

DOLOMITENSTRASSE 2

Living.
With green
in mind.

13 apartments.
A home with room to breathe.

NEOKEEN REAL ESTATE



Illustrative AI visualisation based on the elevations. Materials and surroundings are non-binding.

A HOME IN WIESBADEN-DOTZHEIM

Thoughtfully planned. Made for living.



A residential building with 13 apartments is planned at Dolomitenstraße 2. A variety of layouts, balconies and roof terraces combine private retreats with space for everyday life.

13

Apartments

1,294 m²

Plot

5 + 4

Underground and outdoor parking spaces

Project data from the building submission documents, pp. 1-7. Visualisation is illustrative.

DOCUMENTED IN THE PLANS

Green spaces are part of the concept.

51.29

m² of green roof areas

Three areas identified on the recessed top-floor plan: 31.83 m², 15.06 m² and 4.40 m².

The landscape plan also specifies planted roofing over parts of the basement level.

Green roofs

The plans provide for green roof areas, adding planted surfaces to the building.

Considering water

The plans specify permeable paving for the driveway and parking spaces.

Space for gardens

Lawns and beds are designated as landscaped ornamental garden areas.

Space for bicycles

Bicycle storage areas are provided for in the landscape and basement plans.

Sources: landscape plan p. 3, recessed top floor p. 4, basement p. 7. 51.29 m² is the sum of the three identified areas.

AT HOME OUTDOORS

Where living meets greenery.



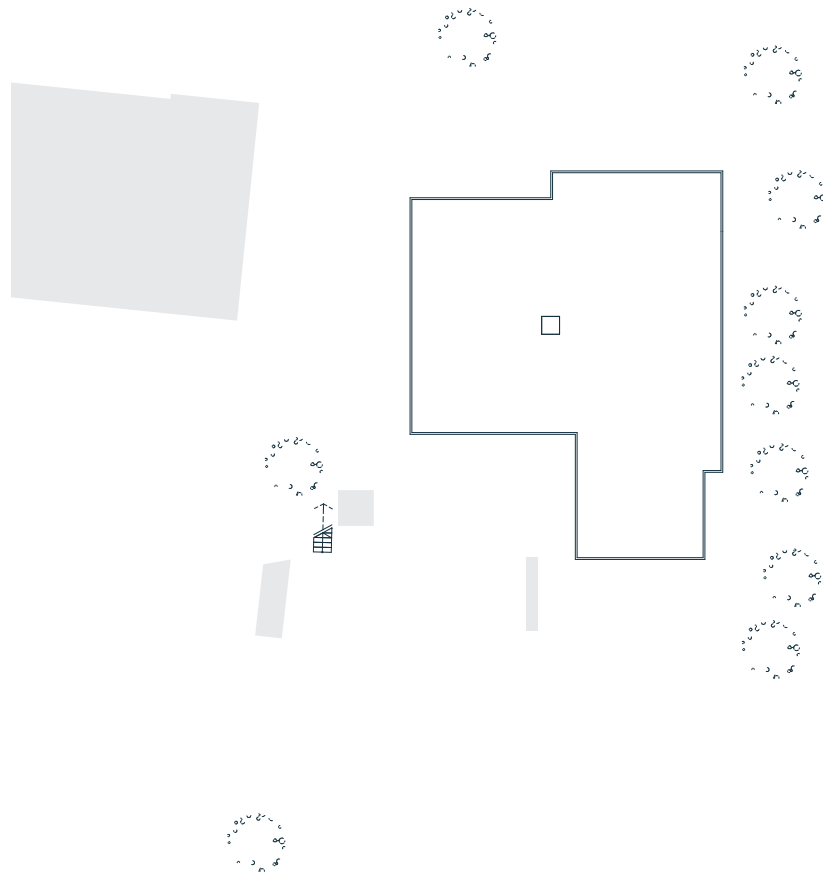
The first coffee. A quiet break. An evening outdoors.

The recessed top floor combines private outdoor spaces with adjoining green roof areas. The visualisation presents one possible interpretation of this relationship.

AI visualisation · Architecture, materials, furnishings and surroundings are illustrative and non-binding.

PLOT & OUTDOOR SPACE

Gardens, pathways and mobility.



The landscape plan

Landscaped areas with lawns and beds frame the building. Four outdoor parking spaces and the driveway are positioned towards the street.

Bicycle areas and the main and secondary entrances complete the layout.

Original plan 24-N 01-302, 17 July 2026 · Source p. 3 · Reduced reproduction, not to scale.

SPACE FOR EVERYDAY LIFE

Cook. Gather. Feel at home.



A shared centre of daily life.

The layouts bring cooking, dining and living together in open spaces. Separate bedrooms and additional rooms provide space for privacy, family or work.

The interior concept translates this layout into a warm, calm living atmosphere.

AI visualisation · Architecture, materials, furnishings and surroundings are illustrative and non-binding.

13 APARTMENTS · DIFFERENT WAYS OF LIFE

Which layout suits your life?

4

2-room apartments

WG 3, 6, 7 and 11

Open-plan living with one separate bedroom.

8

3-room apartments

WG 1, 4, 5, 8, 9, 10, 12 and 13

An additional room for family, guests or work.

1

4-room apartment

WG 2

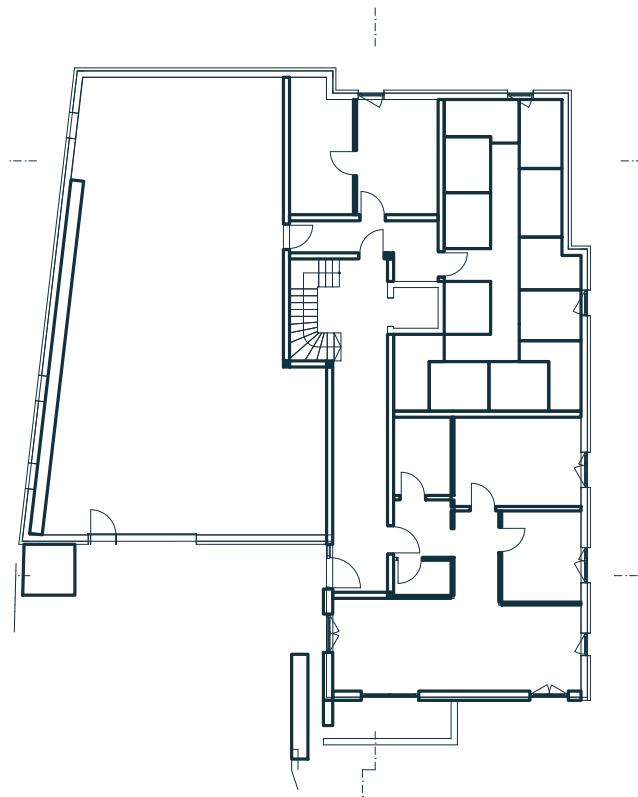
Three separate bedrooms complement the living area.

Distribution shown in the plans: one apartment on the basement level, four on the ground floor, five on the first floor and three on the recessed top floor.

Room counts derived from plans pp. 4-7; the kitchen/dining/living area counts as one room, in addition to bedrooms.

ORIGINAL PLANS

Basement Level



WG 1 · Living and ancillary spaces

A 3-room apartment with a terrace complements the underground garage, cellar storage and technical spaces. Bicycle storage areas are also shown.

Original floor plan, 16.07.2026 · Source p. 7 · Reduced, not to scale. Details and areas as shown on the original plan.

ORIGINAL PLANS

Ground Floor



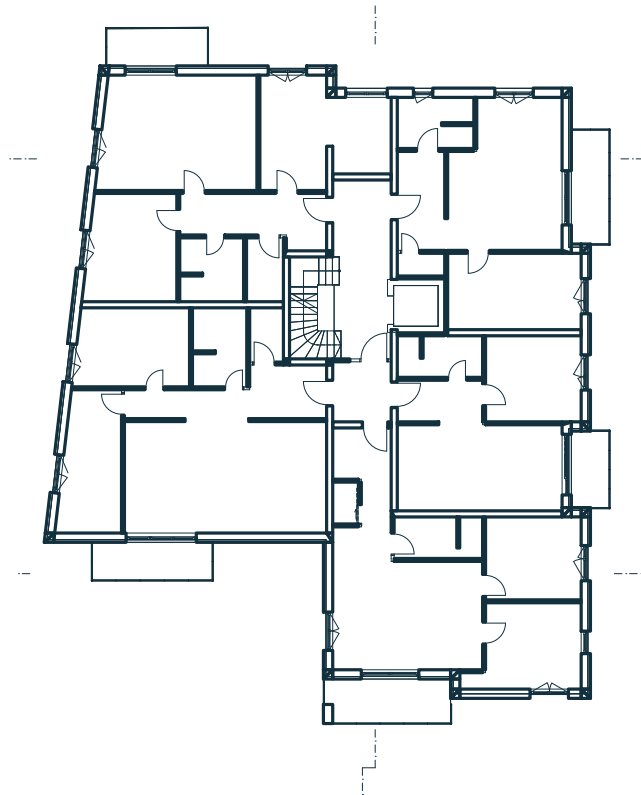
WG 2-5 · Space for different needs

Four apartments with different layouts. WG 2 has four rooms; WG 3 has two; WG 4 and WG 5 each have three. Balconies extend the living spaces.

Original floor plan, 30.06.2026 · Source p. 6 · Reduced, not to scale. Details and areas as shown on the original plan.

ORIGINAL PLANS

First Floor



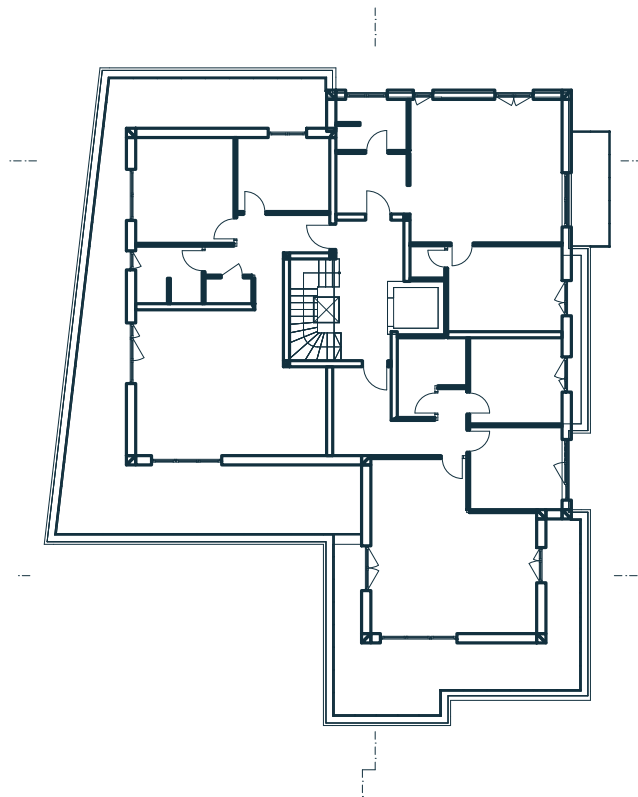
WG 6-10 · Five individual layouts

Two 2-room and three 3-room apartments. The layouts combine open living spaces with separate bedrooms and additional rooms.

Original floor plan, 22.05.2026 · Source p. 5 · Reduced, not to scale. Details and areas as shown on the original plan.

ORIGINAL PLANS

Recessed Top Floor



WG 11-13 · Living with outdoor space

One 2-room and two 3-room apartments. WG 12 has one roof terrace and WG 13 has two. Green roof areas complement the recessed top floor.

Roof terraces on the plan:

WG 12: 14.14 m²

WG 13: 15.82 m² + 25.50 m²

Geometric areas, not areas counted towards the living space.

BUILDING FORM & FACADES

The design from four perspectives.



North-East / North-West

South-East / South-West

Original elevations: 24-N 01-308 and 24-N 01-309 · Source pp. 13-14 · Reduced, not to scale.

LEVELS & ACCESS

From basement to recessed top floor.



Four levels

The sections show the basement, ground floor, first floor and recessed top floor. The building form responds to the sloping terrain.

The floor plans specify a lift with a capacity of 600 kg or eight people.

Sections A-A / B-B, 24-N 01-307, 22 May 2026 · Source p. 12 · Reduced, not to scale.

TRACEABLE INFORMATION

What the documents show.

Project & Plot	13 apartments; 1,294 m ² plot; 5 underground and 4 outdoor parking spaces.	pp. 1-2
Sustainability Features	Green roof areas, permeable paving, gardens and bicycle storage areas.	pp. 3-4, 7
Living Concept	Floor plans for basement, ground floor, first floor and recessed top floor.	pp. 4-7
Building Form	Sections and four building elevations.	pp. 12-14

Based on the supplied building submission documents, reference BAR633015/26, bearing the Wiesbaden building authority review stamp dated 14 September 2026. Design: Zeichenbüro Schulz, Kerstin Schulz, architect.

Visualisations interpret the design; fittings, materials, planting and surroundings are illustrative. Contract and construction documents are authoritative. Original technical drawings retain their German annotations.



YOUR NEXT STEP

Discover your new home.

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Illustrative AI visualisation.

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