



ROOFTOP HOUSE

GEWERBEHALLE • PENTHOUSE





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Introduction The Building

The Jahnstraße 1 commercial complex is a combination that rarely comes together so seamlessly in practice: on the lower levels, a clearly structured commercial space with robust logistics; on the upper levels, a spacious penthouse with multiple terrace levels. For those who don't just "need" space but want to use it wisely, this property offers a combination of functionality and privacy that is virtually unmatched on the market.

The property is for sale only—no leasing, no subleasing. The commercial spaces are currently vacant and available for immediate occupancy. The penthouse is currently occupied; the handover will be arranged flexibly upon agreement.





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The Highlights

- An entrepreneur's retreat above the business premises
- Spacious living – three terraces
- Live-work without compromising on daily life
- 20 parking spaces
- Easy access & location near the highway
- Three loading docks & freight elevator
- Ideal for shipping, showroom, and production
- Over 400 m² of living space
- Over 5,700 m² of usable space
- Guest apartment
- On-site sales area / showroom possible
- Spacious outdoor areas
- Modern office spaces
- Outlook: Site undergoing redevelopment





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Property Details

Property Type:	Commercial Property & Penthouse
Address:	Jahnstraße 1, 68753 Waghäusel
Lot Size:	approx. 4,436 m ² (Parcel 4028/12)
Year built:	1967
Penthouse living area:	approx. 435.29 m ²
Commercial usable area:	approx. 5,744 m ²
Penthouse rooms:	8.5
Bedrooms:	3
Bathrooms:	2
Guest restroom:	1
Commercial spaces:	9
Offices/meeting rooms:	16
Staff rooms:	4
Commercial restrooms:	6
Basement:	several basement rooms (small storage, BMZ, utilities)
Outdoor areas:	Terraces approx. 150 m ² + roof garden
Heating:	Gas (built in 2003)
Energy consumption:	Primary energy demand: 147.2 kWh/(m ² /a)
Photovoltaics:	PV system approx. 80 kW peak power
Parking:	3 garages + up to approx. 17 outdoor parking spaces
Access:	Second access road to the property available

Purchase price / Asking price: Upon request, plus 3.57% buyer's commission including 19% VAT, as well as other incidental purchase costs





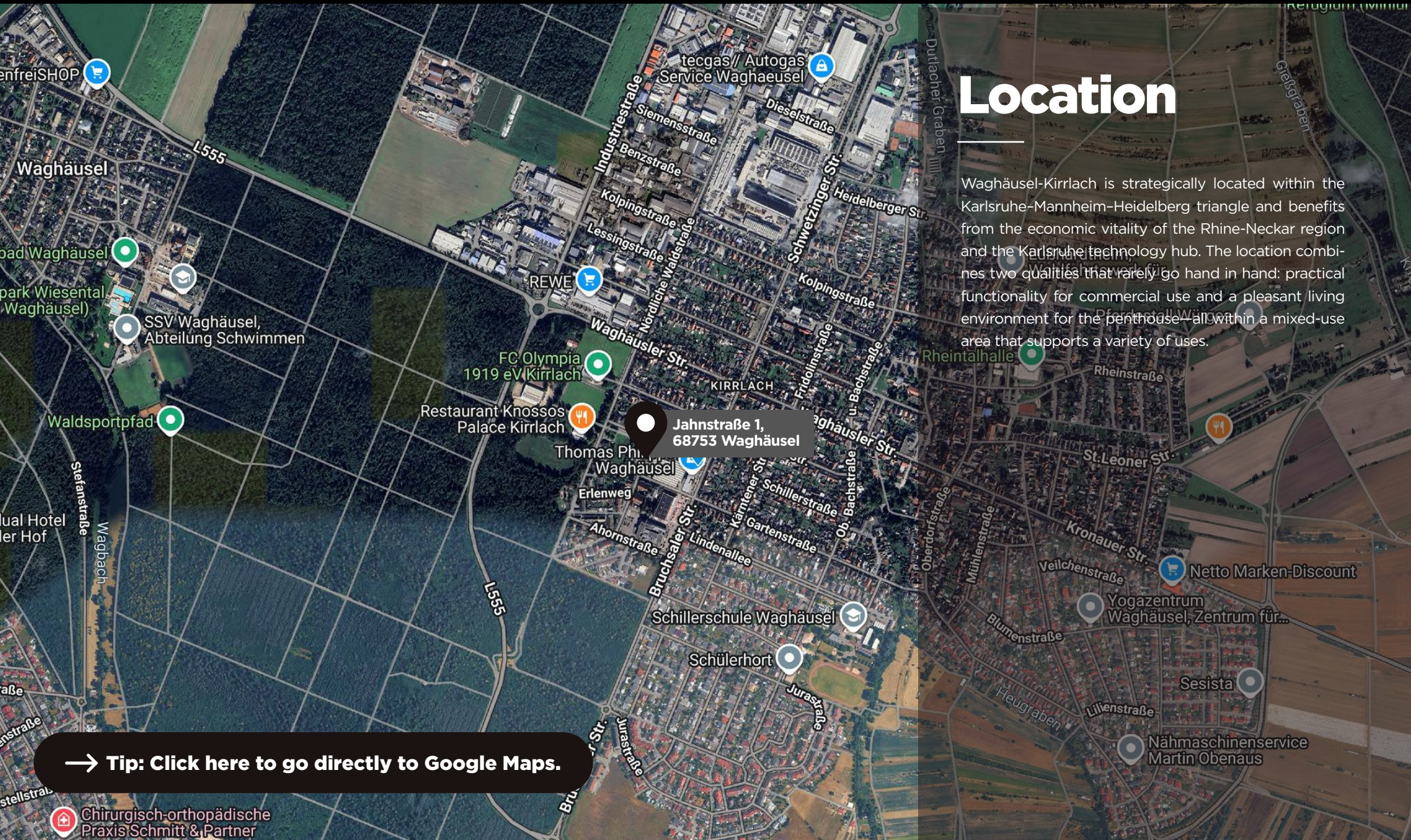
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Location

Waghäusel-Kirrlach is strategically located within the Karlsruhe-Mannheim-Heidelberg triangle and benefits from the economic vitality of the Rhine-Neckar region and the Karlsruhe technology hub. The location combines two qualities that rarely go hand in hand: practical functionality for commercial use and a pleasant living environment for the penthouse—all within a mixed-use area that supports a variety of uses.



→ Tip: Click here to go directly to Google Maps.

Chirurgisch-orthopädische
Praxis Schmitt & Partner



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THE PENTHOUSE

above the rooftops, but not out of the way





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Property Description

This penthouse is not a traditional apartment—it's more like a small house on the roof: spacious, clearly zoned, and clearly designed for people who view space not merely as square footage, but as quality of life. With a living area of approximately 435.29 m² and three rooftop terraces (two facing forward, one facing backward), it creates a panorama of light, openness, and privacy.

The layout offers multiple possibilities: elegant living, retreat, work, guests—or a live-work concept where the living area truly operates on par with the business.

When you open the terrace doors in the evening, something happens here that's hard to capture in photos: The sky stretches far above the rooftops, the light softens, the air grows stiller—and the rooftop terraces become a stage for sunsets that aren't just "nice," but truly captivating. You sit up there, removed from the hustle of daily life, and realize how rare it is for a home to be so spacious, so open, and yet so private all at once.





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Property Description

The architecture deliberately plays with a sense of spaciousness: long lines of sight, plenty of room between living, retreat, and daily life. Anyone with children feels this immediately. There is space here—not just “for furniture,” but for movement, for play, for life. Spacious inside—and expanded even further outside by several terrace areas, each with its own character depending on the time of day: bright and fresh in the morning, like a rooftop garden during the day, warm and quiet in the evening.

What's also special is that this home integrates things that are usually “external”: a private fitness/hobby area, space for routines, for exercise, for relaxation, without the need to travel, without opening hours. Add to that the concept of a rooftop garden: a green expanse above the city that you can design yourself. It is precisely this combination of space, outdoor areas, and quality of use that is hard to find today—certainly not on this scale.

And then there are the finishes: noticeably carefully selected, from high-quality tiles to sturdy children's room furnishings. The rooms do not feel “over-staged,” but rather harmonious. A spacious open kitchen, extending outwards, along with an outdoor fireplace and grill area, allow for culinary creativity as well as relaxation under the open sky.





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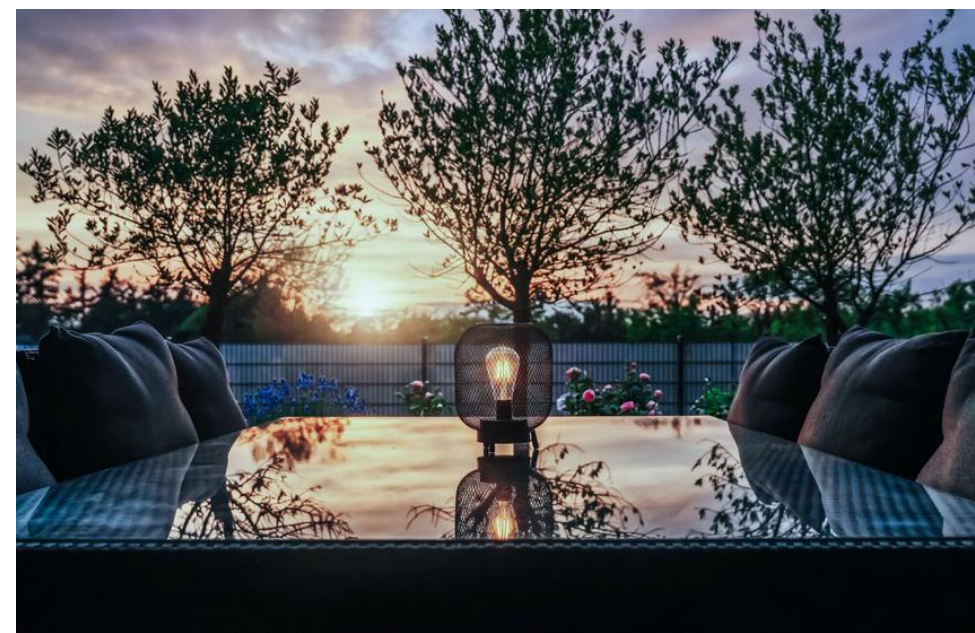
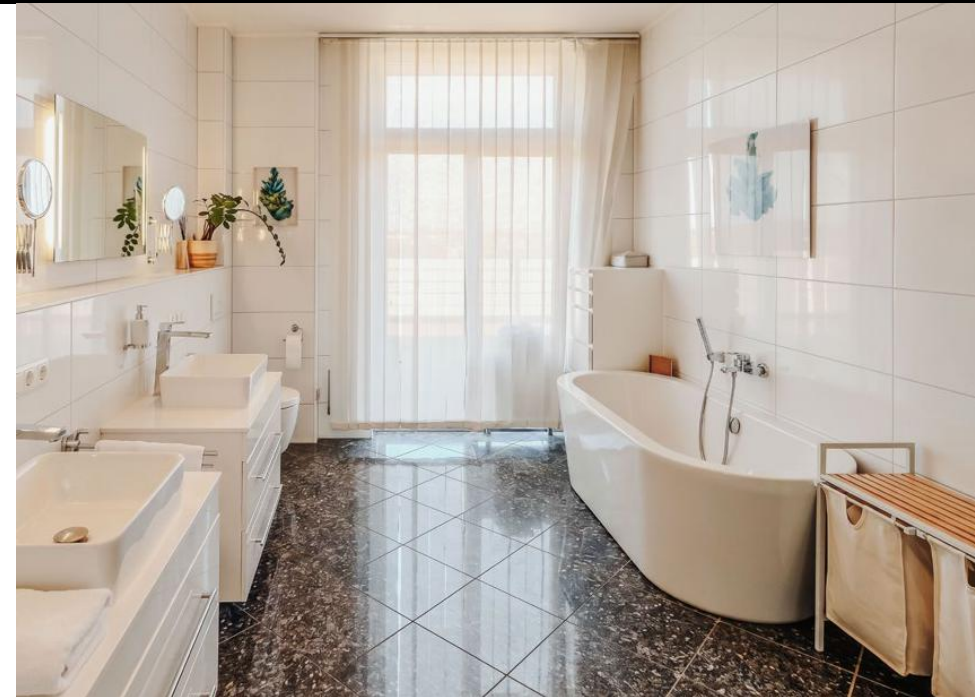




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Location

The penthouse thrives not only on its spaciousness and terraces, but also on the fact that everyday life runs smoothly. Kirrlach offers a practical blend of these elements:

- A down-to-earth living environment: Not a classic downtown location, but a setting that feels quieter, more manageable, and more private—while still offering good connections to the surrounding region.
- Local amenities & infrastructure: Daily necessities are typically accessible within the town or its immediate surroundings. For residents, this means fewer detours and a smoother daily rhythm.
- Regional recreational opportunities: The Rhine Valley offers plenty of space for leisure—short trips to nature, sports and recreational facilities, as well as an overall more open, less densely built-up structure than in the city centers.
- Privacy through location: Especially in a penthouse, it is crucial to be able to retreat without feeling isolated. Kirrlach strikes a good balance: not “in the thick of things,” but well-connected.

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COMMERCIAL PROPERTY (Current condition + ideas for use)

functional, flexible, scalable



*Usage idea generated by AI



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Property Description

Beneath the residential area lies the heart of the site: a solid commercial building (built in 1967, reinforced concrete frame), with a full basement, two full stories, and a structure capable of supporting a wide range of business models.

Logistics are particularly relevant for tenants:

- three loading docks with doors leading into the commercial area
- freight elevator with a capacity of up to 3 tons
- Ceiling heights that open up real possibilities within the existing structure: Ground floor approx. 5.15 m, upper commercial floor approx. 4.00 m, top residential floor approx. 3.20 m, basement at its highest point approx. 4.50 m (partially sloped)

It is precisely this combination that makes the property attractive for a variety of uses: from warehousing/shipping and manufacturing to light industrial, retail/showroom, and administrative and office spaces. The commercial area is currently unused and can be taken over promptly, subject to agreement. The space could even accommodate events or be used as sports facilities, including bowling alleys.



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Property Description

Design Flexibility:

The existing basic structure allows for a reimagining of the space—for example, by creating distinct zones for production, storage, shipping, offices, or a showroom. This is an advantage for experienced users because it allows for the clear organization of operational workflows. It is also appealing to forward-thinking buyers because the property, located in a mixed-use zone, offers a rare degree of versatility. According to current information, the site is currently being redeveloped. Depending on future plans, this could potentially open up the option of developing additional residential space in a new building at a later date. This is subject to planning and approval.

Parking Spaces, Garages, and Floor Area Information:

According to the floor area calculation, there are 17 parking spaces for passenger cars and 3 garage parking spaces available. In addition, information on usable and common areas is available, including for technical/ancillary areas and circulation areas (stairs, emergency exits, utility rooms, fire alarm control panel, etc.), totaling 221.17 m² of common/circulation areas. Individual usable area shares are reported as 49.74 m² (basement/ground floor/upper floors) and an additional 32.84 m² (including ground-floor garages and attic drying room).



*Usage idea generated by AI

Ideas for Use

Design Flexibility:

The existing basic structure allows for a reimagining of the space—for example, by creating distinct zones for production, storage, shipping, offices, or a showroom. This is an advantage for experienced users, as it enables operational workflows to be clearly organized. It is also appealing to forward-thinking buyers, as the property's location in a mixed-use zone offers a rare degree of versatility. According to current information, the site is currently being redeveloped. Depending on future plans, this could potentially open up the option of developing additional residential space in a new building at a later date. This is subject to planning and approval.

Storage areas



CEO Locations





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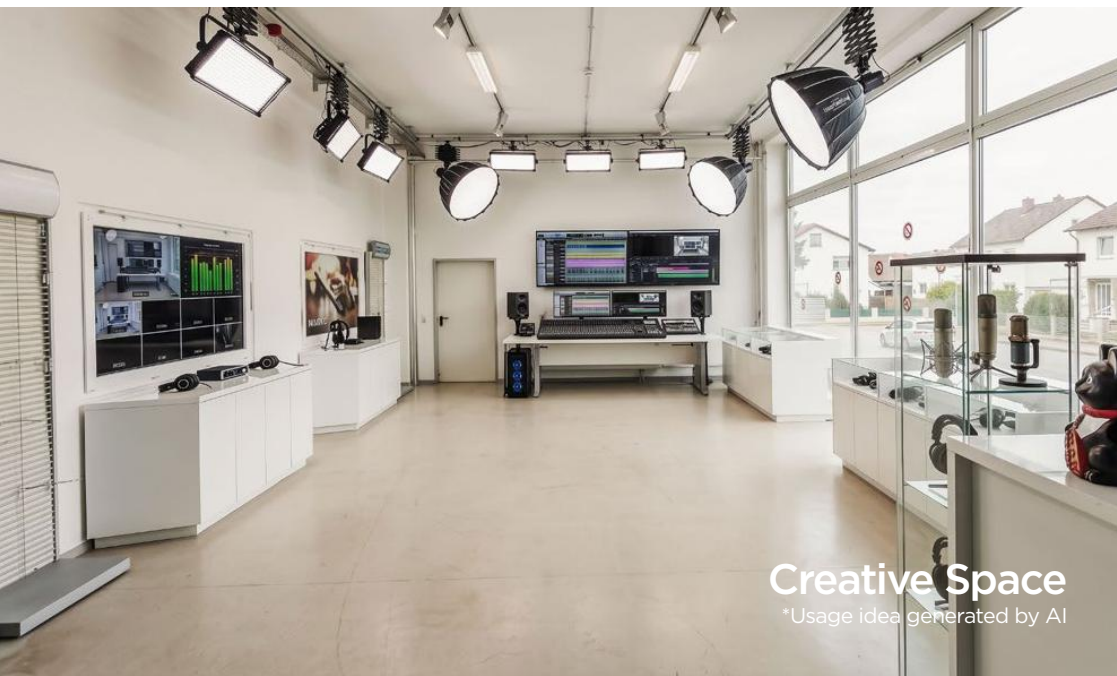
Office Kitchen

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Bowling

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Creative Space

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Workspaces

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Workspaces

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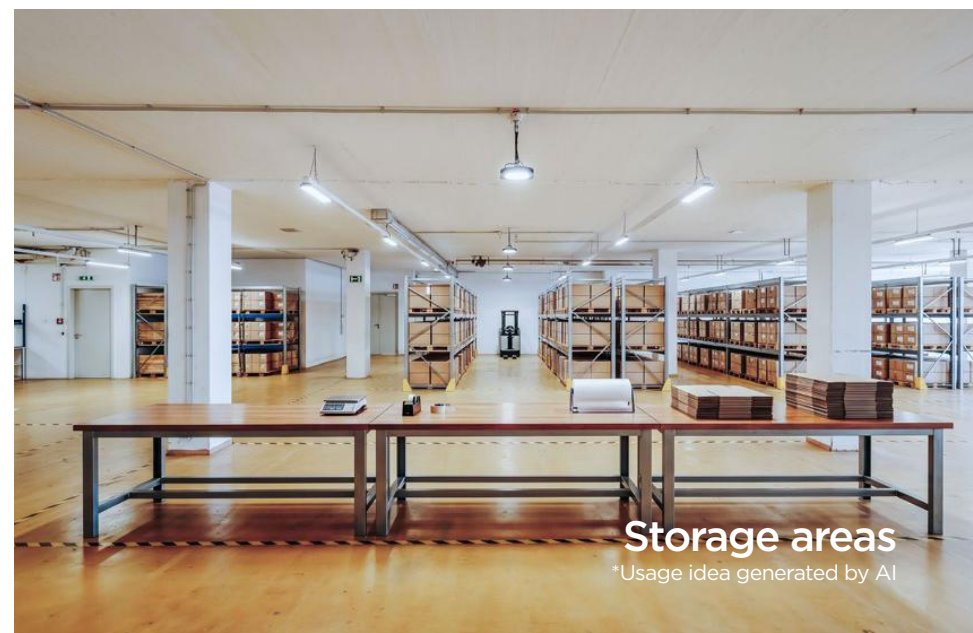
Workspaces

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Storage areas

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Storage areas

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Floor Plan of the Penthouse

- Entryway
- Living room
- Kitchen
- Bedroom
- Office
- Children's room
- Guest restroom
- Storage room
- Master bathroom
- Covered terrace
- Roof garden
- Fitness room
- Hobby room
- Walk-in closet
- Sauna
- Guest bathroom
- Laundry room
- Guest entryway
- Guest bedroom
- Guest living room
- Guest bathroom
- Guest rooftop terrace





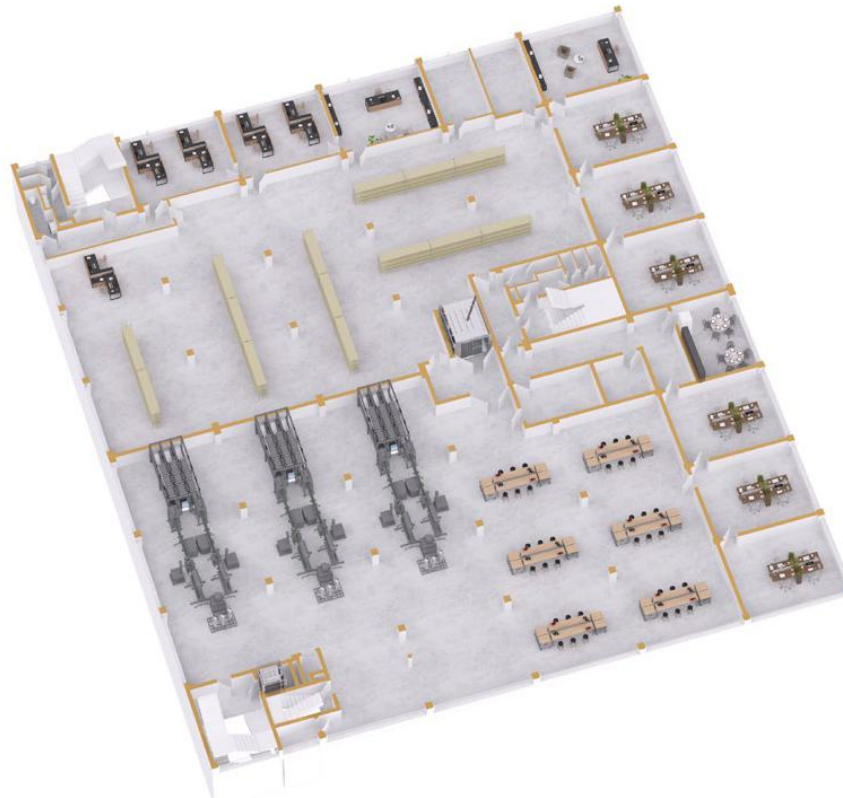
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Floor Plan

Upper Floor – Commercial

- Office 1-10
- Meeting Rooms 1 & 2
- Kitchenette
- Photo Studio
- Storage Room
- 4 Restrooms
- Warehouse
- Production Area
- Freight Elevator





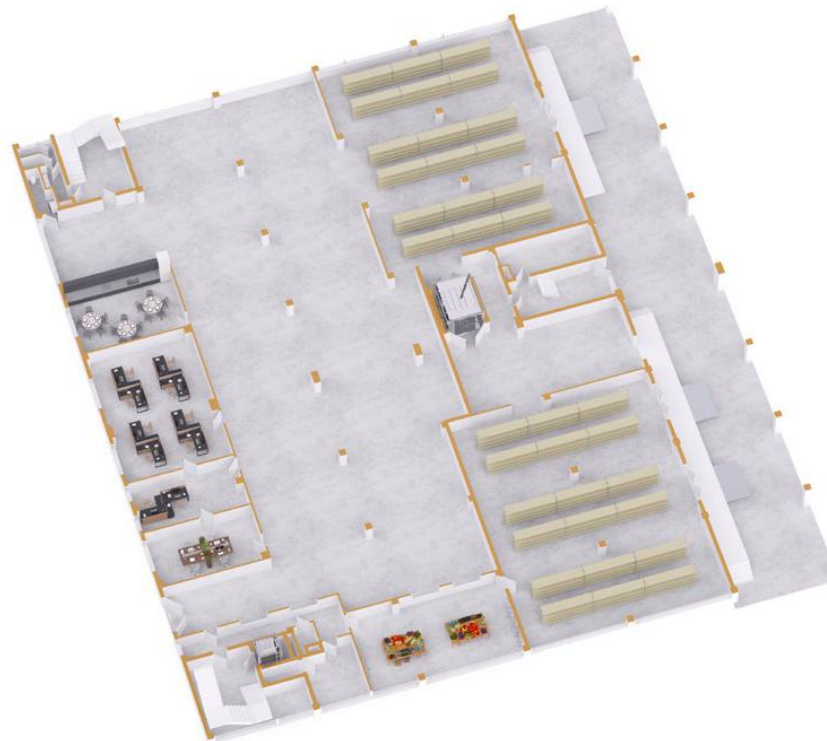
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Floor Plan

Ground Floor – Commercial

- Hall
- Loading bay
- Goods receiving area
- Sales floor
- Meeting room
- Freight elevator
- Kitchenette
- Offices 1-3
- Changing room
- 2 restrooms





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Floor Plan

Basement – Commercial

- Warehouse
- Storage Rooms 1-2
- Small Storage Room
- Electrical Room
- BMZ
- Alarm System
- Machine Room
- Storage Rooms 1-2
- Boiler Room
- Freight Elevator





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Lucca Tiggeler



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