NEOKEEN

English

DIEZ · WILHELMSTRASSE 47

One building.

Many possibilities.

Reference project · 30 apartments, food and beverage premises and an event hall. A versatile residential and commercial property in central Diez.

Property at a glance

Known as the “Haus von Holland”, the building combines a distinctive street façade with a terraced structure set into the hillside. Residential accommodation, hospitality and events share five levels.

The documents describe 30 apartments with small private bathrooms, shared rooms with kitchens, and administration and training areas. Two commercial units and the event hall complete the mix.

30
Apartments

2,680 m²
Usable & circulation area

3,500 m²
Site area

5
Levels

2
Commercial units

15–25 m²
Apartment sizes

NEOKEEN · DIEZ

Reference project

A NEOKEEN reference project combining residential, hospitality and event spaces.

Data basis: supplied property documentation from 2025.

Location & site

Wilhelmstraße is one of the town's central shopping streets. The supplied surroundings photograph shows retail premises and public parking opposite the property.

Wilhelmstraße surroundings

The documents refer to regional access via the A3, B417 and B8 and the Limburg Süd high-speed rail station. Diez lies on the border between Rhineland-Palatinate and Hesse.

Wilhelmstraße 47
65582 Diez · Deutschland

Site plan from the property documents · Original source: geoportal.rlp.de

Building & uses

Residential

30 apartments of approximately 15–25 m², each with a small shower room. Shared lounges and kitchens complement the private accommodation.

Food & beverage

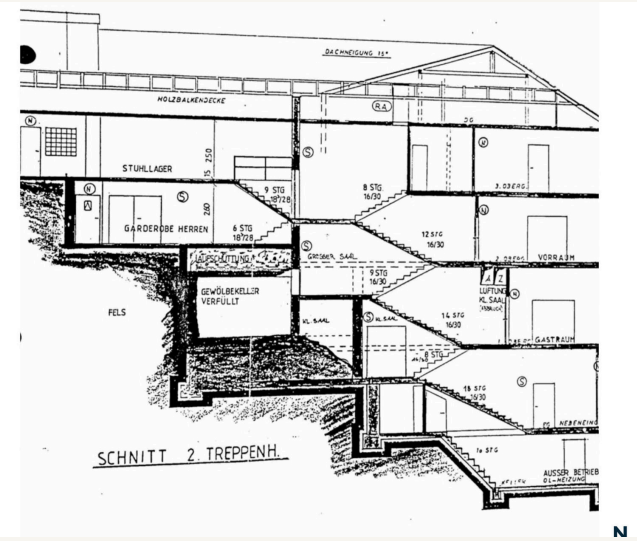
Ground-floor café and bakery with bakehouse/kitchen, retail, dining and office areas. The documented ground-floor area is approximately 308 m².

Events

Hall with stage, seating, bar counter, kitchen and cold room. A gallery adds another level, while a dedicated staircase provides access.

Renewed from within.

The documents describe modernisation completed in 2023: floors, doors and finishes, bathroom works, plus kitchens and washing-machine connections in communal areas. They also describe a fire-safety concept with escape routes and a rear steel staircase.



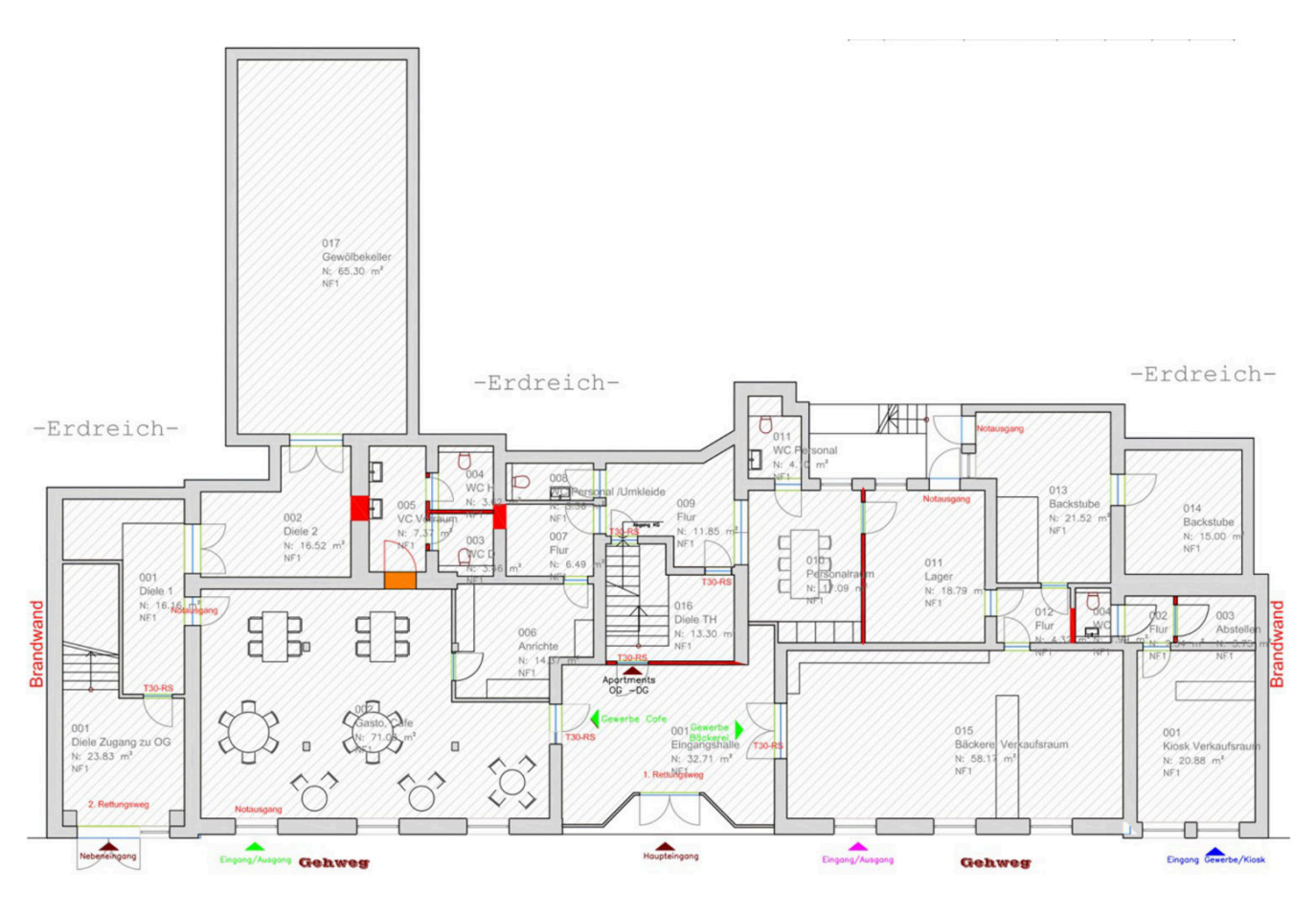
Building section from the supplied drawings

Five hillside levels.

The building extends in terraces into the slope rising to the north. A rear lane offers an additional approach. Cellars, a vaulted cellar and ancillary rooms provide storage space.

Ground floor

Food & beverage and retail



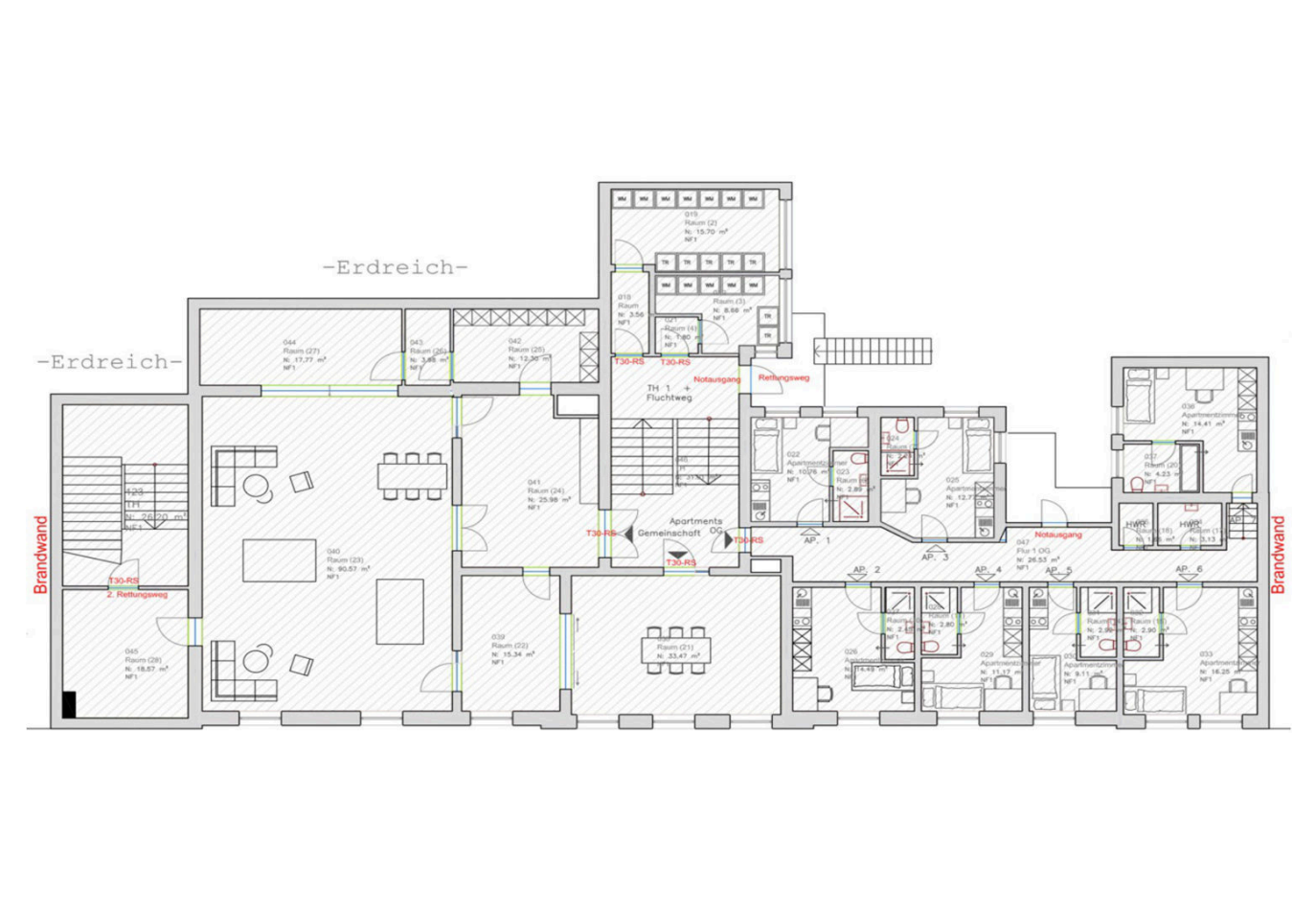
Café and bakery with bakehouse/kitchen, sales space, offices and dining areas. The documents state approximately 308 m² for the ground floor.

Works were completed in 2023 according to the documents. They include new floors and wiring in dining and sales areas, renewed finishes and additional sanitary facilities.

Original plans from the property documents. Original annotations in German; not shown to scale.

First floor

Apartments & shared space



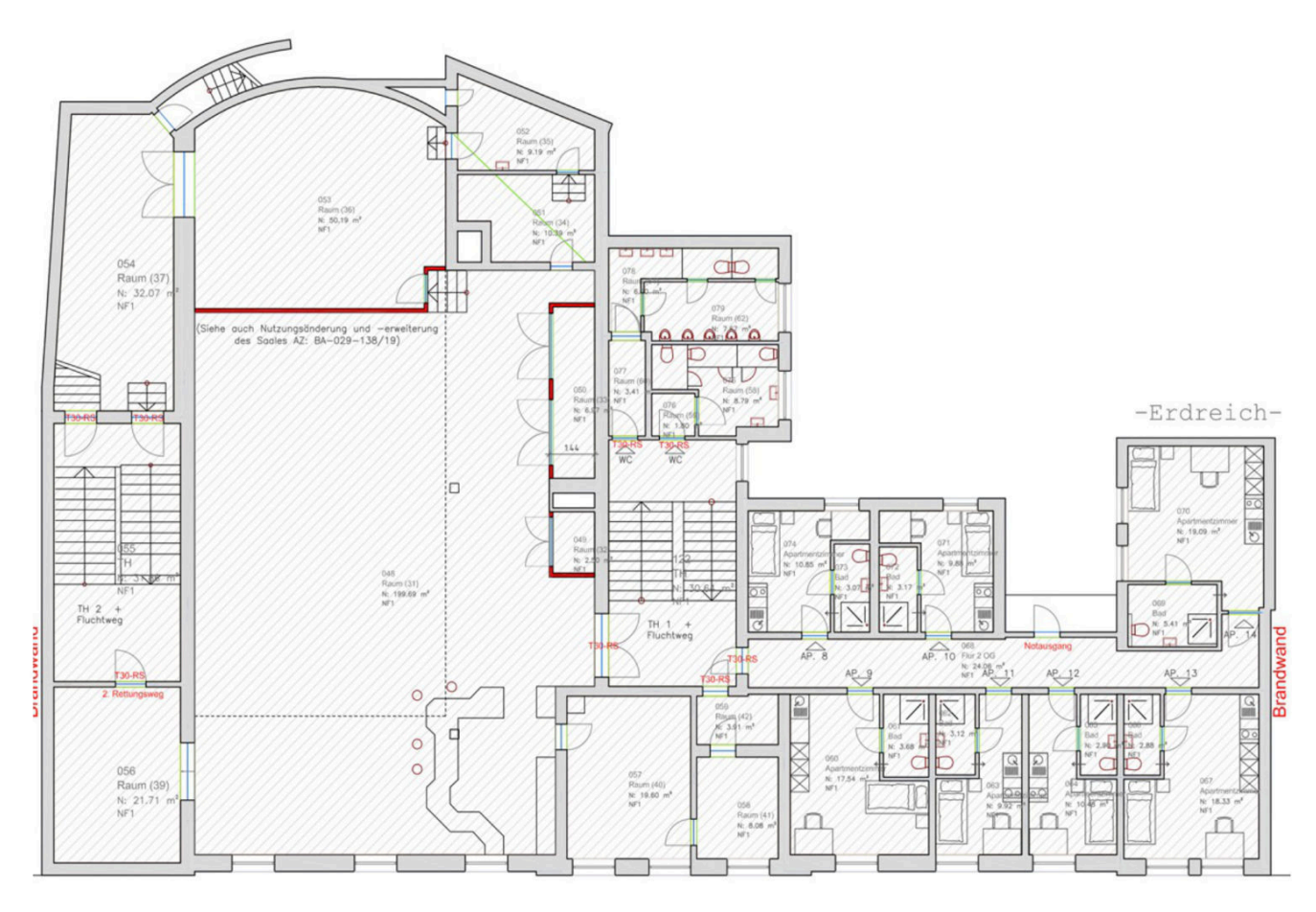
Apartment rooms are complemented by larger communal areas. Administration and training rooms are also described on this level.

The documents describe single- or double-room use. Floors and finishes were renewed, with some windows and doors replaced.

Original plans from the property documents. Original annotations in German; not shown to scale.

Second floor

Apartments & event hall



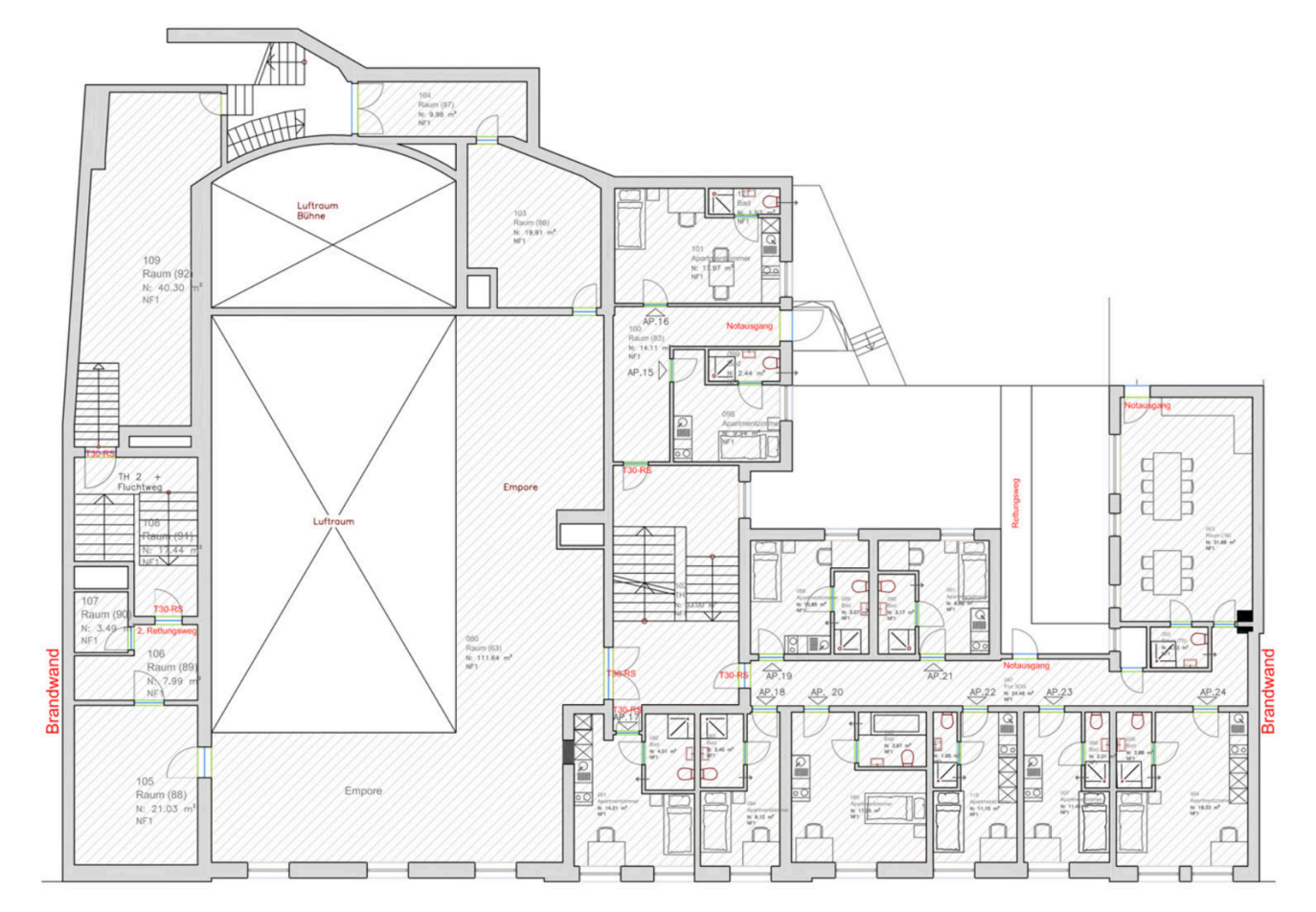
Apartments occupy the right-hand side; the event hall begins on the left. The central staircase separates the two areas.

The hall is described with a stage, seating, bar counter, kitchen, cold room and its own staircase. Public parking is located across the street.

Original plans from the property documents. Original annotations in German; not shown to scale.

Third floor

Apartments & gallery



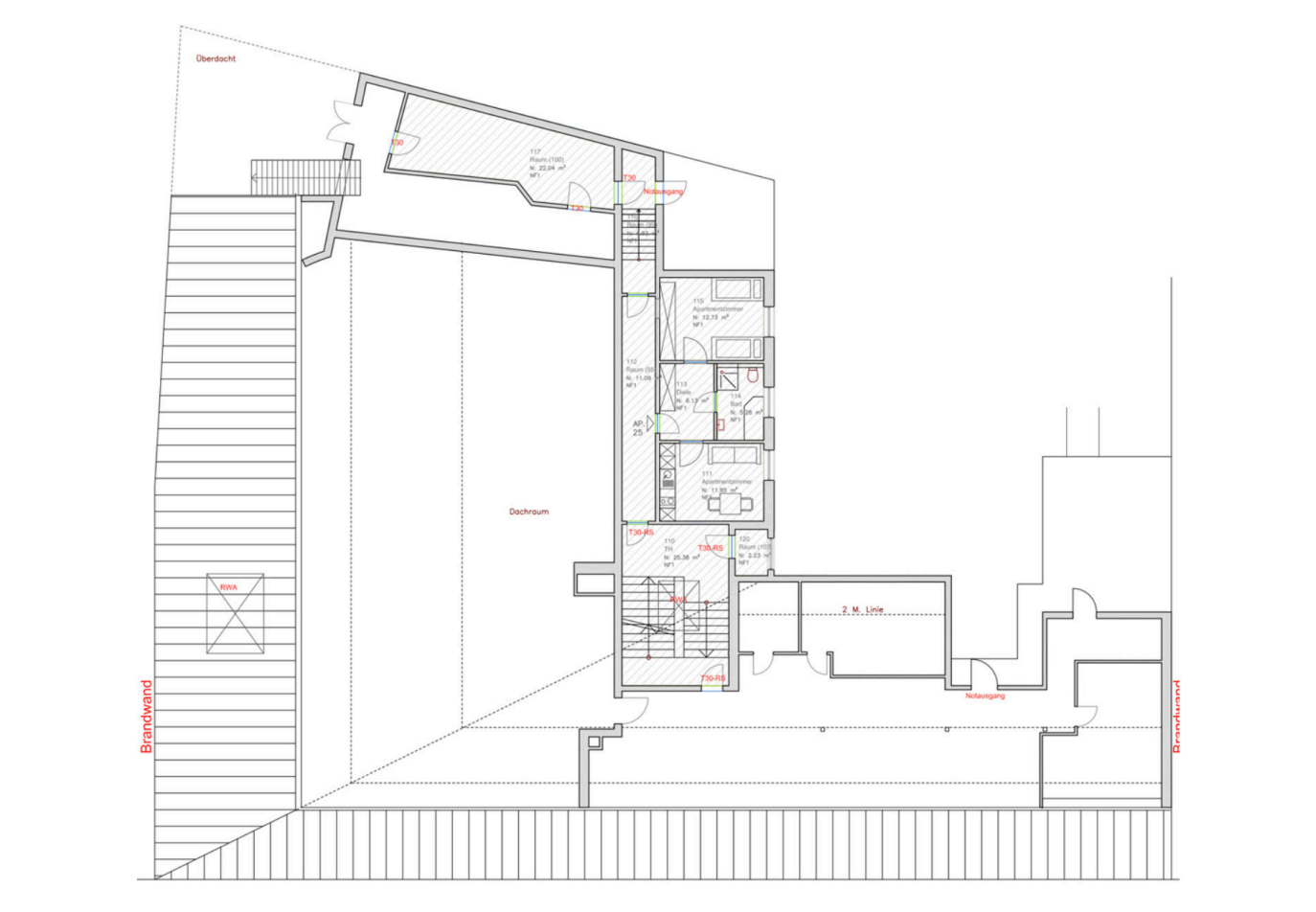
Apartments occupy the right-hand side. The left-hand side provides access to the event hall gallery.

The documents describe renewed floors, replacement doors, refinished walls and selective bathroom works.

Original plans from the property documents. Original annotations in German; not shown to scale.

Attic level

Services & ancillary space



The attic plan shows service and ancillary areas as well as apartment areas. Current use and tenancy information is available on request.

Descriptions of the attic differ within the source document. No vacant conversion space or confirmed additional capacity is therefore stated here.

Original plans from the property documents. Original annotations in German; not shown to scale.

Your contact

Hillside behind the property

Let's explore the potential.

Contact NEOKEEN to discuss our projects and services.

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Photographs supplied by the client. Plans from the supplied property documentation.