



SCHOTTENSTRASSE 3+5

OLD TOWN REGENSBURG

FACTS BUILDING



- 1 Unique in this location:
11 underground parking spaces
- 2 19 residential units with Balcony or
terrace facing the inner courtyard
- 3 2-room apartments from
approx. 32 m² to approx. 53m²
- 4 429 m² plot area
- 5 889 m² total living space
- 6 Year of construction 1983
- 7 No monument protection
- 8 Camera surveillance





Cathedral St. Peter

City Theatre

Bismarckplatz

Schottenstraße 3+5



FACTS POSITION



- 1 Central old town location in the immediate vicinity of Bismarckplatz and the city theater
- 2 Shops, doctors and pharmacies reachable on foot in just a few minutes
- 3 Local recreation such as Dörnbergpark, cafés and restaurants around the corner
- 4 In the immediate vicinity of St. Peter's Cathedral, Eiserner Steg, Steinerne Brücke and much more.
- 5 In just 5 minutes on the motorway or in 15 minutes to the OTH and university





Schottenstrasse with a
view of Bismarckplatz



REGENSBURG

WORLD HERITAGE

Regensburg is impressive both historically and culturally, and is a UNESCO World Heritage city with currently almost 170,000 inhabitants and a catchment area of around 700,000 people.

As an internationally sought-after tourism destination and one of the most important economic centers in Germany with respected universities and leading high-tech companies, Regensburg ranks among the TOP 12 cities in Germany with very high future prospects and currently has the second highest job density among major German cities. The gross domestic product per inhabitant is 85,451 euros (as of 2020)

A rich cultural life with a diverse museum landscape, theaters, indoor and outdoor leisure opportunities for the popular and trend sports scene (including alpine sports, American football, baseball, ice hockey and golf) as well as the attractive location and nature make Regensburg an inspiring and livable city.

The increase in population numbers is resulting in an increasing shortage of potential space and increasing competition for use of the remaining potential space.





Cathedral St. Peter

Schottenstraße 3+5

Stone bridge



REGENSBURG UNITED TRADITION & MODERNITY

Well-known sights, impressive architecture and the enchanting old town attract numerous tourists to Regensburg every year.

But in addition to buildings such as the Stone Bridge, the Patrician Towers or the Regensburg Cathedral, the UNESCO World Heritage city has even more to offer. Regensburg presents itself today as a dynamic business and scientific location, a modern metropolis and a lovely (adopted) home.

Its reputation as the “most northern city in Italy” precedes Regensburg. For good reason: joy of life and a sense of enjoyment can be felt everywhere - in the traditional beer gardens as well as in the charming cafés, rustic pubs, bars and restaurants. The local restaurateurs know how to combine traditional cuisine with international influences.

Regensburg's cultural scene is also diverse: Experience history, art, music and dance in top-class museums, galleries and exhibitions, on the stage of the theater or in the concert hall.

Regensburg has developed into a modern business location over the past decades.

Large international corporations such as BMW, Infineon, Osram, Continental and Vitesco are considered top employers. But medium-sized companies and innovative start-ups are also located in Regensburg and guarantee first-class jobs.

Regensburg has also been a university location since the 1960s. With the University of Regensburg, the East Bavarian Technical University and the University of Catholic Church Music, the city is now home to three universities. Regensburg has also had a university hospital since 1992. More than 30,000 students shape the character of the city and give Regensburg its young and hip flair.

Education in Regensburg is also very important for the little ones. The city offers a wide selection of schools from primary school to high school, thus creating the best conditions for the future.

REGENSBURG ON THE PULSE CURRENTLY



THE SCHOTTENSTRASSE

Unlike today, Bismarckplatz was difficult to reach from the south until the medieval city wall was demolished after 1863 and you had to take the route via Emmeramer Tor, Ägidienplatz and Beraiterweg. From Bismarckplatz there was no direct access to the tree-lined Fürstenallee, which was built in 1781 and where garden houses and villas were built, such as. B. the Dörnbergpalais, completed in 1806. The country road coming from Munich and Augsburg, today's Kumpfmühler and Augsburger Straße, also ended there.

The first sugar factory was built there in 1838, but was closed in 1888 and replaced by today's justice building. The breakthrough through the city wall south of Bismarckplatz and the filling of the city moat were urgently needed; they were only permitted in 1863, but then carried out immediately. The connection between Bismarckplatz and the country road coming from Augsburg was achieved with the Schottenstrasse, which is only 150 m long. The newly created street coincided with the ancient Roman military road to Augsburg, the via Augustana, which was lined with extensive Roman burial grounds all the way to the suburb of Kumpfmühl.



OBJECTDETAILS

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The apartment building is centrally located in Regensburg's old town.

The residential complex, consisting of a total of 19 well-designed two-room apartments ranging from 32 m² to 53 m², is fully rented.

What is absolutely unique in this old town location is the underground car park with 11 camera-monitored parking spaces.

Almost all apartments have a balcony or terrace with a view of the leafy inner courtyard. When tenants changed, extensive renovations and repairs were carried out. There are also storage rooms and drying rooms for laundry in the attic.

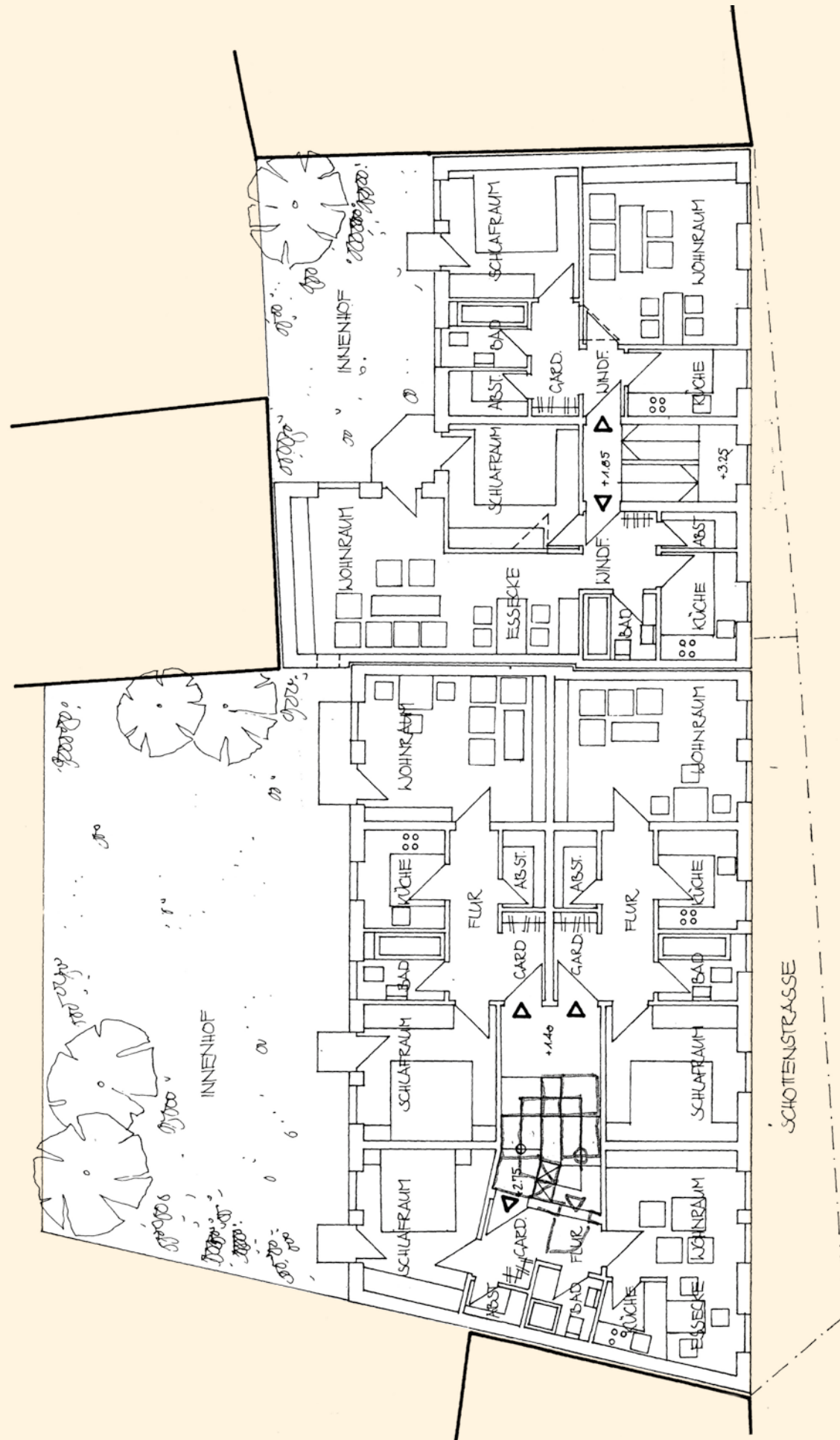
A social rental agreement only exists until the end of 2025. The dedicated Rieger property management company will take care of all matters.





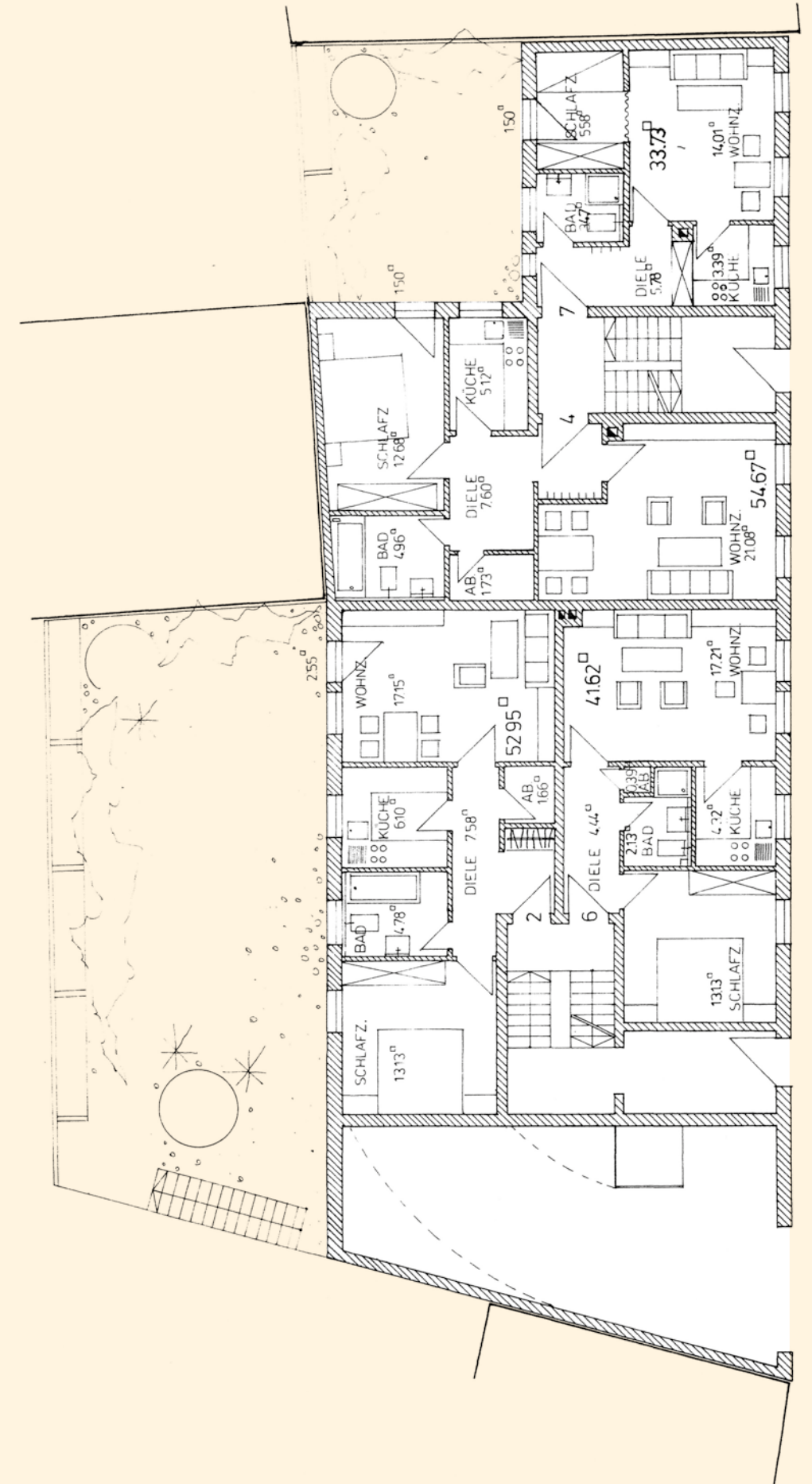
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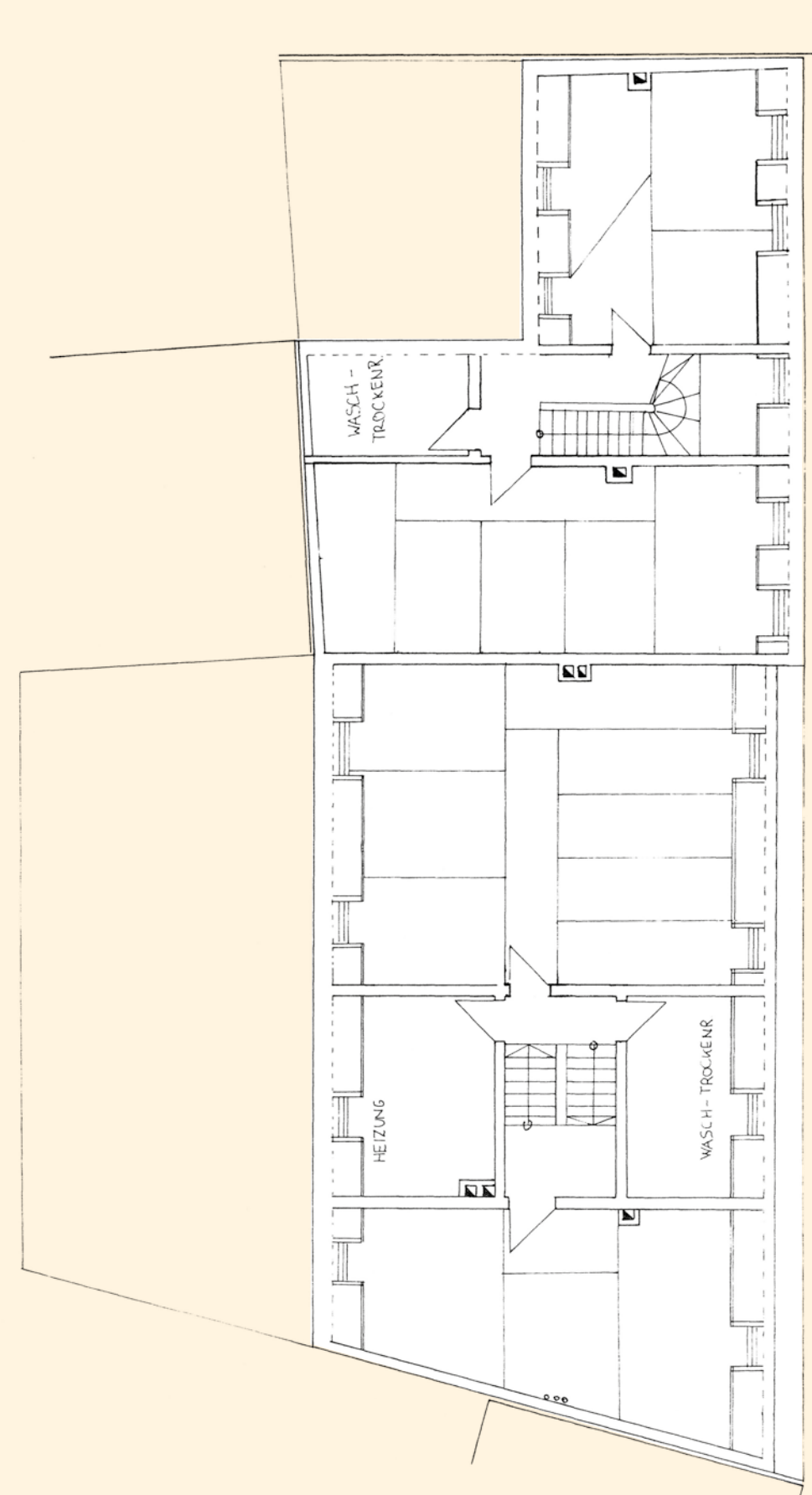
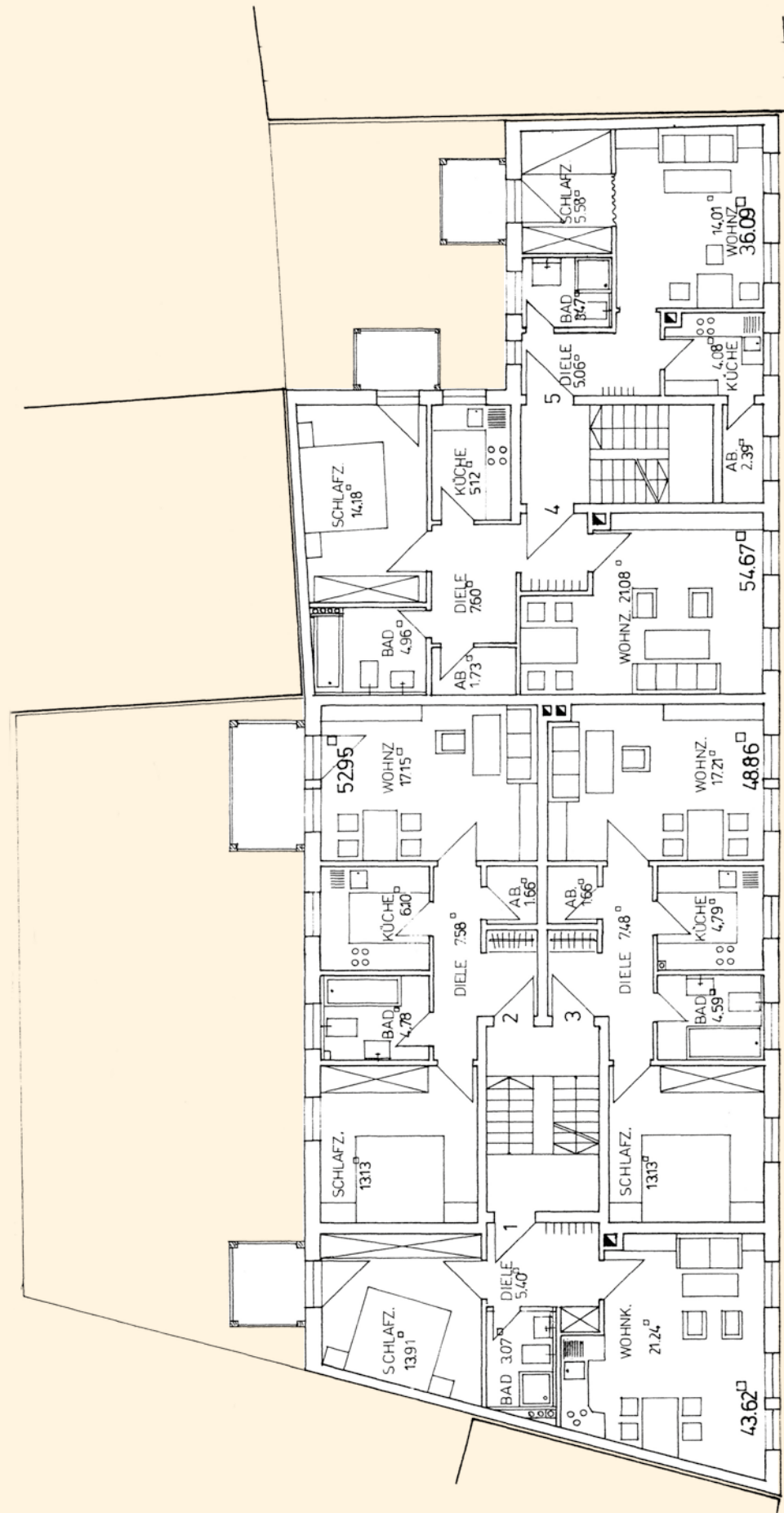
GROUND FLOOR



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UPPER FLOOR 1

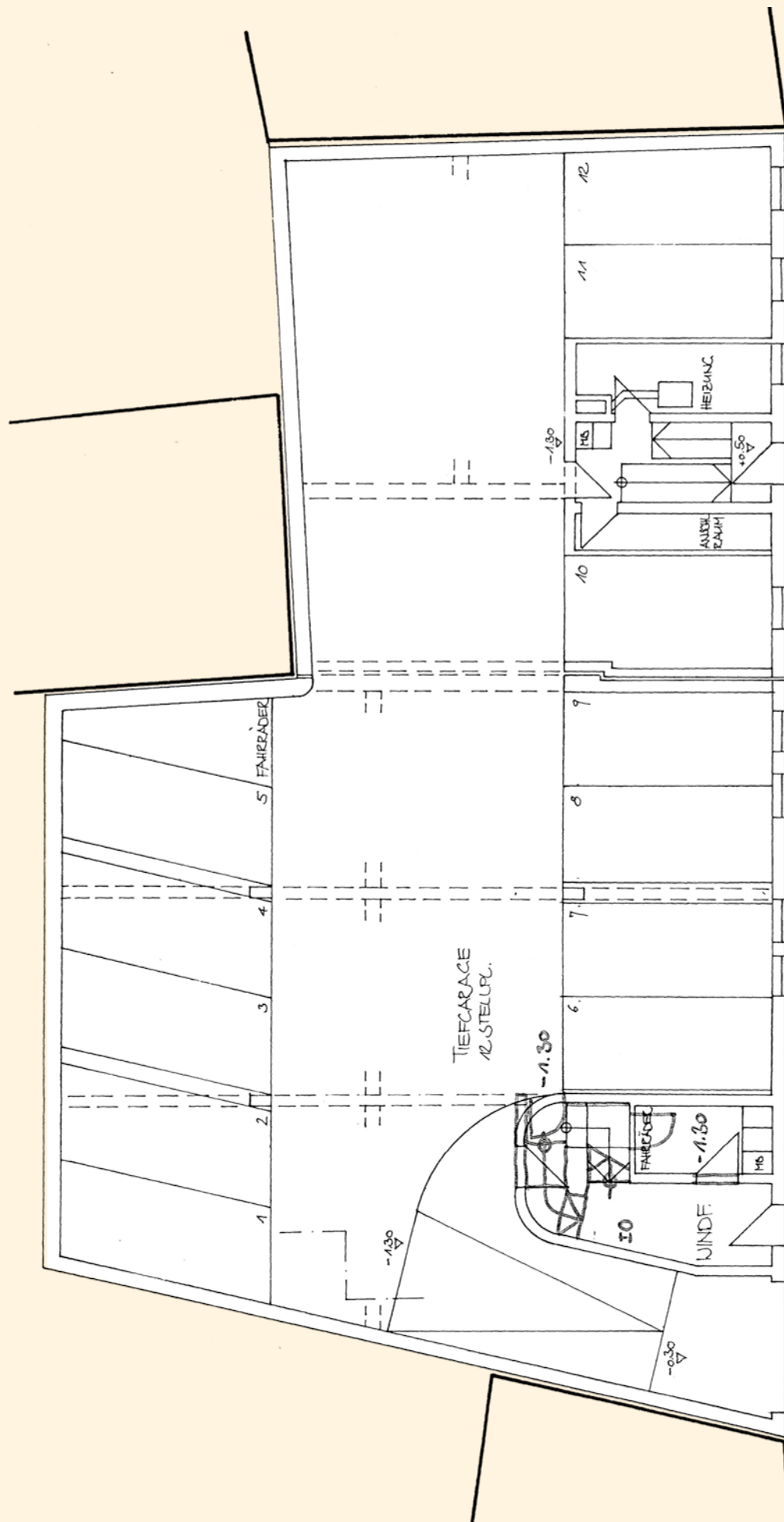






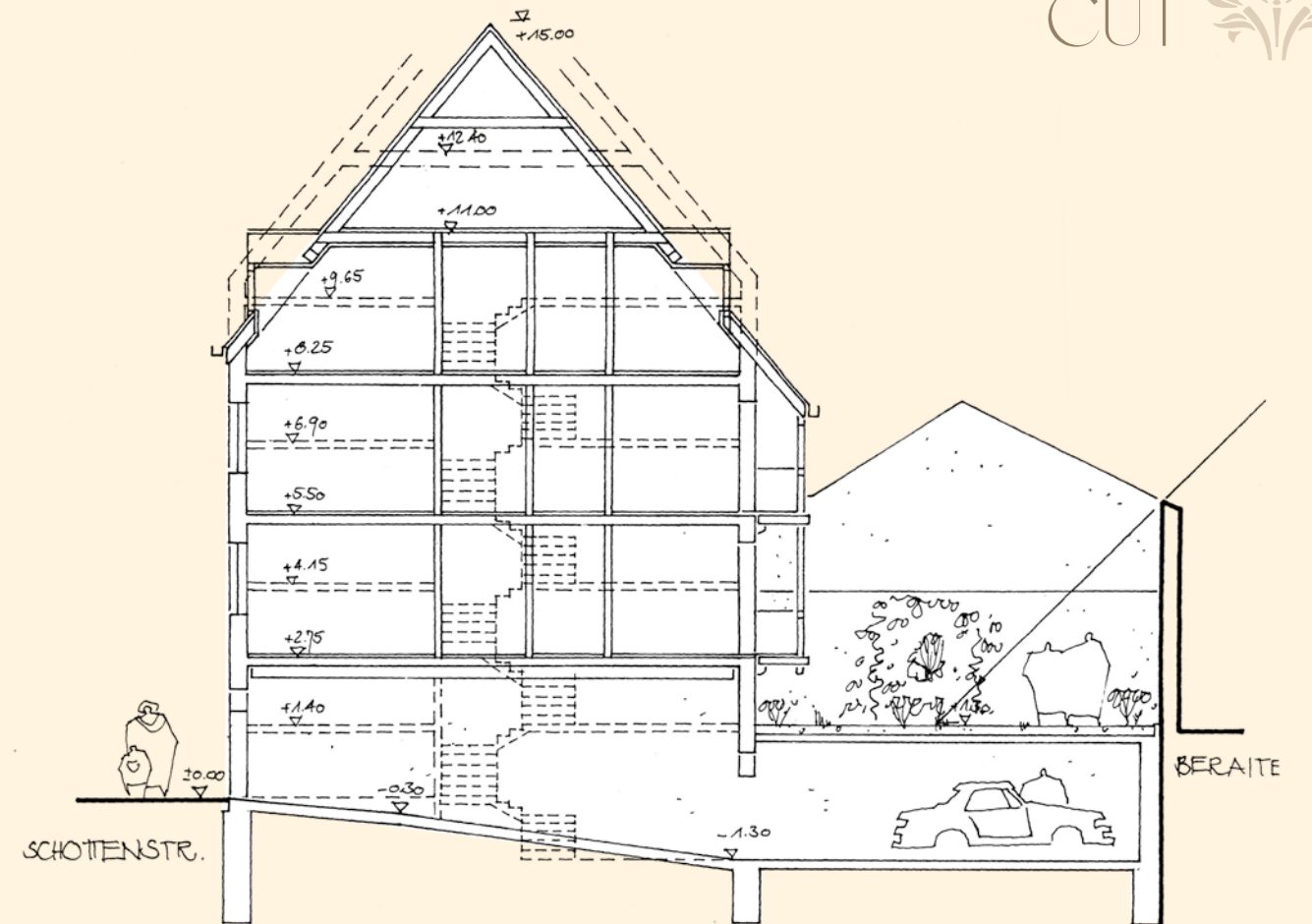
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CELLAR & UNDERGROUND CAR PARK

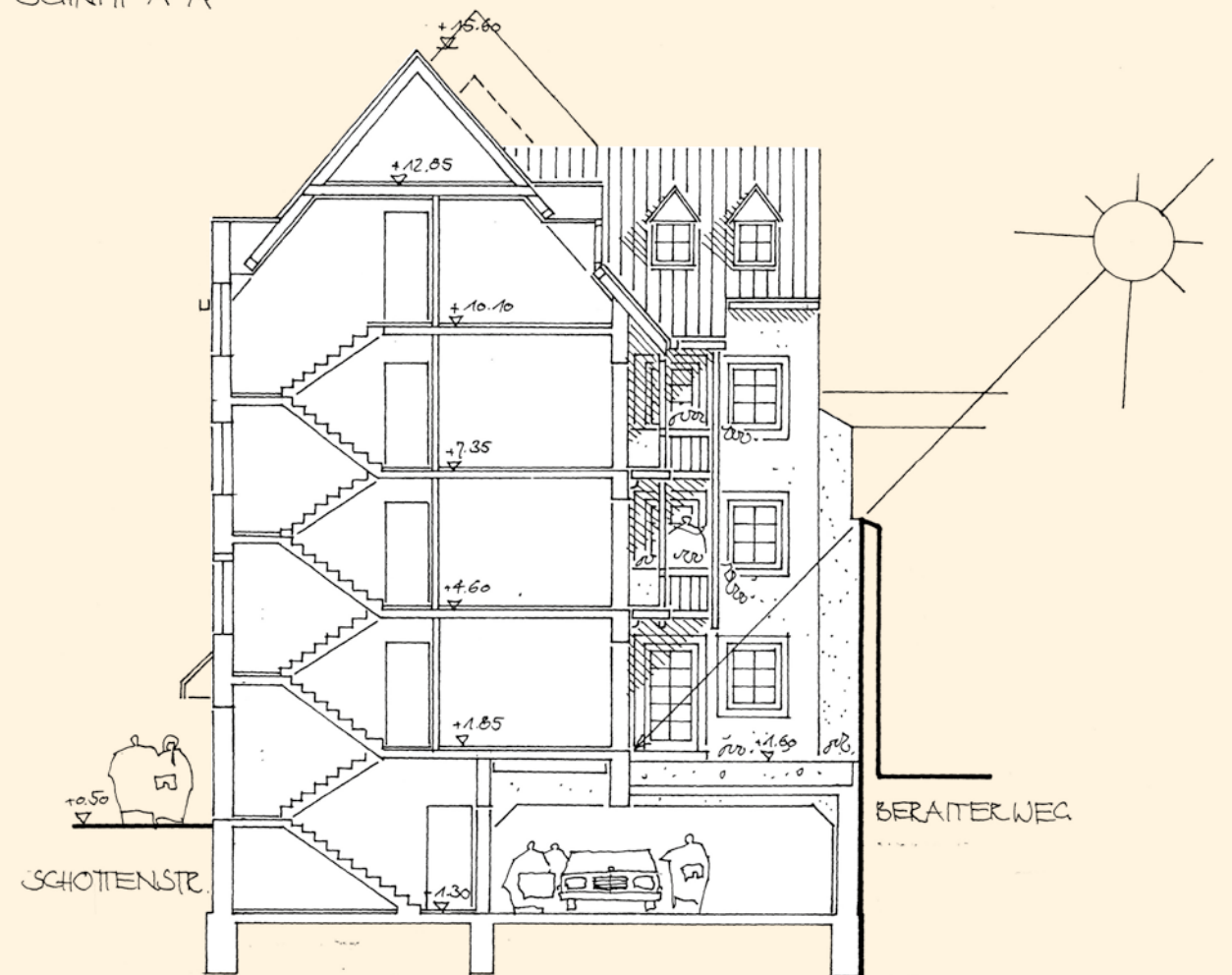


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CUT



SCHNITT A-A



SCHNITT B-B ANSICHT SÜDEN



ATTENTION TO DETAIL

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As part of the renovation, particular attention was paid to the special conditions of the building. The renovation work was carried out under the strictest, self-imposed quality standards. Only the best materials, products and brands were used.

Dormers, balconies, roof terraces and an inviting courtyard contribute to the living ambience.

We are pleased that you took the time for this short documentation and hope that we have given you a little insight into our property.

Of course, this representation cannot replace a personal impression and a viewing of the property. We sincerely invite you to this.







CONTACT

SCHOTTENSTRASSE 3+5

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Also visit on the Internet,
Here you can enjoy a drone flight over the
property and the exposé for download in
German and English.

www.hutkoenig.de/schottenstrasse



