



## Attractive building lot with an existing building in a prime location in Malsch



### Informazioni sull'Agente

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Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 640,189.25

### Posizione

Nazione:	Germany
Stato / Regione / Provincia:	Baden-Württemberg
Città:	Malsch
Cap:	76316
Pubblicato:	21/06/2026

### Descrizione:

Attractive building lot with an existing building in a prime location in Malsch—the town center and mountain forest are right next door

No commission!!!

An exceptional lot in a highly sought-after location in Malsch is for sale. The property combines the advantages of a central town center location with immediate proximity to the mountain forest, offering a rare combination of good infrastructure, nature-oriented living, and a high quality of life. The lot covers 941 m<sup>2</sup>, is fully developed, and features a gentle slope with an attractive west-facing orientation. The sunny location and the possibility of subdividing the lot open up a wide range of potential uses—from renovating and modernizing the existing building to constructing a new structure or developing multiple residential units (subject to regulatory approvals). The property features a two-story single-family home from the 1960s with a total living and usable area of approximately 240 m<sup>2</sup>. The building has never been occupied and is currently in the shell stage. The existing structure and the solid construction, including the roof truss, are in good structural condition and provide a solid foundation for completion, renovation, an addition of another story, or an extension. A new building permit was obtained for the property in 2024. In addition, current, dimensionally accurate plans—including a new survey—as well as concepts for a possible subdivision of the property are available.



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Interior finishing work has not yet been carried out. The walls are exposed brick and unplastered; no screed work has been done. Installation slots have already been cut in some areas. An oil-fired central heating system is installed and operational. The basement features a small laundry room with water and sewer connections, as well as an existing electrical service connection.

**Highlights at a glance:**

- 941 m<sup>2</sup> lot in a sought-after location on the edge of town
- Close proximity to the mountain forest
- Gently sloping, west-facing lot
- Fully developed
- The property can be subdivided
- Existing two-story building with approx. 240 m<sup>2</sup> of living/usable space
- Solid construction and intact roof structure
- Diverse development and expansion possibilities
- New building permit from 2024 available
- Current survey and dimensionally accurate plans available
- Ideal for owner-occupiers, developers, or investors

This rare property offers the opportunity to realize a custom residential project in one of Malsch's most attractive locations, while benefiting from existing approved plans and a valuable existing structure.

9045 Real Estate is an independent boutique agency based in Germany with a network of partners—specializing in exclusive real estate and tailored consulting services.

The town of Malsch is one of the most sought-after places to live in the Karlsruhe district and perfectly combines living close to nature with excellent infrastructure. Nestled between the Rhine Valley and the foothills of the northern Black Forest, Malsch offers a high quality of life in a scenic setting.

The historic town center, with its wide range of shopping options, restaurants, doctors, pharmacies, as well as kindergartens and schools, is easily accessible. At the same time, the immediately adjacent forests and recreational areas invite residents to enjoy walks, hikes, and a variety of leisure activities.

Thanks to excellent transportation links, the cities of Karlsruhe, Rastatt, Baden-Baden, and Ettlingen are quickly accessible by both car and public transportation. The Malsch train station, with connections to the regional rail network, and the proximity to the A5 highway make this location particularly attractive for commuters.

The property on offer is situated in an exceptionally sought-after location in the town center, in the immediate vicinity of the Bergwald. This rare combination of a central residential location and a natural setting gives the property a special charm and offers ideal conditions for sophisticated living in one of the municipality's most attractive residential areas.

As a general rule, we recommend having the building code compliance reviewed by a specialized attorney. All details are based exclusively on information provided to us by our clients. Our company assumes no liability for the completeness, accuracy, or timeliness of this information. Subject to errors and prior sale. Delivery by arrangement. The taxes incurred at the time of purchase, as well as notary and



land registry fees, are to be borne by the buyer.

The sale is commission-free for the buyer—no additional brokerage fee applies.

## Comune

Finito piedi quadrati: 240 mq

Dimensione del lotto: 941 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/HOHM-T282/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/HOHM-T282/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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