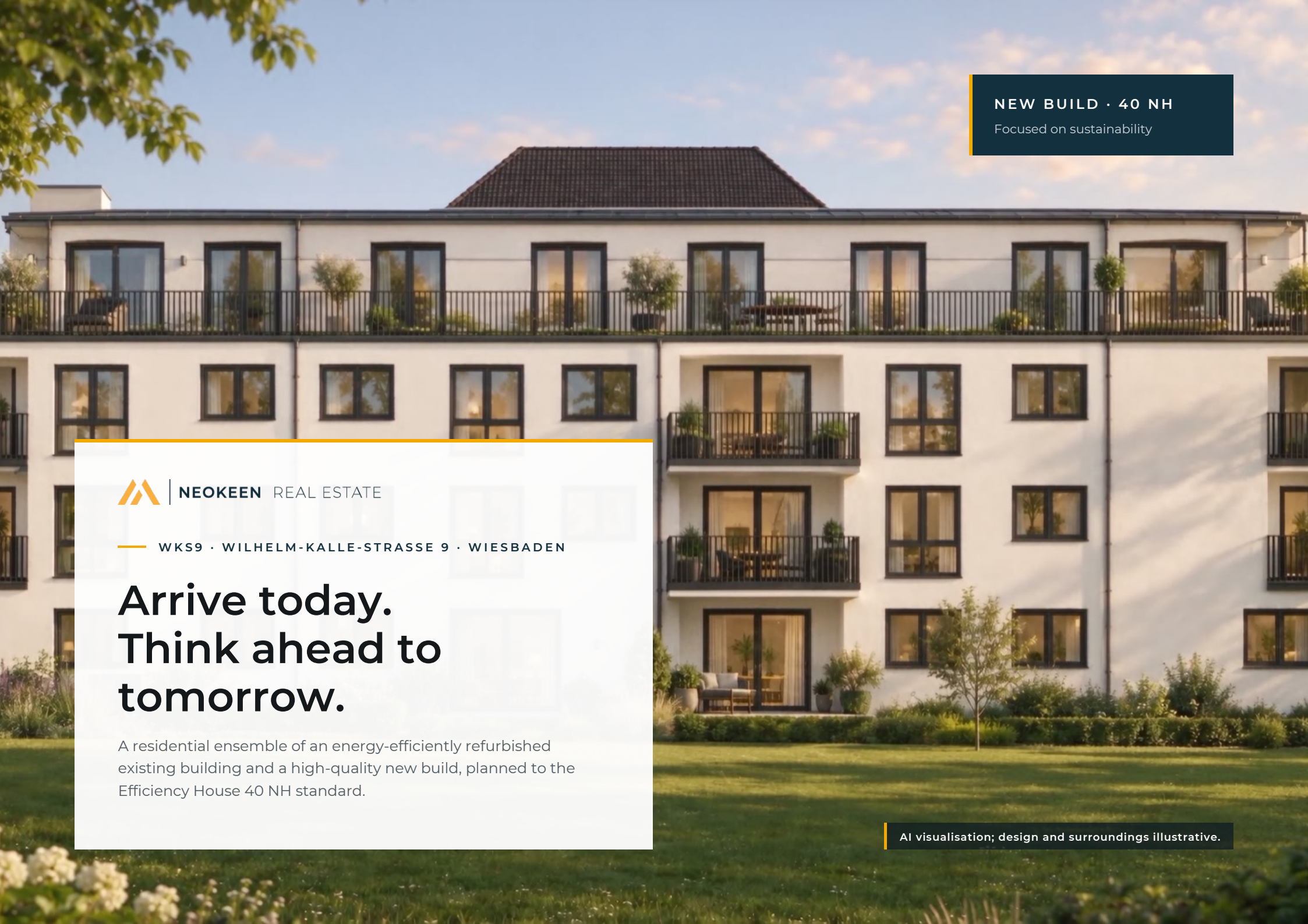


NEW BUILD · 40 NH
Focused on sustainability

NEOKEEN REAL ESTATE

WKS9 · WILHELM-KALLE-STRASSE 9 · WIESBADEN

Arrive today. Think ahead to tomorrow.

A residential ensemble of an energy-efficiently refurbished existing building and a high-quality new build, planned to the Efficiency House 40 NH standard.

AI visualisation; design and surroundings illustrative.



Exterior view: non-binding AI visualisation.

THE LIVING CONCEPT

One home.
Many possibilities.

WKS9 combines the refurbishment of an existing building with a high-quality new build. In Wiesbaden-Biebrich, a residential ensemble is taking shape for many different ways of life.

01 **An existing building with a future**

Energy-efficient refurbishment and contemporary comfort come together in the existing building.

02 **Sustainable new build**

The planned Efficiency House 40 NH standard and the targeted QNG seal define the new-build section.

03 **Living at the top**

The penthouse level combines generous floor plans with roof terraces.

SUSTAINABLE NEW BUILD

40 NH

EFFICIENCY HOUSE

Planned standard for the new-build section

Built for today. Designed for tomorrow.

Sustainability is the guiding idea behind WKS9. Both parts of the ensemble combine living comfort with high energy standards.

New build

The new build is planned as an Efficiency House 40 NH (German efficiency standard). The Quality Seal for Sustainable Buildings (QNG) is being targeted.

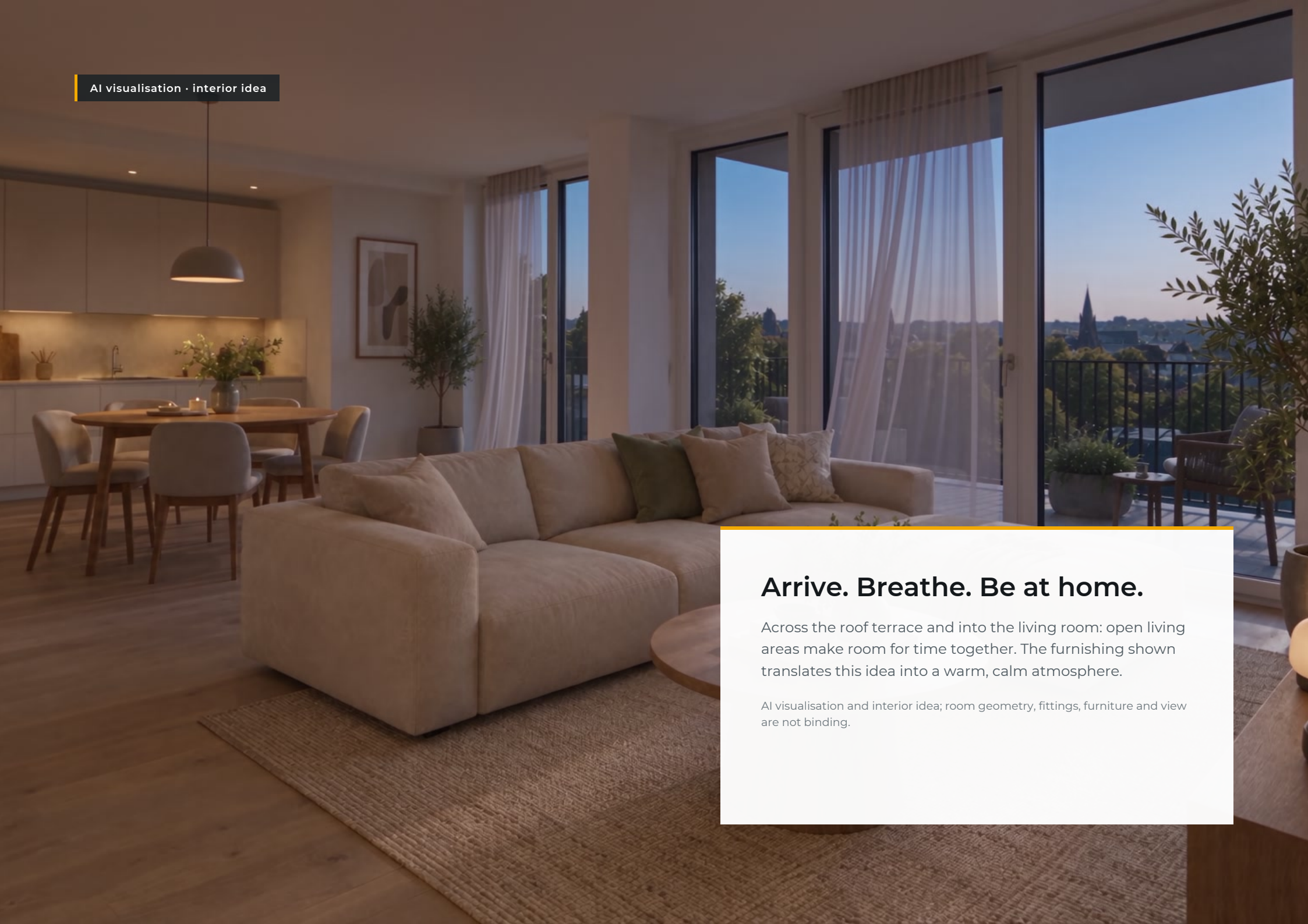
Existing building

For the existing building, an energy-efficient refurbishment to the Efficiency House 70 EE standard is planned.

Expert guidance

Planning follows the sustainability criteria of the DGNB (German Sustainable Building Council). An energy efficiency consultant and a DGNB-certified auditor are accompanying the project through to completion.

> The 40 NH designation refers exclusively to the planned new-build section. Energy standards and QNG are planned or targeted; the contract documents are authoritative.



Arrive. Breathe. Be at home.

Across the roof terrace and into the living room: open living areas make room for time together. The furnishing shown translates this idea into a warm, calm atmosphere.

AI visualisation and interior idea; room geometry, fittings, furniture and view are not binding.

APARTMENT TYPES

Which home suits you?

Living ideas based on the current new-build floor plans: from a two-room home with terrace to a penthouse with roof terrace. The plan excerpts show selected floors of the new building.



GROUND FLOOR

2 rooms

Living area, separate kitchen zone, bedroom and bathroom. A terrace extends the private living space.

TERRACES ON PLAN

18.57 m² / 23.24 m²



UPPER FLOORS

3 rooms

Living, dining and cooking as a shared centre. Plus a bedroom and one further room.

BALCONIES

According to each floor plan



PENTHOUSE

4 rooms

Open living area, bedroom and two further rooms. Bathroom and separate guest WC.

ROOF TERRACE ON PLAN

35.64 m² each

Outdoor areas are stated as geometric plan areas. They do not correspond to the chargeable living space. The presentation is intended as orientation within the apartment types. AI visualisations; furnishing and design illustrative.

GROUND FLOOR · 2 ROOMS

Opening life to the outdoors.

Two rooms and an outdoor space of your own: the ground-floor plans combine a generous living room with a separate bedroom.

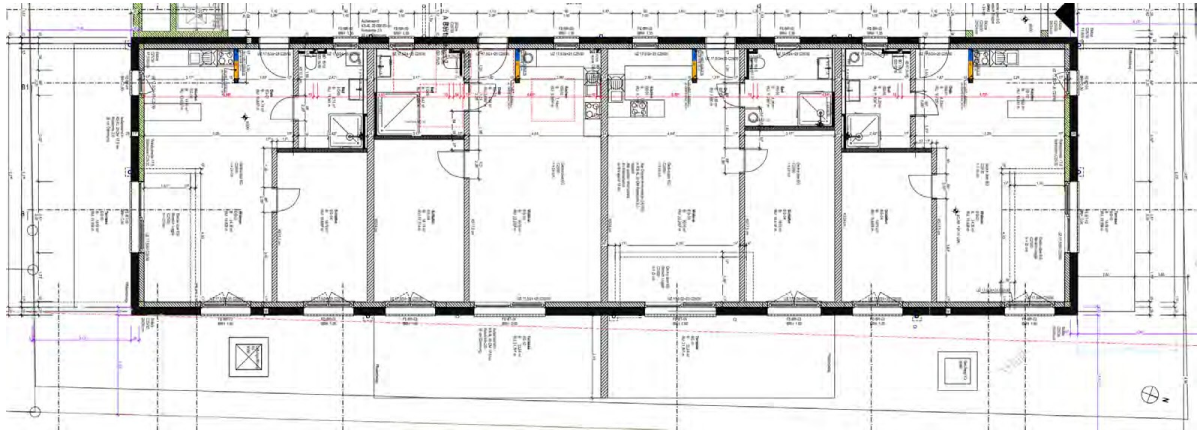
ROOM LAYOUT

Living area, separate kitchen zone, bedroom and bathroom. A terrace extends the private living space.

TERRACES ON PLAN

18.57 m² / 23.24 m²

Geometric plan areas of the terraces



Excerpt from plan 24-N-02-04, 11 June 2025. Original planning, reduced and not to scale. Room areas and technical details are shown in the original plan.

UPPER FLOORS · 3 ROOMS

A room for whatever comes next.

Children's room, study or personal retreat: alongside the open living area, the three-room plans offer an additional room.

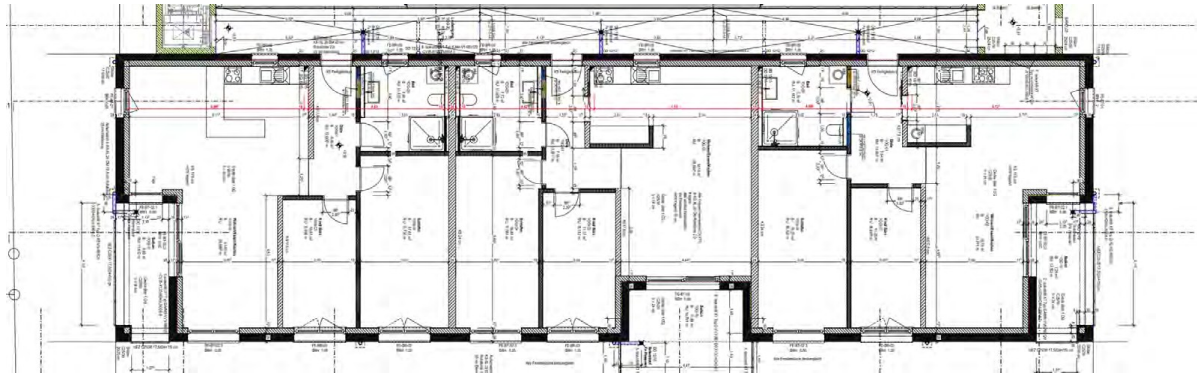
ROOM LAYOUT

Living, dining and cooking as a shared centre. Plus a bedroom and one further room.

BALCONIES

According to each floor plan

The example shows the 1st upper floor. The 2nd upper floor plans have a similar layout; individual room areas and details differ.



Example: 1st upper floor. Excerpt from plan 24-N-02-05, 11 June 2025. Original planning, reduced and not to scale.

PENTHOUSE · 4 ROOMS

More space for your possibilities.

Four rooms, an open living and dining area with kitchen and a wraparound roof terrace: the top residential level combines private retreats with space to come together.

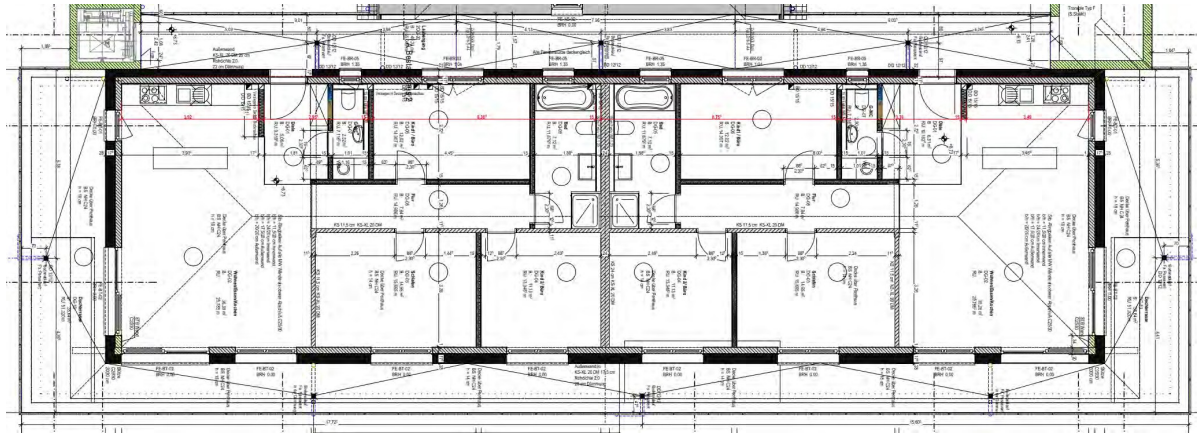
ROOM LAYOUT

Open living area, bedroom and two further rooms. Bathroom and separate guest WC.

ROOF TERRACE ON PLAN

35.64 m² each

Roof terrace area per penthouse according to plan. Not a chargeable living-space figure.



Excerpt from plan 24-N-02-07, 3 June 2025. Original planning, reduced and not to scale.



UNDER OPEN SKIES

Your place outdoors.

Enjoying the first coffee outside. A break between two appointments. Letting the day wind down in peace. The roof terrace adds a personal outdoor space to everyday life.

AI design idea. Materials, furniture, planting and surroundings are illustrative; no view is guaranteed.

FEATURES

Comfort that makes a difference every day.

The specification relies on high-quality materials and well-considered details, inside the apartment and around the building.



Cooking AI visualisation · illustrative



Bathroom AI visualisation · illustrative



Sleeping AI visualisation · illustrative

Living & warmth

- High-quality parquet flooring
- Underfloor heating with individual room control
- Triple-glazed windows
- Electric roller shutters

Cooking & enjoying

- Fitted kitchens including appliances
- A functional centre for everyday life

Comfortable bathrooms

- Sanitary accessories, mirrors and base cabinets
- Towel radiators
- Real-glass showers

Comfort & access

- Video door intercoms
- Lift serving the new-build apartments
- Barrier-free access planned
- Wheelchair-accessible ground-floor apartment planned

Mobility

- Underground parking spaces planned
- Outdoor parking spaces planned
- Pre-installation for EV charging stations

Room for everyday life

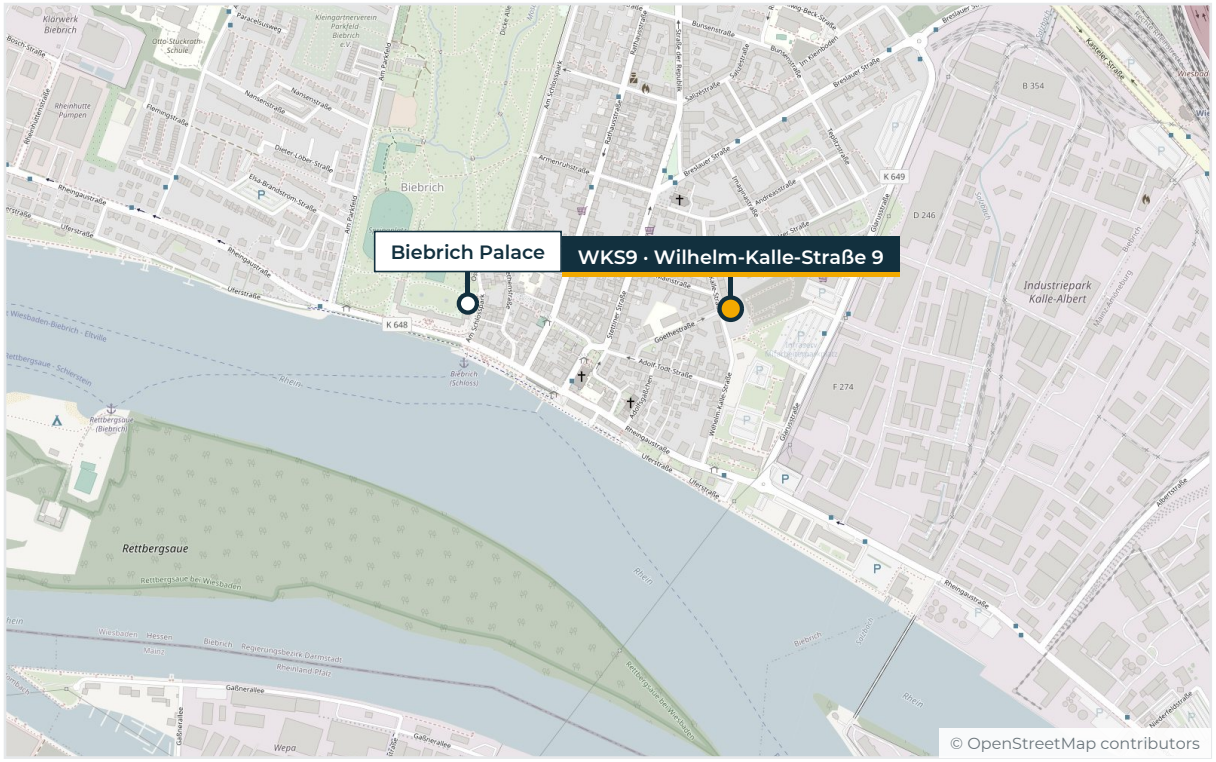
- Cellar storage
- Storage for bicycles, e-bikes, prams and walkers
- Children's playground

Features according to the project concept; the apartment-specific building specification is authoritative.

WIESBADEN-BIEBRICH

City life with room to breathe.

A home in the Rhine-Main region: WKS9 is located in Wiesbaden-Biebrich and combines everyday city life with leisure opportunities on the Rhine.



Wilhelm-Kalle-Straße 9, 65203 Wiesbaden

Palace, river and neighbourhood

Biebrich is an established Wiesbaden district on the Rhine. The baroque Biebrich Palace and the riverbank are part of Biebrich, as is the residential neighbourhood around Wilhelm-Kalle-Straße. The map shows both locations.

Green spaces in the neighbourhood

A green corridor has been created at the edge of the Wilhelm-Kalle-Straße and Pfälzer Straße residential areas. It links the green and leisure areas from the Salzbach valley to the Rhine riverbank.

MUNICIPAL DEVELOPMENT CONCEPT

Prospects by the water

With its Rhein.Main.Ufer concept, Wiesbaden is pursuing the further development of its riverside areas: with places for relaxation, encounter and exercise as well as near-natural open spaces.

Sources: City of Wiesbaden · Grünzug Biebrich-SüdOst · Rhein.Main.Ufer concept

PERSONAL CONSULTATION

Your next step starts here.

Discover with NEOKEEN RE the apartment that fits your life. We will personally guide you from choosing your floor plan and fit-out details to the purchase terms and the right parking and cellar solution.

ADDRESS	Wilhelm-Kalle-Straße 9, 65203 Wiesbaden, Germany
SUSTAINABLE NEW BUILD	Efficiency House 40 NH · planned standard for the new-build section
ENSEMBLE	Energy-efficiently refurbished existing building and high-quality new build
COMFORT	Lift, underground car park and ancillary rooms as planned

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All visualisations, including the films, are AI-generated and illustrative. Floor plans as planned, not to scale. Only the contract documents and the apartment-specific building specification are authoritative. As of 29 September 2026. Map data © OpenStreetMap contributors (ODbL). Legal notice and privacy policy (German): www.neokeen-re.com.