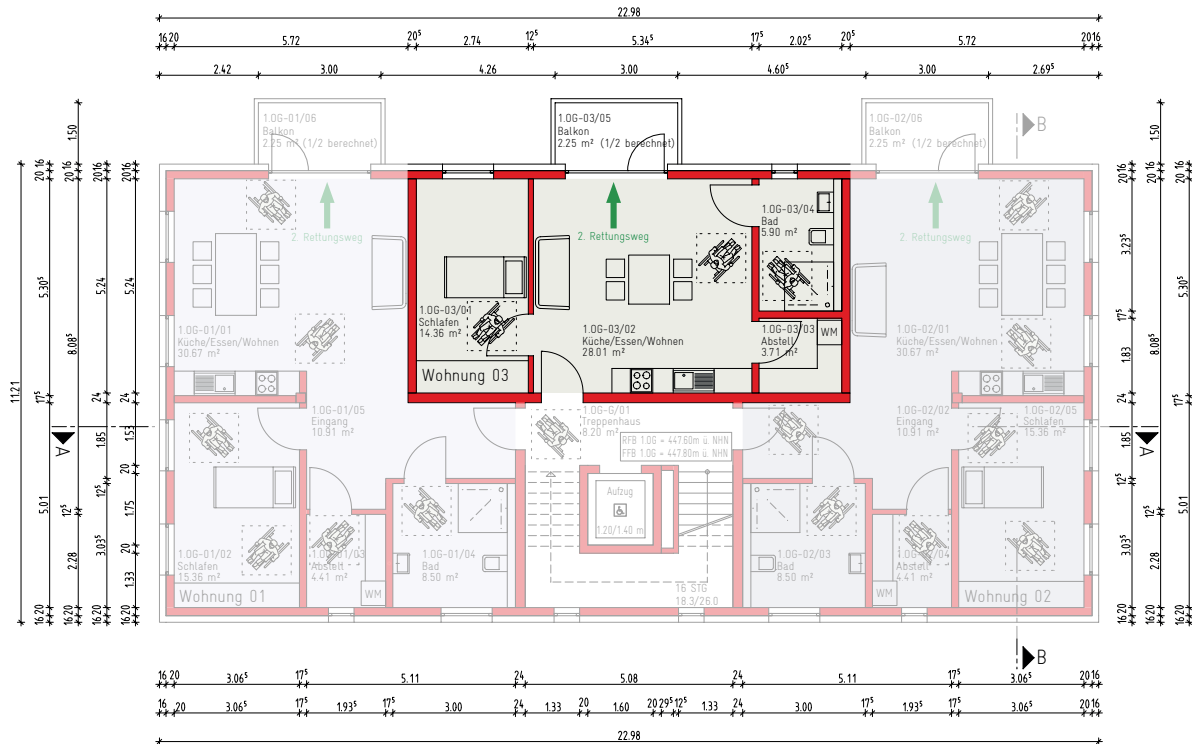
## FIXTURES AND FITTINGS

Balcony, underfloor heating, sanitary fixtures in white ceramics, fittings and single-lever mixers in high quality, doorbell and intercom system with electric door opener, electric shading control, staircase with elevator, tiles in hallways, staircase, bathrooms, and toilets, triple high-quality insulating glazing, fiber optic cable connection in apartment



# BUSINESS-LIVING

Cipher: 03 G



Floor: 1<sup>st</sup> Upper Floor  
 Northing: West  
 Rooms: 2,5  
 Area: 53,36 m<sup>2</sup>

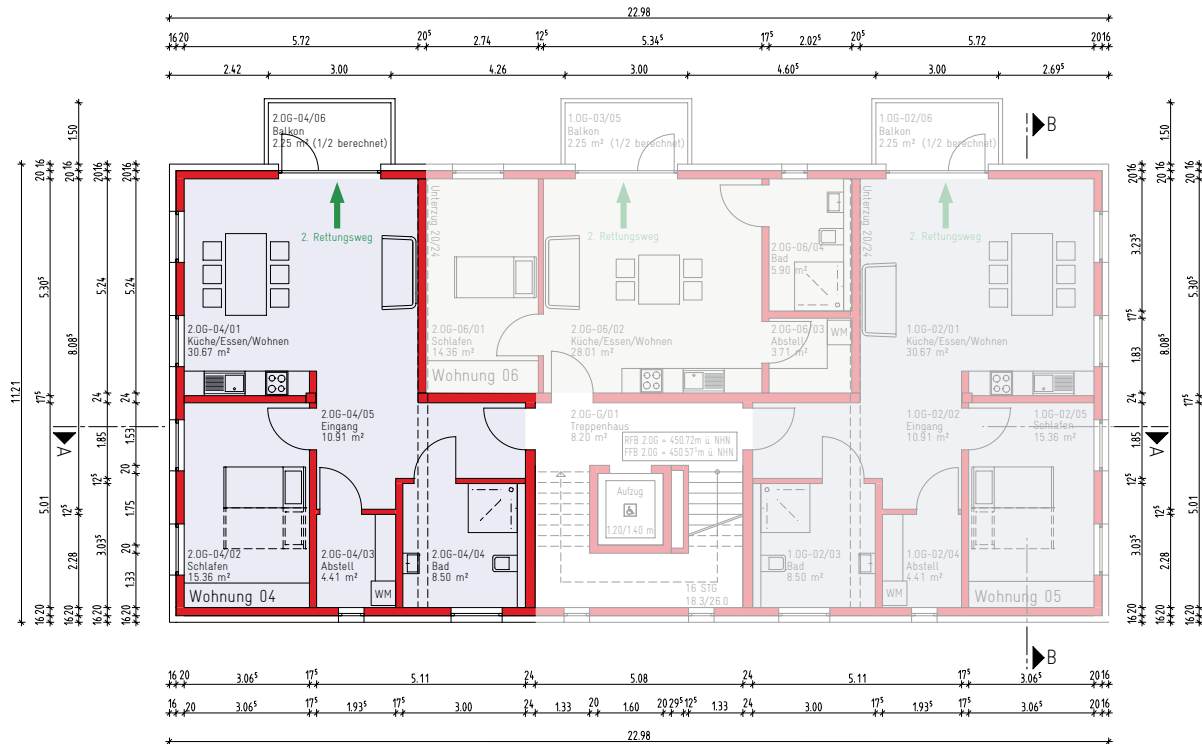
**SOLD**

## FIXTURES AND FITTINGS

Balcony, underfloor heating, sanitary fixtures in white ceramics, fittings and single-lever mixers in high quality, doorbell and intercom system with electric door opener, electric shading control, staircase with elevator, tiles in hallways, staircase, bathrooms, and toilets, triple high-quality insulating glazing, fiber optic cable connection in apartment

# BUSINESS-LIVING

Cipher: 04 G



Floor: 2<sup>nd</sup> Upper Floor  
 Northing: South-West  
 Rooms: 2,5  
 Area: 73,60 m<sup>2</sup>

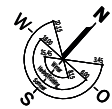
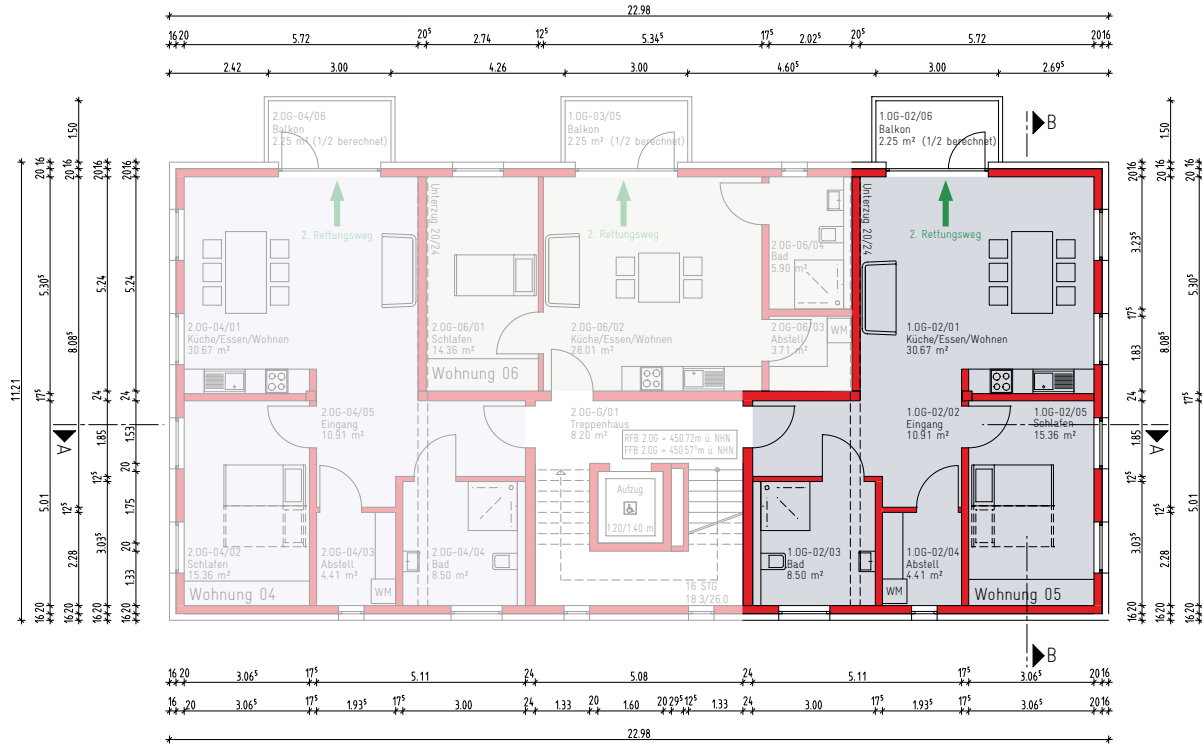
**SOLD**

## FIXTURES AND FITTINGS

Balcony, underfloor heating, sanitary fixtures in white ceramics, fittings and single-lever mixers in high quality, doorbell and intercom system with electric door opener, electric shading control, staircase with elevator, tiles in hallways, staircase, bathrooms, and toilets, triple high-quality insulating glazing, fiber optic cable connection in apartment

# BUSINESS-LIVING

Cipher: 05 G



Floor: 2<sup>nd</sup> Upper Floor  
 Northing: North-East  
 Rooms: 2,5  
 Area: 73,60 m<sup>2</sup>

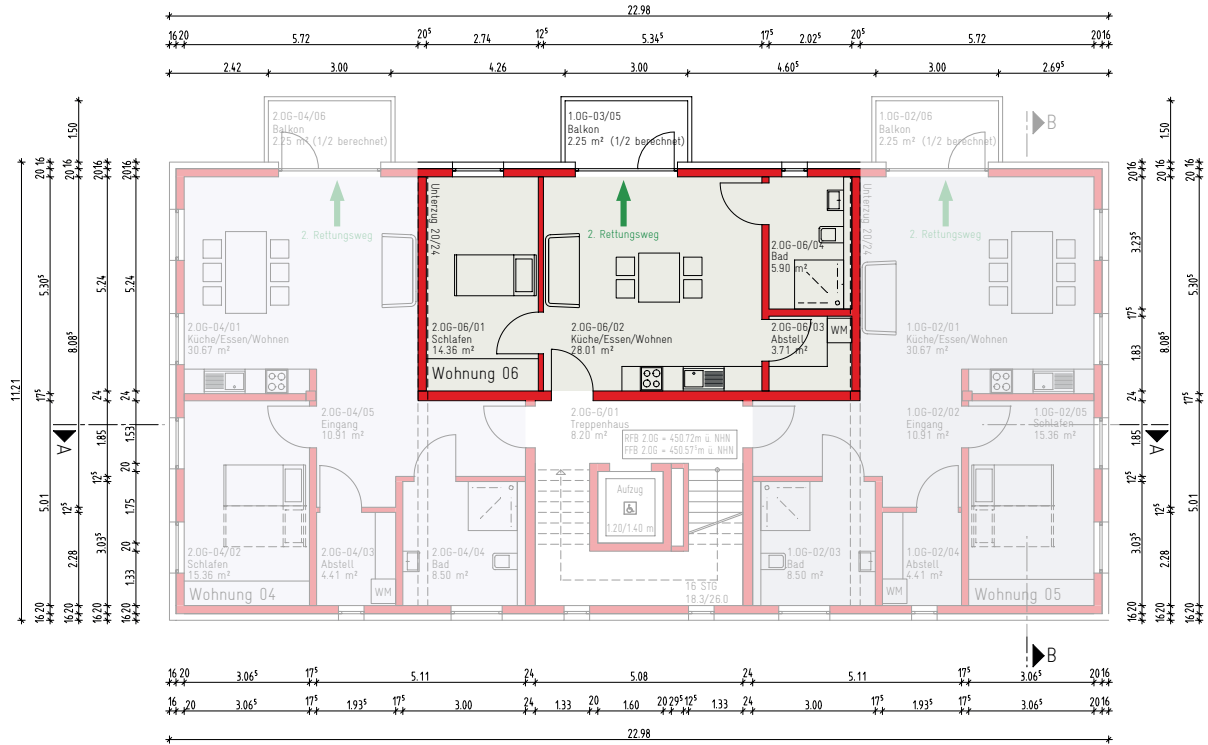
**SOLD**

## FIXTURES AND FITTINGS

Balcony, underfloor heating, sanitary fixtures in white ceramics, fittings and single-lever mixers in high quality, doorbell and intercom system with electric door opener, electric shading control, staircase with elevator, tiles in hallways, staircase, bathrooms, and toilets, triple high-quality insulating glazing, fiber optic cable connection in apartment

# BUSINESS-LIVING

Cipher: 06 G



Floor: 2<sup>nd</sup> Upper Floor  
 Northing: North-West  
 Rooms: 2  
 Area: 53,36 m<sup>2</sup>

**SOLD**

## FIXTURES AND FITTINGS

Balcony, underfloor heating, sanitary fixtures in white ceramics, fittings and single-lever mixers in high quality, doorbell and intercom system with electric door opener, electric shading control, staircase with elevator, tiles in hallways, staircase, bathrooms, and toilets, triple high-quality insulating glazing, fiber optic cable connection in apartment



# BUSINESS-LIVING

Cipher: 07 G



**SOLD**

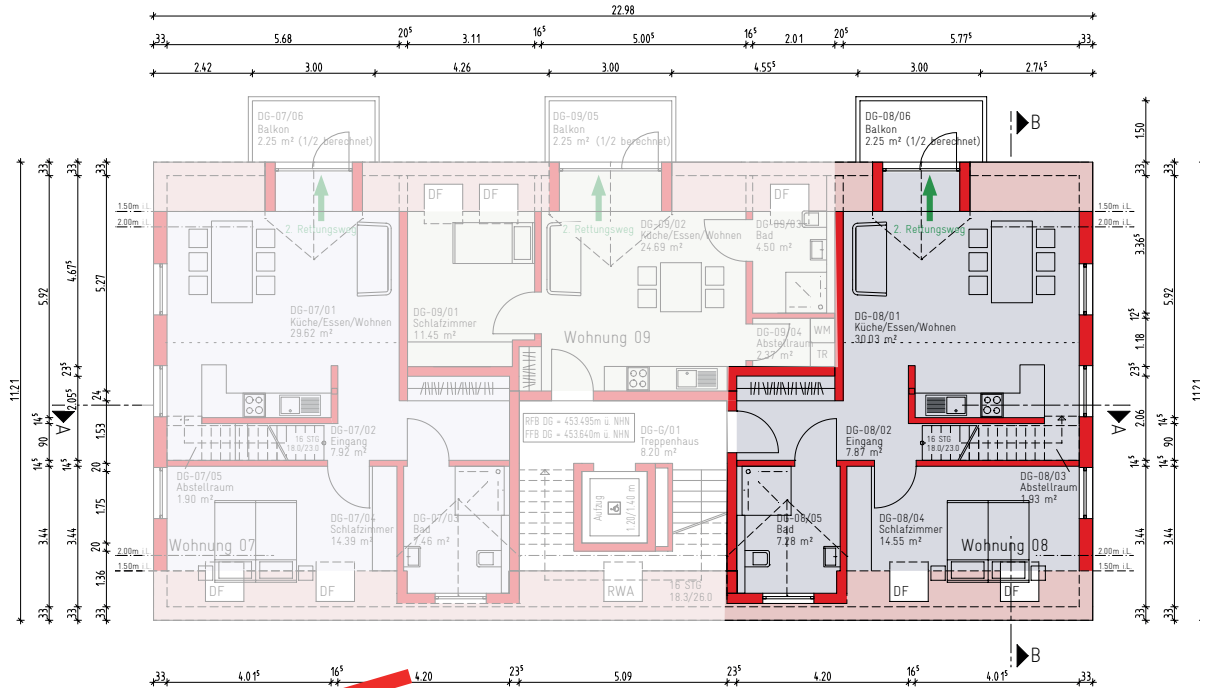
Floor: Attic Floor  
 Northing: South-West  
 Rooms: 3,5  
 Area: 85,41 m<sup>2</sup>

## FIXTURES AND FITTINGS

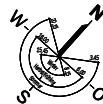
Balcony, gallery, underfloor heating, sanitary fixtures in white ceramics, fittings and single-lever mixers in high quality, doorbell and intercom system with electric door opener, electric shading control, staircase with elevator, tiles in hallways, staircase, bathrooms, and toilets, triple high-quality insulating glazing, fiber optic cable connection in apartment

# BUSINESS-LIVING

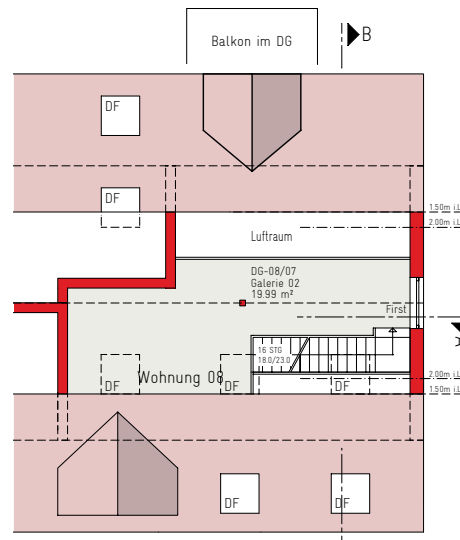
Cipher: 08 G



**SOLD**



Floor: Attic Floor  
 Northing: North-East  
 Rooms: 3,5  
 Area: 85,59 m²



## FIXTURES AND FITTINGS

Balcony, gallery, underfloor heating, sanitary fixtures in white ceramics, fittings and single-lever mixers in high quality, doorbell and intercom system with electric door opener, electric shading control, staircase with elevator, tiles in hallways, staircase, bathrooms, and toilets, triple high-quality insulating glazing, fiber optic cable connection in apartment

# BUSINESS-LIVING

Cipher: 09 G



Floor: Attic Floor  
 Northing: North-West  
 Rooms: 2,5  
 Area: 45,25 m<sup>2</sup>

**SOLD**

## FIXTURES AND FITTINGS

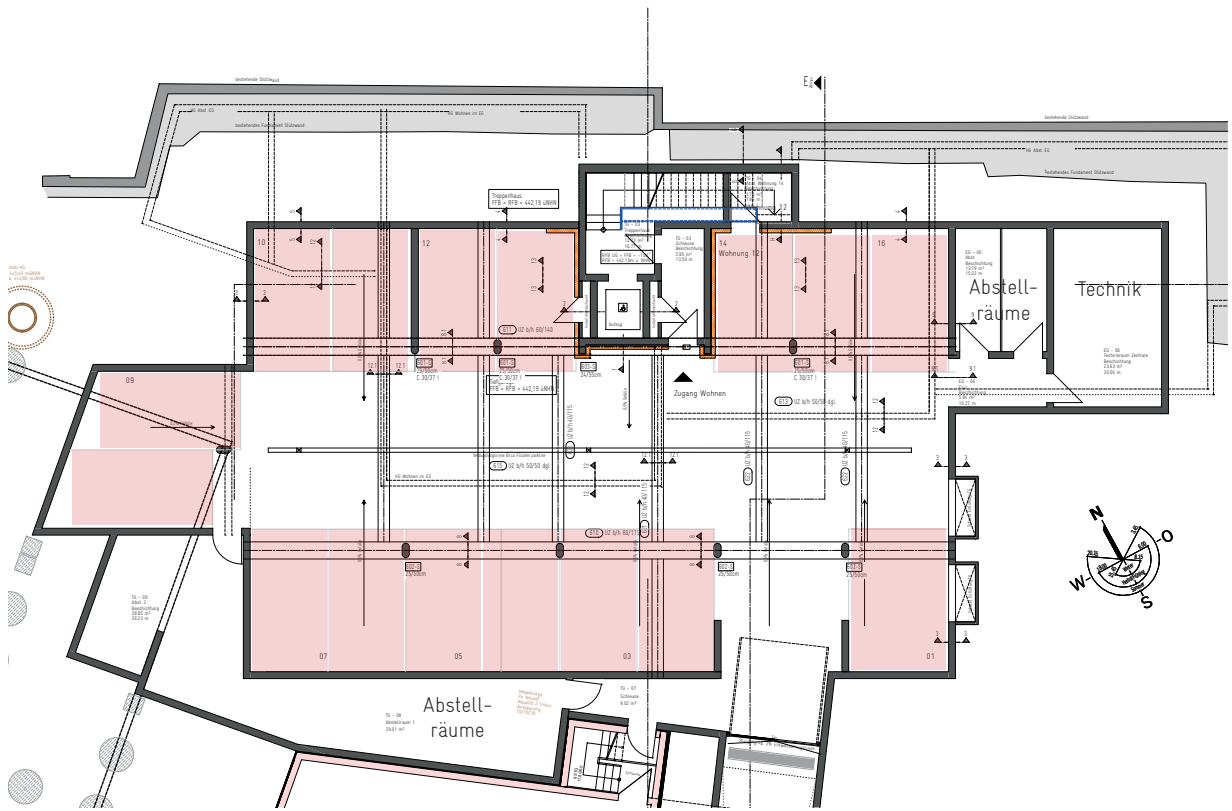
Balcony, underfloor heating, sanitary fixtures in white ceramics, fittings and single-lever mixers in high quality, doorbell and intercom system with electric door opener, electric shading control, staircase with elevator, tiles in hallways, staircase, bathrooms, and toilets, triple high-quality insulating glazing, fiber optic cable connection in apartment

# LIVING



Living in the heart of Altensteig





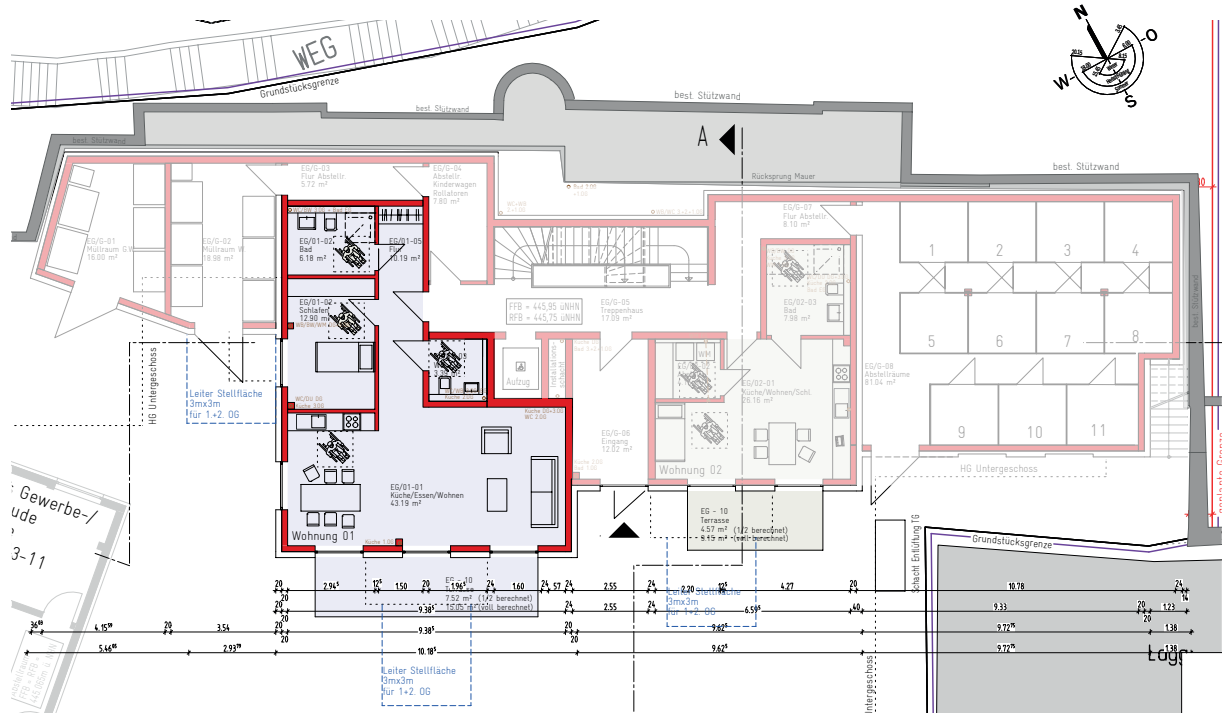
Floor:

Basement Floor

16 underground parking spaces

# LIVING

Cipher: 01 W



Floor: Ground Floor  
 Northing: West  
 Rooms: 2,5  
 Area: 76,89 m<sup>2</sup>

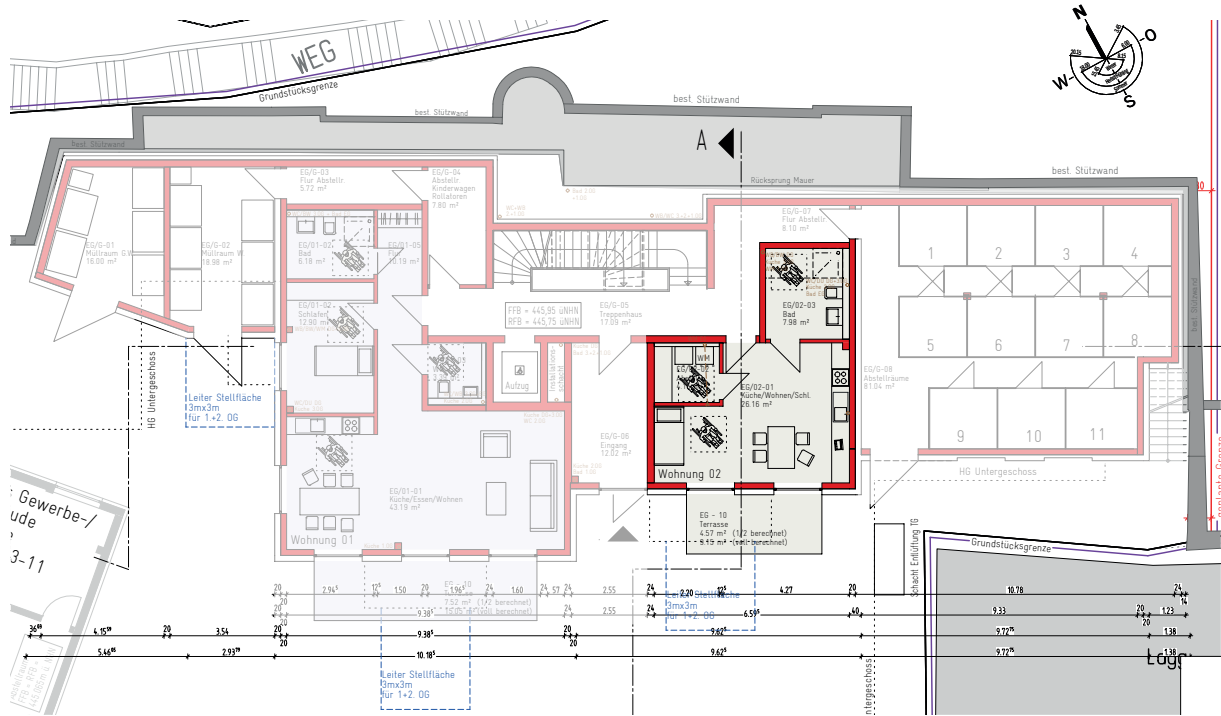
**SOLD**

## FIXTURES AND FITTINGS

Terrace, underfloor heating, sanitary fixtures in white ceramics, fittings and single-lever mixers in high quality, doorbell and intercom system with electric door opener, electric shading control, staircase with elevator, tiles in hallways, staircase, bathrooms, and toilets, triple high-quality insulating glazing, fiber optic cable connection in apartment

# LIVING

Cipher: 02 W

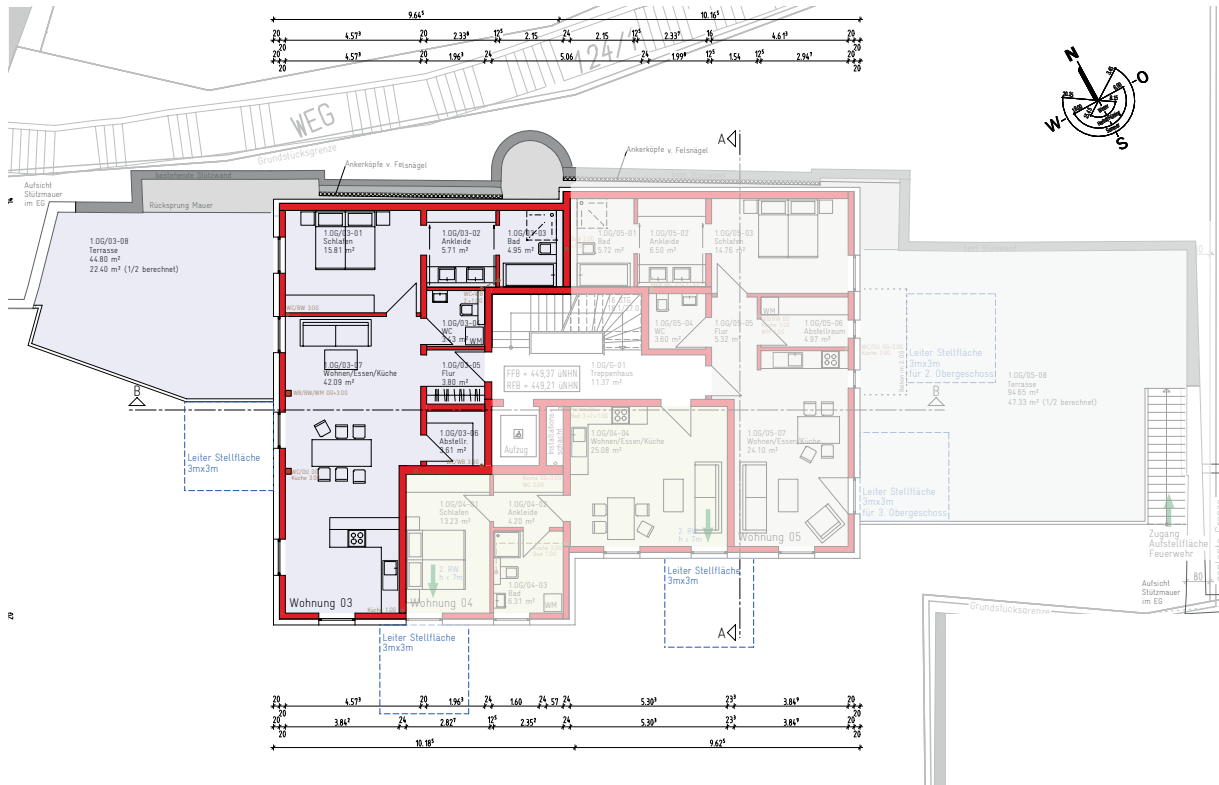


Floor:	Ground Floor
Northing:	East
Rooms:	1,5
Area:	39,20 m <sup>2</sup>

**SOLD**

## FIXTURES AND FITTINGS

Terrace, underfloor heating, sanitary fixtures in white ceramics, fittings and single-lever mixers in high quality, doorbell and intercom system with electric door opener, electric shading control, staircase with elevator, tiles in hallways, staircase, bathrooms, and toilets, triple high-quality insulating glazing, fiber optic cable connection in apartment



Floor:	1 <sup>st</sup> Upper Floor
Northing:	West
Rooms:	2,5
Area:	91,33 m <sup>2</sup>

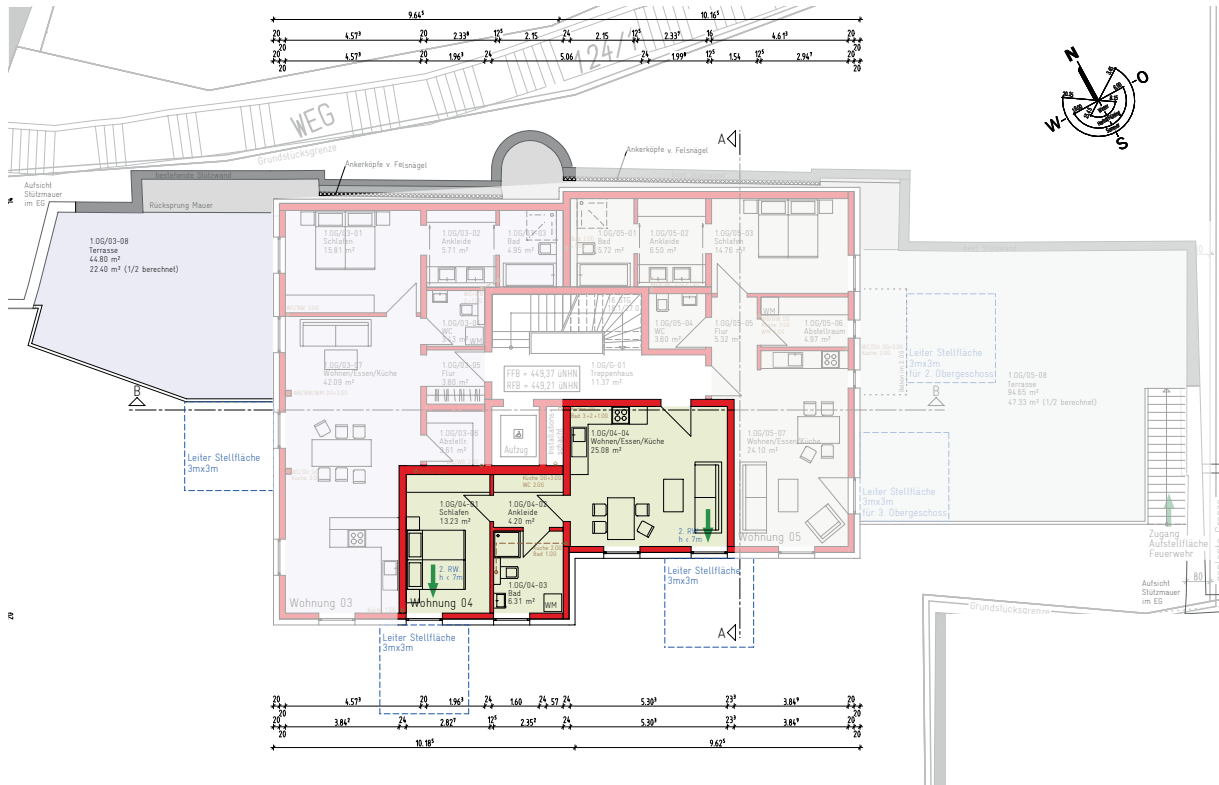
## FIXTURES AND FITTINGS

Large terrace, underfloor heating, sanitary fixtures in white ceramics, fittings and single-lever mixers in high quality, doorbell and intercom system with electric door opener, electric shading control, staircase with elevator, tiles in hallways, staircase, bathrooms, and toilets, triple high-quality insulating glazing, fiber optic cable connection in apartment



# LIVING

Cipher: 04 W



Floor: 1<sup>st</sup> Upper Floor  
 Northing: South  
 Rooms: 2,5  
 Area: 49,76 m<sup>2</sup>

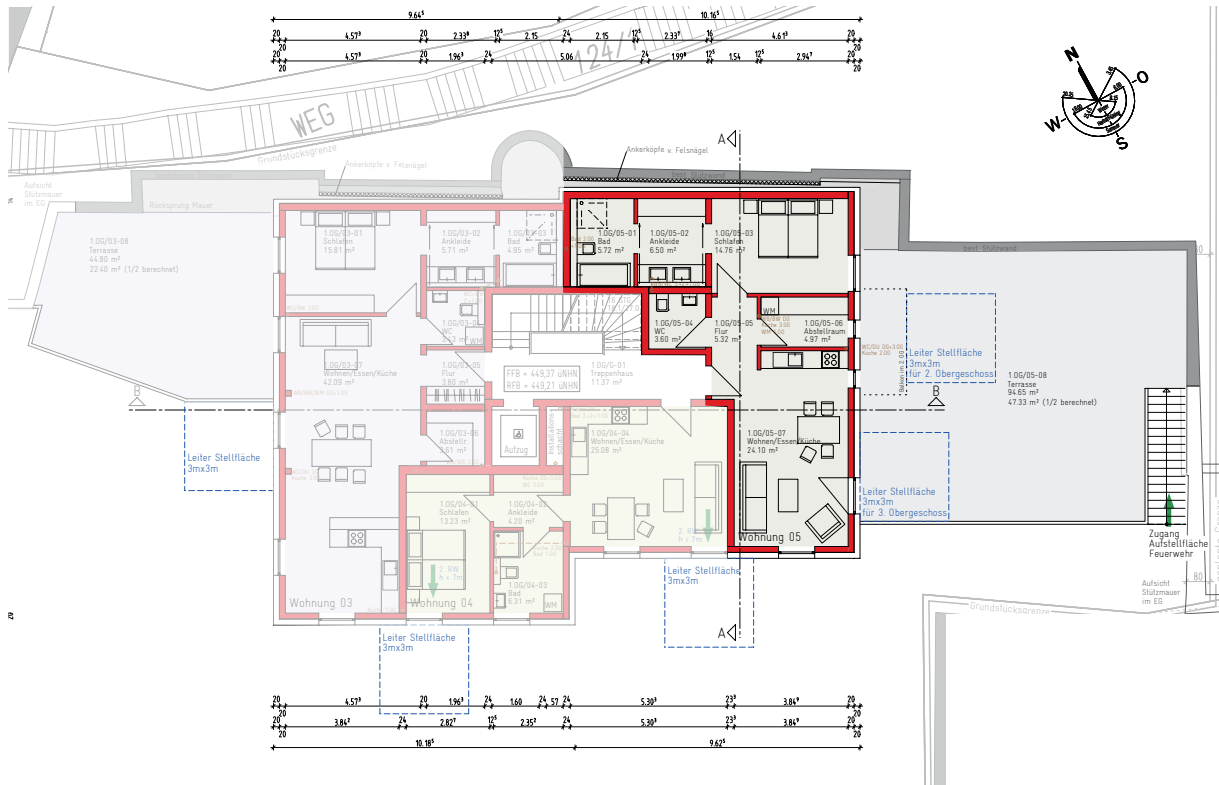
**SOLD**

## FIXTURES AND FITTINGS

Underfloor heating, sanitary fixtures in white ceramics, fittings and single-lever mixers in high quality, doorbell and intercom system with electric door opener, electric shading control, staircase with elevator, tiles in hallways, staircase, bathrooms, and toilets, triple high-quality insulating glazing, fiber optic cable connection

# LIVING

Cipher: 05 W

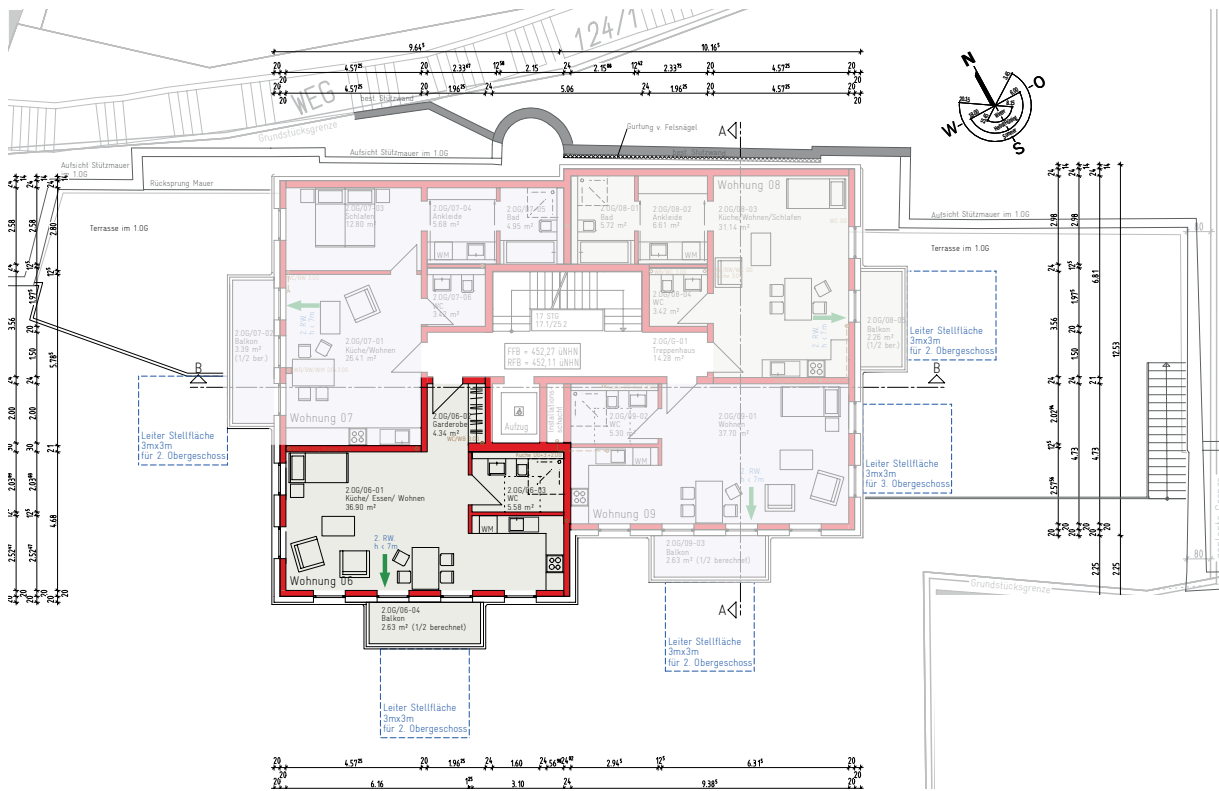


Floor:	1 <sup>st</sup> Upper Floor
Northing	East
Rooms:	2,5
Area:	88,39 m <sup>2</sup>

**SOLD**

## FIXTURES AND FITTINGS

Large terrace, underfloor heating, sanitary fixtures in white ceramics, fittings and single-lever mixers in high quality, doorbell and intercom system with electric door opener, electric shading control, staircase with elevator, tiles in hallways, staircase, bathrooms, and toilets, triple high-quality insulating glazing, fiber optic cable connection in apartment

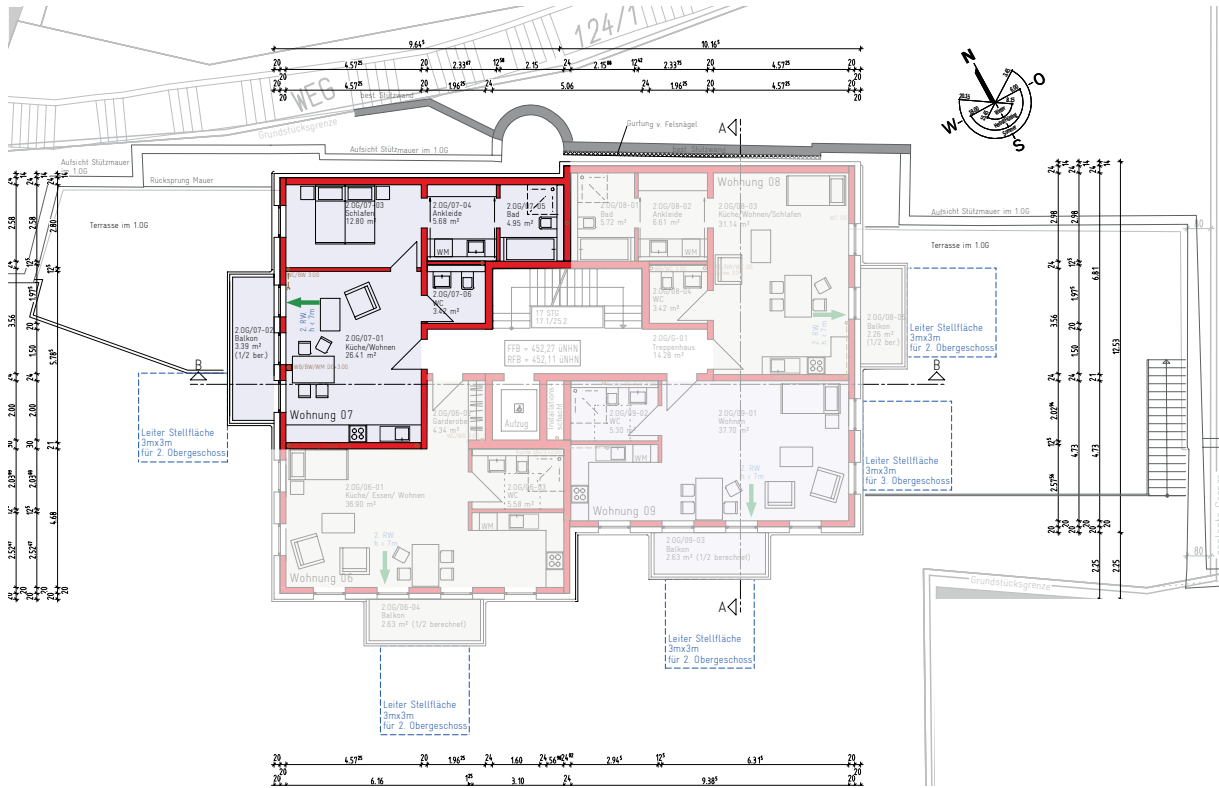


Floor: 2<sup>nd</sup> Upper Floor  
 Northing: South  
 Rooms: 1,5  
 Area: 50,10 m<sup>2</sup>

**SOLD**

## FIXTURES AND FITTINGS

Balcony, underfloor heating, sanitary fixtures in white ceramics, fittings and single-lever mixers in high quality, doorbell and intercom system with electric door opener, electric shading control, staircase with elevator, tiles in hallways, staircase, bathrooms, and toilets, triple high-quality insulating glazing, fiber optic cable connection in apartment

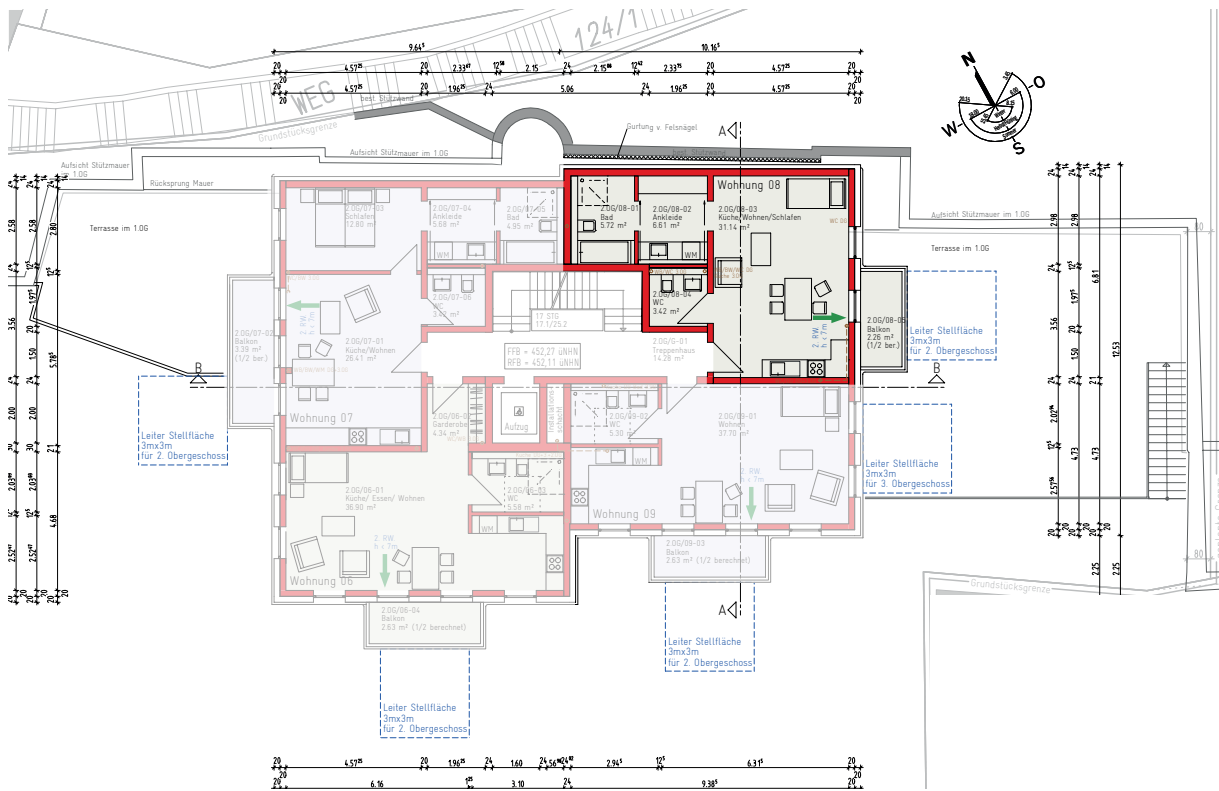


Floor: 2<sup>nd</sup> Upper Floor  
 Northing: West  
 Rooms: 2,5  
 Area: 57,59 m<sup>2</sup>

**SOLD**

## FIXTURES AND FITTINGS

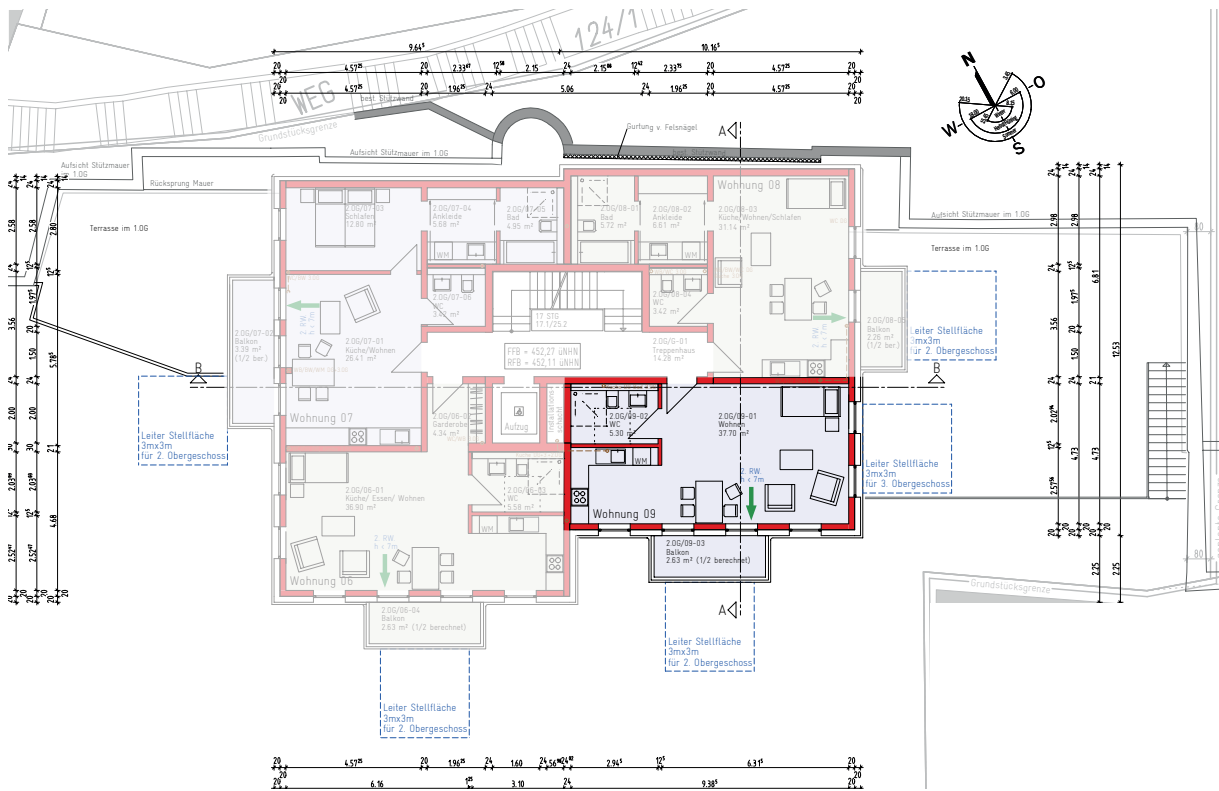
Balcony, underfloor heating, sanitary fixtures in white ceramics, fittings and single-lever mixers in high quality, doorbell and intercom system with electric door opener, electric shading control, staircase with elevator, tiles in hallways, staircase, bathrooms, and toilets, triple high-quality insulating glazing, fiber optic cable connection in apartment



Floor:	2 <sup>nd</sup> Upper Floor
Northing:	East
Rooms:	1,5
Area:	49,88 m <sup>2</sup>

## FIXTURES AND FITTINGS

Balcony, underfloor heating, sanitary fixtures in white ceramics, fittings and single-lever mixers in high quality, doorbell and intercom system with electric door opener, electric shading control, staircase with elevator, tiles in hallways, staircase, bathrooms, and toilets, triple high-quality insulating glazing, fiber optic cable connection in apartment



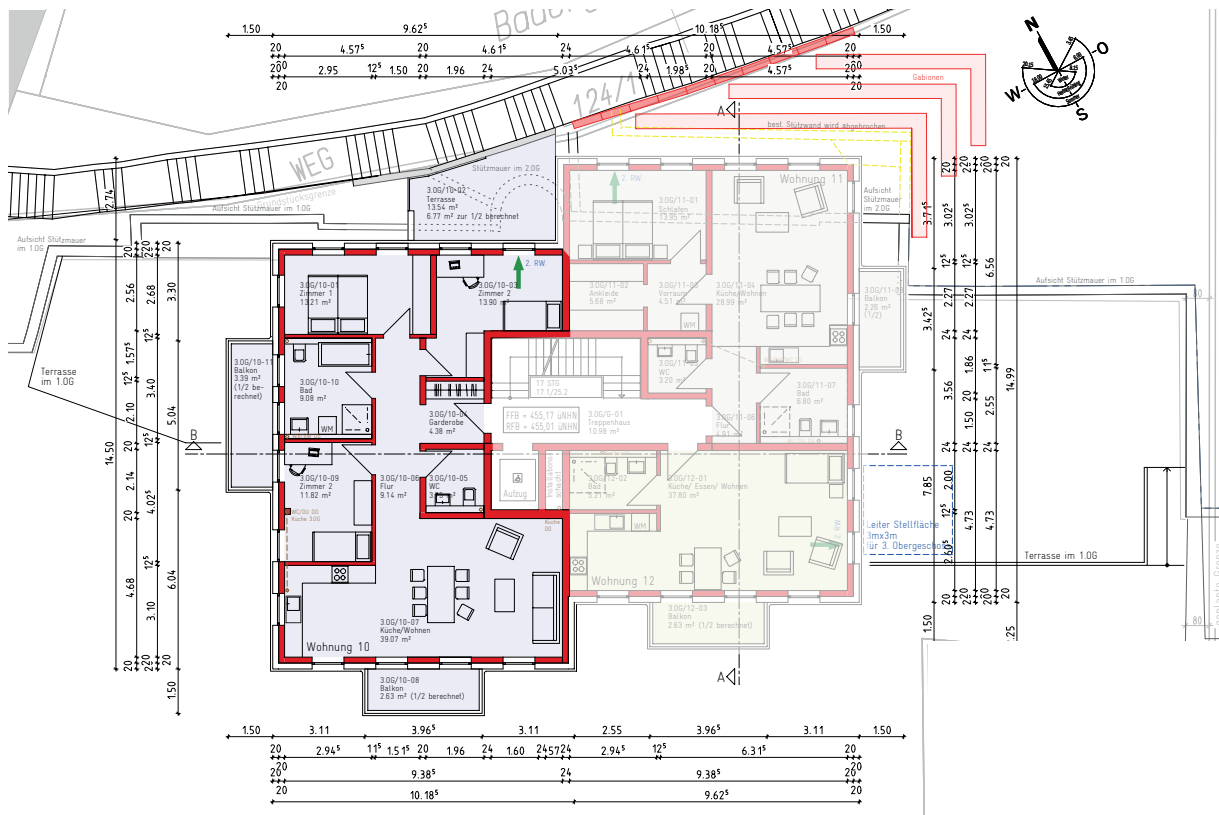
Floor: 2<sup>nd</sup> Upper Floor  
 Northing: South  
 Rooms: 1,5  
 Area: 46,19 m<sup>2</sup>

**SOLD**

## FIXTURES AND FITTINGS

Balcony, underfloor heating, sanitary fixtures in white ceramics, fittings and single-lever mixers in high quality, doorbell and intercom system with electric door opener, electric shading control, staircase with elevator, tiles in hallways, staircase, bathrooms, and toilets, triple high-quality insulating glazing, fiber optic cable connection in apartment



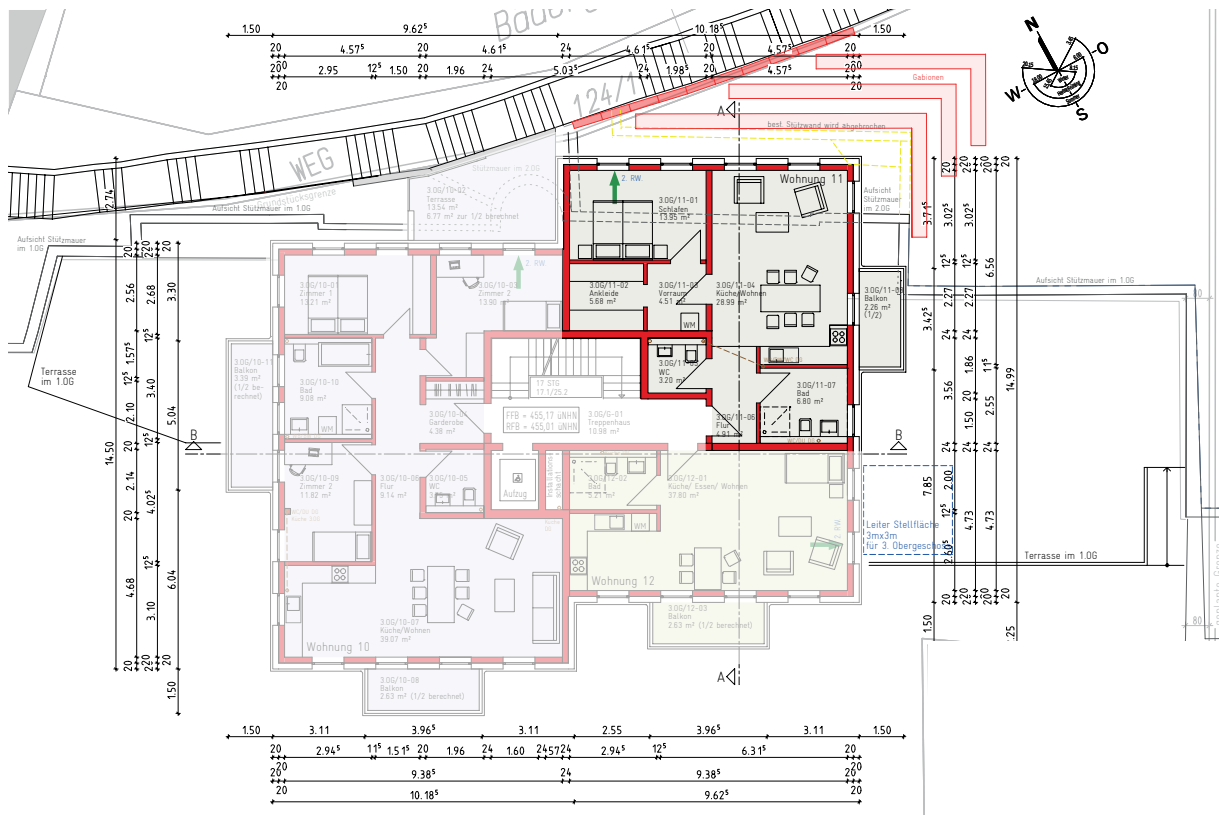


Floor: 3<sup>rd</sup> Upper Floor  
 Northing: West  
 Rooms: 4,5  
 Area: 111,75 m<sup>2</sup>

**SOLD**

## FIXTURES AND FITTINGS

Terrace, 2 balconies, underfloor heating, sanitary fixtures in white ceramics, fittings and single-lever mixers in high quality, doorbell and intercom system with electric door opener, electric shading control, staircase with elevator, tiles in hallways, staircase, bathrooms, and toilets, triple high-quality insulating glazing, fiber optic cable connection in apartment



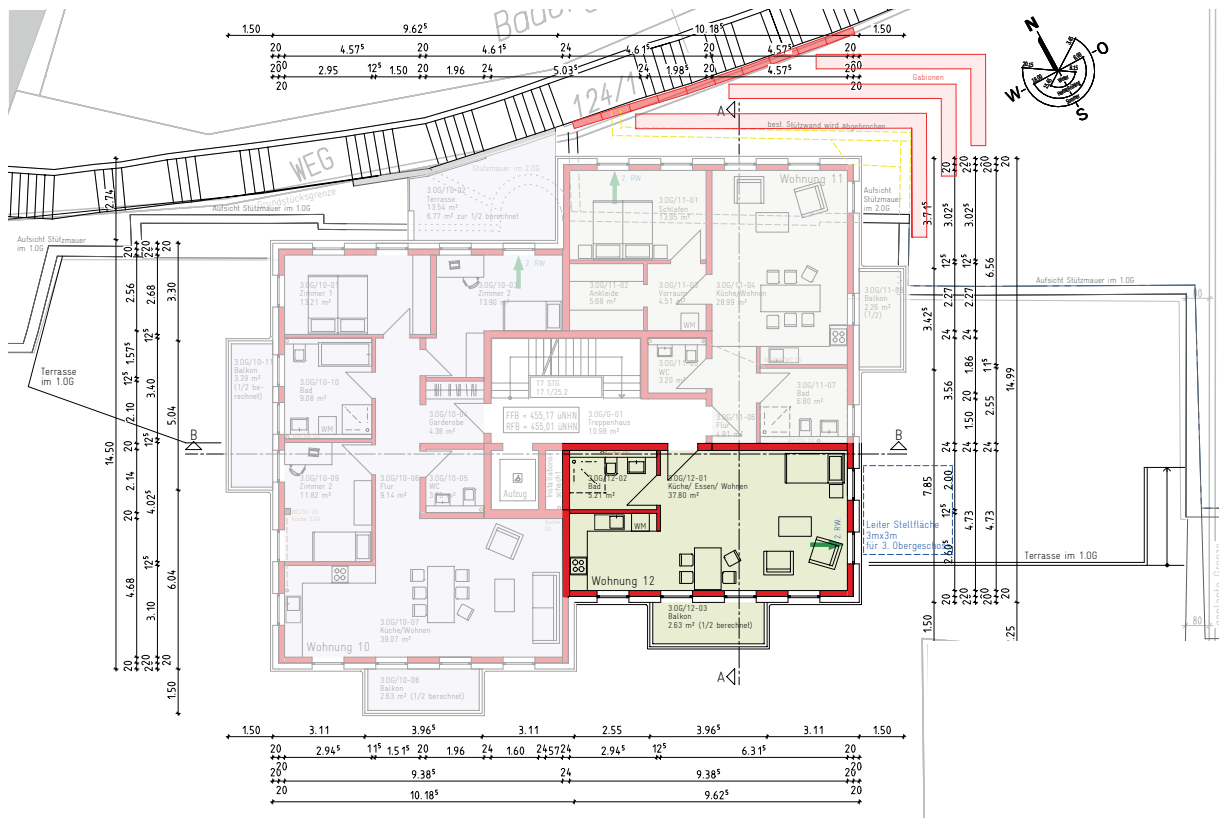
Floor: 3<sup>rd</sup> Upper Floor  
 Northing: East  
 Rooms: 2,5  
 Area: 72,05 m<sup>2</sup>

## FIXTURES AND FITTINGS

Balcony, underfloor heating, sanitary fixtures in white ceramics, fittings and single-lever mixers in high quality, doorbell and intercom system with electric door opener, electric shading control, staircase with elevator, tiles in hallways, staircase, bathrooms, and toilets, triple high-quality insulating glazing, fiber optic cable connection in apartment

# LIVING

Cipher: 12 W



Floor: 3<sup>rd</sup> Upper Floor  
 Northing: South  
 Rooms: 1,5  
 Area: 46,20 m<sup>2</sup>

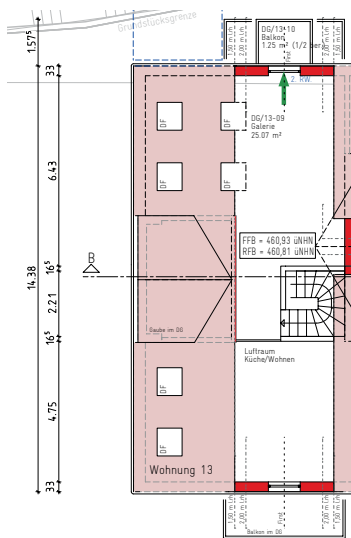
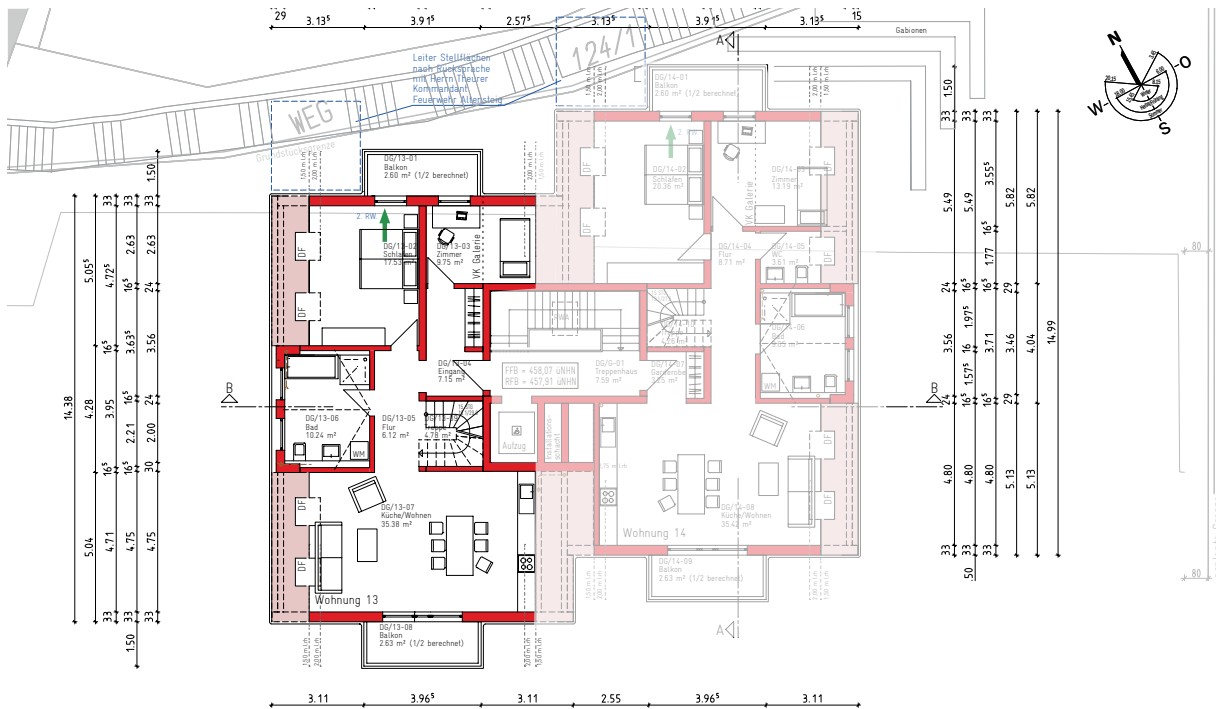
**SOLD**

## FIXTURES AND FITTINGS

Balcony, underfloor heating, sanitary fixtures in white ceramics, fittings and single-lever mixers in high quality, doorbell and intercom system with electric door opener, electric shading control, staircase with elevator, tiles in hallways, staircase, bathrooms, and toilets, triple high-quality insulating glazing, fiber optic cable connection in apartment

# LIVING

Cipher: 13 W



**SOLD**

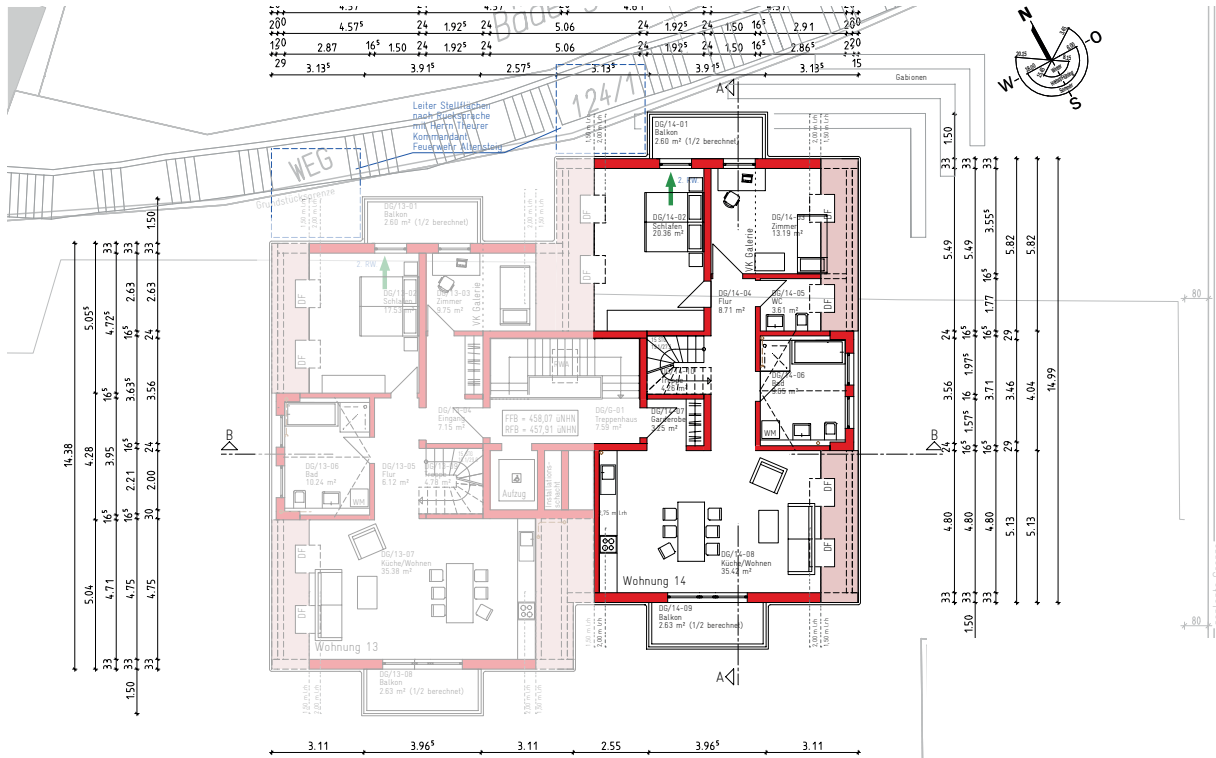
Floor: Attic Floor  
 Northing: West  
 Rooms: 4,5  
 Area: 123,87 m<sup>2</sup>

## FIXTURES AND FITTINGS

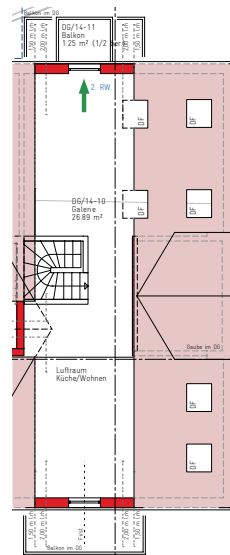
Gallery, 2 balconies, balcony on gallery, underfloor heating, sanitary fixtures in white ceramics, fittings and single-lever mixers in high quality, doorbell and intercom system with electric door opener, electric shading control, staircase with elevator, tiles in hallways, staircase, bathrooms, and toilets, triple high-quality insulating glazing, fiber optic cable connection in apartment

# LIVING

Cipher: 14 W



Floor: Attic Floor  
 Northing: East  
 Rooms: 4,5  
 Area: 134,08 m<sup>2</sup>



## FIXTURES AND FITTINGS

Gallery, 2 balconies, balcony on gallery, underfloor heating, sanitary fixtures in white ceramics, fittings and single-lever mixers in high quality, doorbell and intercom system with electric door opener, electric shading control, staircase with elevator, tiles in hallways, staircase, bathrooms, and toilets, triple high-quality insulating glazing, fiber optic cable connection in apartment