



49° 27` 38"N 11° 2` 28"O

Johannis90 Object description:

The former brush factory from 1925 was upgraded in terms of energy efficiency and fire protection between 2010 and 2012. Particular emphasis was placed on the character of the old building during the renovation. Style elements such as lattice windows and room heights of some 3.60 meters, the spacious entrance area with a cross-vaulted ceiling and the open staircase testify to the original industrial character of the building.

The entrance and stairwell area was refined with elaborate wall tiles up to the second floor in the 1920s. The wall tiles in these areas, as well as the floor tiles on the ground floor, are still in their original form and belong to the continuation of the end of Art Nouveau. In addition to the entrance area and the staircase, the industrial architecture can also be seen in the living rooms. Window heights of up to 2 meters testify to the special nature of the Johannis90 property.



Overview:

- Completely renovated historic factory building (ENEV, fire and noise protection)
- - Downtown location in St. Johannis
- - High rooms and windows
- - Spacious staircase
- - In-house underground car park
- - Cellar compartments with their own electricity connection
- - Covered bicycle parking space
- - Sensor-based light control
- - Locking system
- - Video surveillance
- - Free satellite system connection
- - Fiber optic internet connection
- - Networked object, no reading dates for heating and hot water
- - Caretaker and cleaning service
- - New central heating (10/23)
- - Laundry room with general washing machine

Location:

The good infrastructure with countless shopping opportunities, cafes and restaurants, public transport, the banks of the Pegnitz as a neighbor and the old town 900 meters away, show the advantages of the location of Johannis90.

Public transport, here the stop for tram line 6, is only a few meters away from the property.

The number 6 tram and the U3 subway line at Klinikum Nord are also just 900 meters away.

The district still has numerous historical buildings and facilities such as the Hesperide Gardens. The adjacent old town, one kilometer away, with the Imperial Castle, the Albrecht Dürer House or the banks of the Pegnitz, which are also within walking distance, are just a few examples of the high quality of living in St. Johannis.

Within the radius of Johannis90 there are:

- Outdoor swimming pool
- Green areas
- Pegnitz
- All doctors and pharmacies
- Clinic/hospital
- Pubs/Bars/Cafes
- Restaurants
- supermarkets like Norma,
Netto and REWE
- Butcher
- Laundromat
- retail (floral, art
and bookstores, clothing stores
shops, drugstore
- Old town/castle
- Subway/Tram
- Banks
- School/Playgrounds

Johannis90 Equipment of apartments:

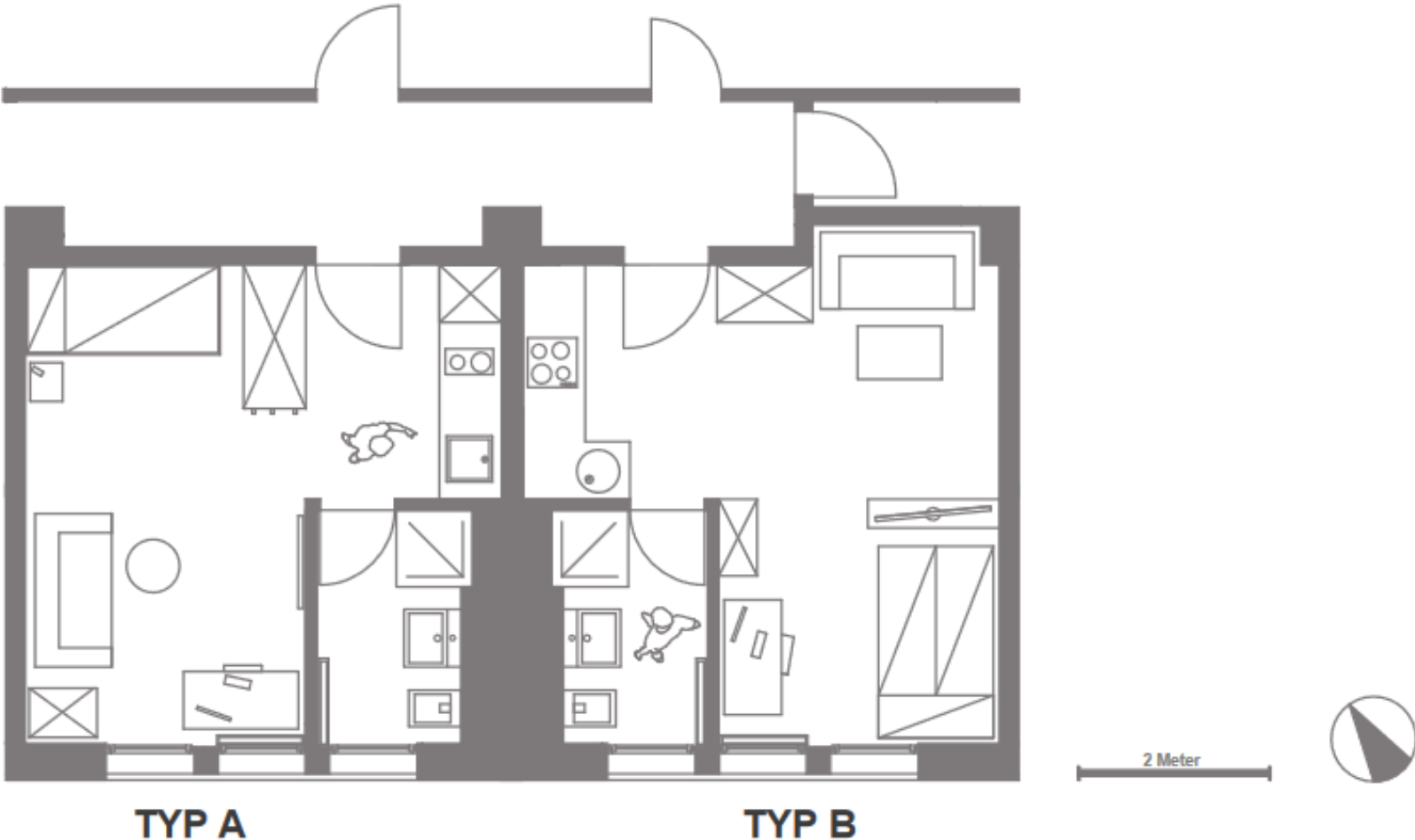
Basically there are two different floor plan types, Type A and Type B. The room sizes including bathroom vary between 20m² and 27m².

Each of the apartments has its own bathroom, some of which were renovated in 2023 with a shower and real glass partition as well as a sink and toilet. The modern fitted kitchens have a 2-zone stove, microwave, sink and wall units with lighting

Short summary:

- Triple glazing
- South/West orientation
- Intercom
- Fiber optic internet
- Satellite connection in the living room
- Bathroom with window (except for special apartments)
- Room height 3.20 to 2.80 meters
- Window height 1.40 to 2.00 meters
- Modern pantry kitchens (150 to 180cm)
- Own cellar compartment with socket
- Underground parking space possible
- Flexible floor plans
- Glass shower partition in the bathroom included
- Fully furnished upon request

Floor plan variants:



Johannis90 furnished apartment tents:

Vacant apartments can be fully furnished at the request of the new residents. From 2026, all apartments will always have their own new kitchenette. If desired, the units will be equipped as follows:

Living/sleeping area:

- Bed including mattress
- bedside table
- Dining table with chairs
- Ceiling lights
- bedside table
- Bedside lamp
- floor lamp
- LED Smart TV
- Dresser
- Wardrobe
- Carpet
- Couch with table
- Seating furniture
- Murals



Prices apartments

:

- Monthly rental costs for apartments:	380,00 Euro
- Monthly rental costs for fitted kitchen from:	ab 15,00 Euro
- Monthly costs for additional costs*	100,00 Euro
 Total costs from	 495,00 Euro

* The monthly advance payment for additional costs includes the following items: caretaker, house cleaning, garbage, water and wastewater, heating, hot and cold water, property tax and other costs in accordance with the current statutory operating costs regulations. The administrator bills all costs once a year. The costs for internet and electricity are not included in the advance payment for additional costs.

The above monthly basic rent refers to an unfurnished unit!

Johannis90 Fair rental

- Calculation of rental costs according to the Nuremberg rent index (as of 2024)
- No index rental agreements
- Annual utility bill
- Rent increase exclusion for 3 years
- Monthly termination after the minimum rental period
- Conscientious modern administrator (e.g. digital bulletin board and WhatsApp service)

The contract period is 24 months and can be terminated with a notice period of 3 months according to the German Civil Code (BGB). If neither party terminates the contract, the rental period will be extended indefinitely. Before the start of the rental period, a deposit equal to three months' rent must be paid to the owner. The owner/manager undertakes to place the rental deposit in an escrow account

Nuremberg, 03.04.2026

We are happy to provide you with further information. You can also find additional information about the property and the apartment on the homepage :

www.Johannis90.de

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