



## A Warm Welcome to Schwabachgrund

Townhouses in the east of Uttenreuth offer you the perfect home. The charming village and the residential estate combine the best of life in the countryside surrounded by nature with urban amenities and proximity to the city of Erlangen in the Nuremberg metropolitan region.

## We look forward to getting to know you



With us, you can expect not just a new home, but a partnership based on family values. Our aim is to create a harmonious relationship where tenants and landlords meet as equals.

A respectful and trusting relationship is particularly important to us. Fairness and respect are our top priorities. We believe that harmony in the tenancy is the key to a fulfilling life and a good partnership.

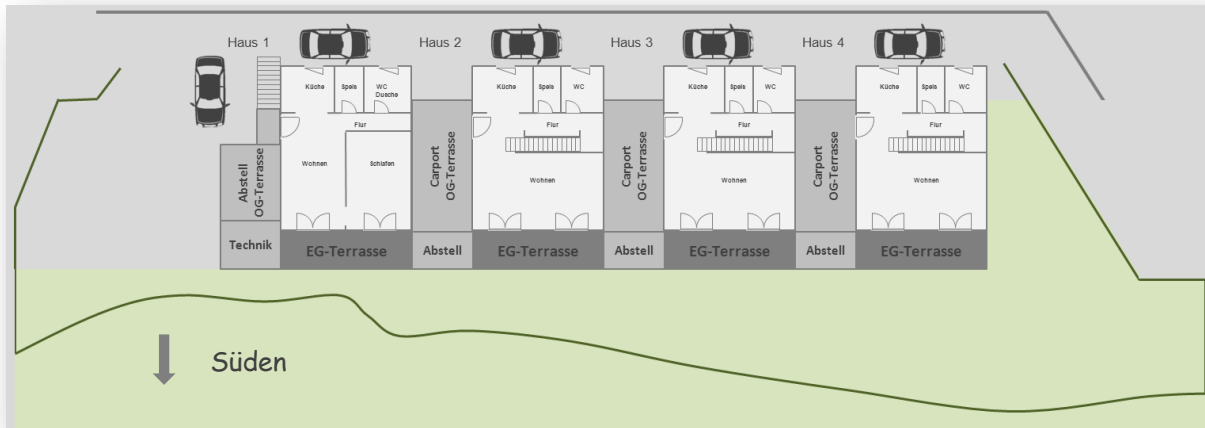
We also welcome English-speaking tenants who want to work in Germany for a few years and get to know the country, its people and its economy. Diversity is a

great asset in the international community; we value the enrichment that different cultures bring with a willingness to accept common norms.

If you are looking for a home where luxury, community and fairness go hand in hand, then you have come to the right place. We invite you to take a look at what we have to offer and look forward to meeting you.

Ulrike and Dr. Hans-Joachim Kolb, Uttenreuth

# City Houses and Apartments to Make You Feel Good



Experience urban living in a unique dimension! The exclusive residential estate offers four dream-like townhouses with a perfect symbiosis of style, elegance and nature.

Three of these homes are spacious detached houses with approximately 160 square meters of living space and a 32 square meter multi-purpose room in the basement.

House 1, located to the west, surprises with two luxurious flats, each of which promises modern living comfort at the highest level on approximately 78 square meters of living space.

## Living and Nature - United Near the City



Discover your new home in the centre of an idyllic oasis! The modern new-build property combines contemporary comfort with family-friendly interior design. Enjoy the benefits of a peaceful, natural environment while living in a state-of-the-art home.

Modern, spacious living spaces are ideal for families of all ages. Enjoy sun-flooded rooms, the calming backdrop of nature and the river landscape with the expanse of the nature reserve directly in front of the house to the south.

Welcome to your new home, where dreams become reality!

## Outside and Inside - Quality of Life at All Times



Being close to nature becomes a unique experience on the spacious "outdoor" terraces. Here you can relax, enjoy the view of green oases, inhale the fresh air to the full, celebrate with family and friends and have a good time.

In the ground floor flat, you can enjoy the terrace in front of the living and sleeping area. The special feature of the upper floor flat is undoubtedly the spacious roof terrace with an area of approx. 19 square metres. Here you can enjoy unforgettable outdoor experiences, whether relaxing in the sun, gazing at the picturesque horizon or savouring a romantic dinner under the twinkling starry sky.

## Modern, nachhaltig und innovativ



This exclusive home is designed to meet all the needs of a modern family. The ecologically and economically unique timber construction ensures a sense of well-being and sustainability. Humidity is regulated and surfaces are pleasant to the touch.

The ground floor is spacious and inviting for open plan living and cooking. This is where the whole family comes together to enjoy moments together. It is where memories are made.

Your new home, where modern functionality is combined with a feel-good atmosphere - a place where your lifestyle shines. You can look forward to it!

## Family - the Centre of Well-Being



Upstairs is an oasis of calm with a master bedroom, two cosy children's bedrooms and a spacious bathroom where you can relax.

A real highlight is the private, secluded 32 square metre roof terrace above the carport, where you and your children can enjoy the sun and views of the landscape and sky. Create your own personal space for children, wellbeing and spending time outdoors.

In the basement, a 32 square metre multi-functional room offers plenty of space for your creativity and development. It can also be used as a spacious home office.

## Uttenreuth - the Best Offers For a High Quality of Life



Shopping is a pleasure in Uttenreuth, whether at the market or at the local bakeries and butchers. You will also find a variety of speciality shops for your individual needs.

The dining scene in Uttenreuth is varied and tempting. Enjoy delicious Italian, Greek and Franconian cuisine, or indulge in first-class dining at the Hotel Schwarzer Adler.

Uttenreuth offers a school for children and first-class childcare for the very young. You will also appreciate the proximity to the renowned Franconian International School (FIS) and the secondary schools in Erlangen.



## Sustainability and Nature - With the Advantages of the Metropolitan Region



Situated directly on the picturesque banks of the River Schwabach, these family friendly homes offer unrivalled views to the south across unspoilt countryside. An oasis of tranquillity awaits you and your loved ones.

The city is not far away: Erlangen, Nuremberg and Herzogenaurach, home to renowned companies such as adidas and Puma, are all within easy reach. Siemens, the university and public transport are all within easy reach, making everyday life more convenient than ever.

The proximity to the train station, airport and motorway network means you can travel wherever you want. Quality of life, comfort and proximity to the world all in one!

## Garden and Landscape - a Unique Symbiosis



Welcome to a quality of life paradise! This prime residential location offers the perfect blend of relaxation and urbanity in a safe environment. Surrounded by the picturesque Franconian Switzerland and the extensive Reichswald forest, you can spend your leisure time in nature with hiking, biking and outdoor adventures.

Your garden includes not only the easy to maintain private area, but also the expanse of nature to the south. The picture shows a view of the property from the south, with dewy square metres of nature and landscape in a village setting. Nature obscures the direct view. It couldn't be better!

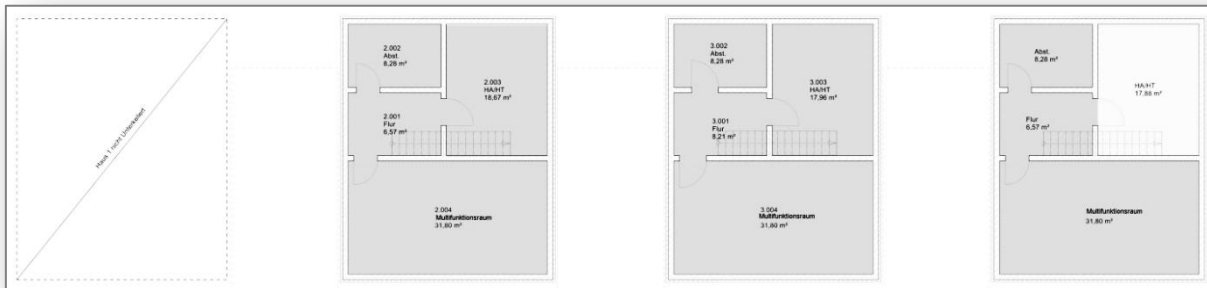
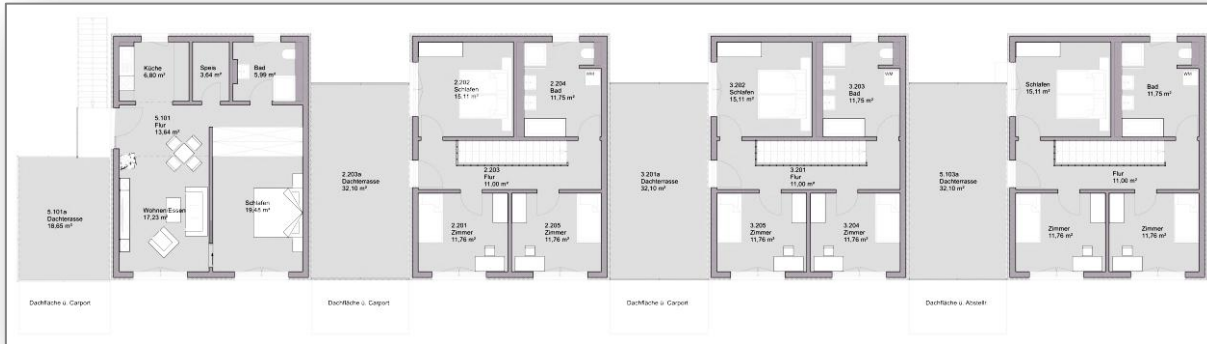
# Best Room Layout in the Houses and Flats

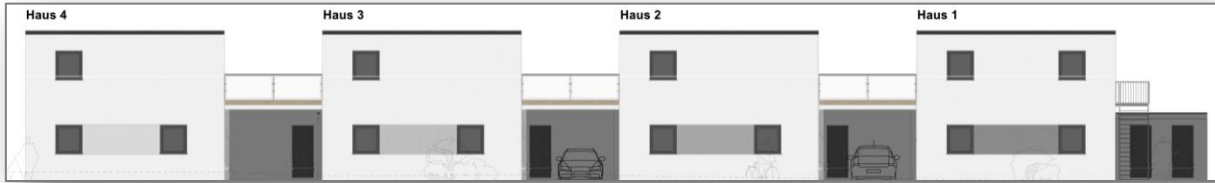


Families will find the ideal retreat and space to grow in the spacious homes. The ground floor features an open plan concept for living and cooking. Upstairs you will find the relaxation area. The functional and high quality basement creates additional space for your needs and logistics in the home.

The two apartments in the west-facing building are perfect for singles or couples and offer a cosy atmosphere and outdoor terraces.

The houses and apartments have plenty of storage space and built-in cupboards to organise everything you need for everyday life.





## Details of the Townhouses 2 - 4 Ground Floor and General Features

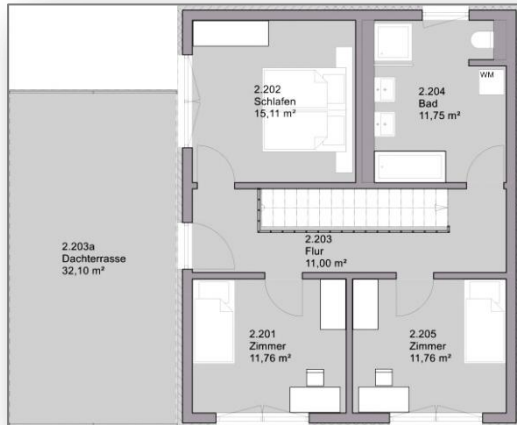


The kitchen and hallway are fully equipped with built-in furniture and appliances (convection, refrigeration, freezer, cooking, baking, microwave, sink).

The terrace on the ground floor is a functional extension of the living room to the garden and the landscape to the south.

All floors are finished with easy-care and durable stone tiles. The windows have electric shutters. All rooms, with the exception of the lounge/diner, have appropriate lighting.

## First Floor



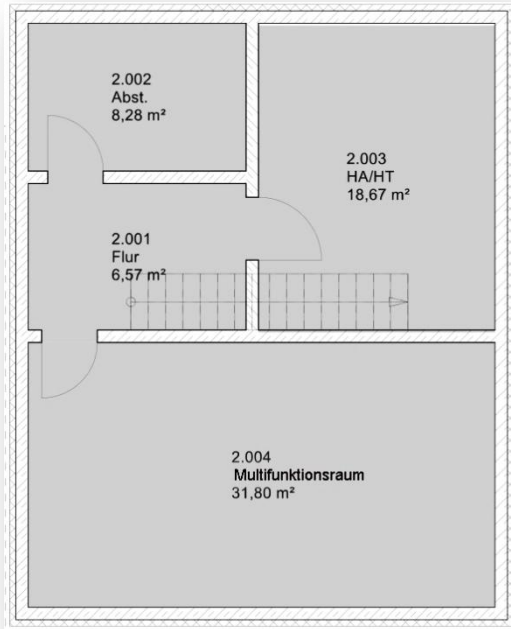
The bedroom faces west. For the teenagers, there are rooms with large south-facing windows, which let in plenty of natural light and create an ideal space to hang out and study. The low maintenance, high quality and stylish vinyl flooring creates a homely atmosphere.

The tiled bathroom is an oasis of relaxation with a shower, bath, toilet and twin basins.

All rooms are pre-wired with high quality lighting to create a pleasant atmosphere and bring the rooms to life.

Enjoy access to the spacious and secluded roof terrace where you can spend relaxing moments outdoors.

## Basement



In the basement, a spacious hallway leads to the high quality multi-functional room, which, like the living areas, is equipped with ventilation and heating. Here you can enjoy your hobbies, intensify your training or set up an efficient home office. Flexibility and convenience are paramount.

There is also a separate storage area for your personal belongings.

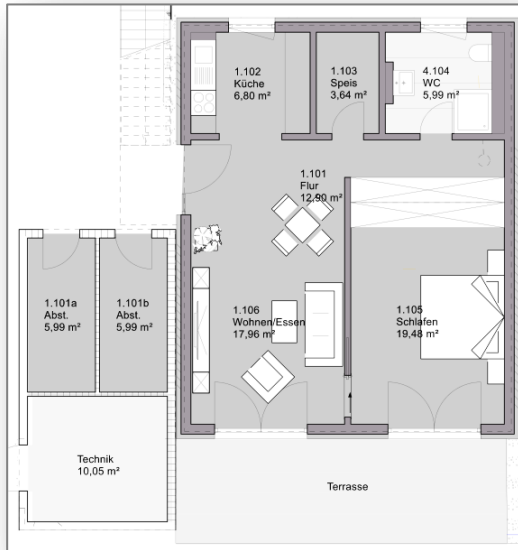
The utility room houses the building services as well as the telecommunications equipment and LAN distribution for the entire building. There is also space and connections for a washing machine and tumble dryer.

All floor surfaces are laid with easy-care and hard-wearing stone tiles. Convenient lighting is provided.



# Details of the Flats in Townhouse 1

## Flat Ground Floor



Discover modern living in an exclusive apartment! This apartment is perfect for singles or couples.

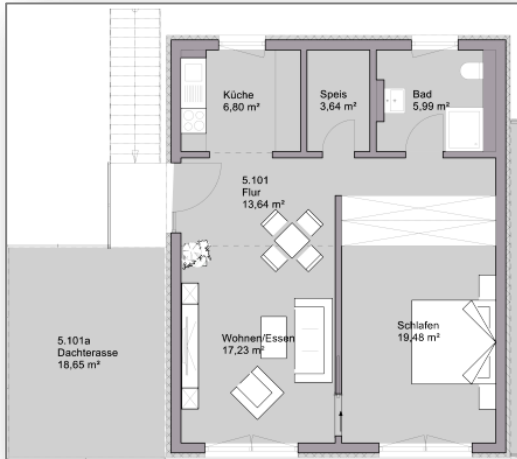
The fully fitted kitchen has all the amenities you need to prepare your favourite dishes. The bathroom has a shower, toilet, sink and space and connection for a washing machine or tumble dryer - a place to relax and refresh.

The hallway has a spacious fitted wardrobe for organisation and storage.

The easy-care vinyl flooring lends a timeless elegance to all the rooms.

There is also an outdoor storage area for your personal belongings.

## Flat Upper Floor



The charming flat on the upper floor is designed and furnished exactly like its counterpart on the ground floor. Access is via a convenient external staircase.

The special feature is undoubtedly the spacious roof terrace with an area of approx. 19 square metres. Here you can enjoy unforgettable outdoor experiences, whether relaxing in the sun, gazing at the picturesque horizon or savouring a romantic dinner under the twinkling starry sky.

This flat on the upper floor is the perfect place to experience peace, relaxation and unforgettable moments.



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