



Apartment Two-bedroom (3+1)

139 m², Munich, Bavaria

€ 898 516 | CZK 22 400 000





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Total area	234 m²
Floor area*	139 m²
Terrace	95 m²
Parking	1 500 000 - 1 500 000 CZK
Garage	Yes
Cellar	-
PENB	G
Reference number	108392

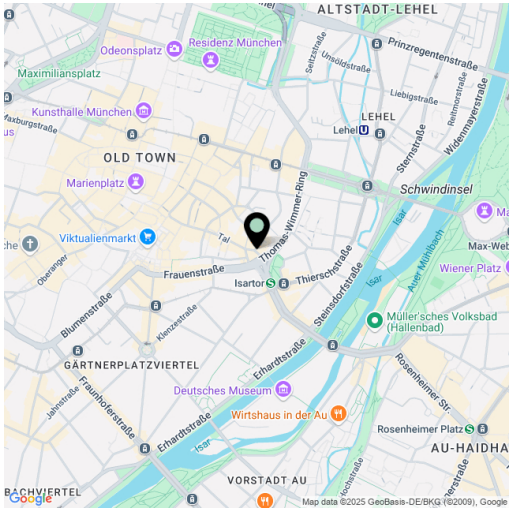
This partially furnished, air-conditioned penthouse apartment with an impressive terrace overlooking greenery and 2 garage spaces is located in the attractive residential area of Laim, in the western part of Munich with excellent access to the center and full civic amenities.

The layout of the unit located on the 3rd floor of the apartment building consists of a living room, a kitchen, 2 bedrooms, a bathroom with a bathtub, shower, and toilet, a separate toilet, and a storage room. A large **terrace with seating** and lush vegetation is accessible from all rooms. The property includes a cellar and **2 parking spaces** in the underground garage. There is no elevator in the building.

The apartment's facilities include wooden parquet floors in the bedrooms and large-format tiles in other areas, a kitchen with built-in appliances, custom-made furniture, **air-conditioning** in the bedrooms, a video intercom, and a security entrance door. Heating is provided by a pellet boiler, and there is **underfloor heating** in the bathroom. The roof terrace is illuminated, can be shaded with awnings and has an automatic irrigation system.

The sought-after urban district in the central-western part of Munich combines urban comforts with a quiet environment close to greenery. It offers an excellent infrastructure and many leisure-time options. The surrounding area includes the large parks of **Westpark**, Hirschgarten, and **Nymphenburger**, schools, numerous sports fields, shops, and markets. The Laimer Platz metro station (U5) with a fast connection to the city center is a 10-minute walk away.

Floor area 139 m², terrace 95 m².



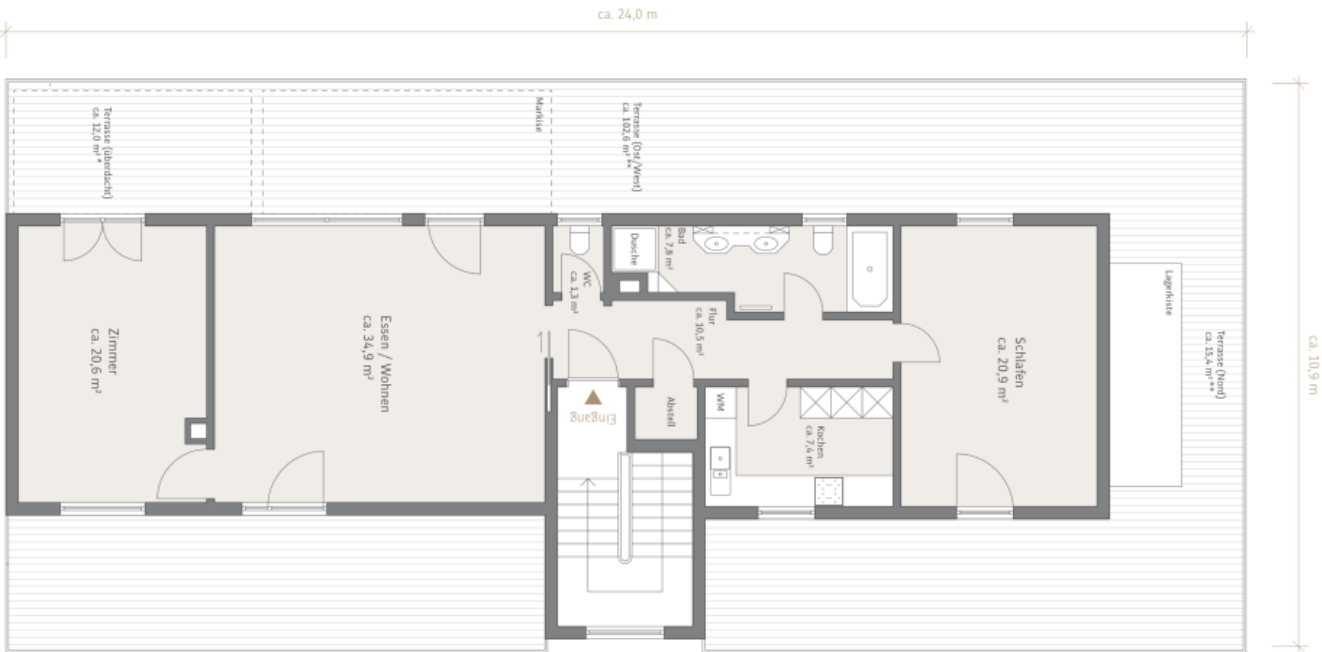
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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GRUNDRISS
DACHGESCHOSS

	Wohnfläche	Nebenfläche	Nutzfläche
Dachgeschoss	138,8	94,6	233,4
Flur	10,5		10,5
Kochen	7,4		7,4
Bad	7,8		7,8
WC	1,3		1,3
Wohnen / Essen	34,9		34,9
Zimmer 1	20,6		20,6
Zimmer 2	20,9		20,9
Terrasse überdach zu ½	6,0	6,0	12,0
Terrasse (Ost./West) zu ¼	25,6	77,0	102,6
Terrasse (Nord) zu ¼	3,8	11,6	15,4
Gesamt	138,8	94,6	233,4

Alle Flächen sind Circa-Angaben

* = zu ½ in Wfl.
** = zu ¼ in Wfl.
NF = Nutzfläche
Raumhöhen von bis zu 2,42 m

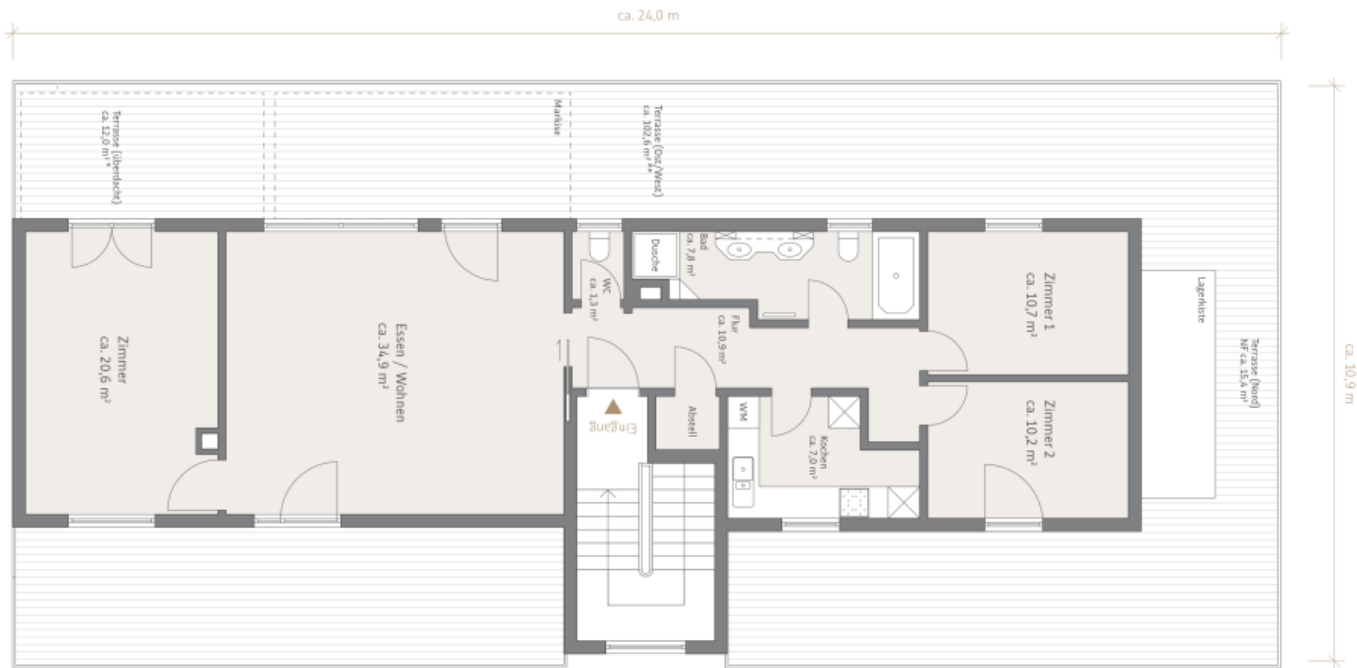




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UMBAUVORSCHLAG
DACHGESCHOSS

	Wohnfläche	Nebenfläche	Nutzfläche
Dachgeschoss n. Umbau	138,8	94,6	233,4
Flur	10,9		10,9
Kochen	7,0		7,0
Bad	7,8		7,8
WC	1,3		1,3
Wohnen / Essen	34,9		34,9
Zimmer	20,6		20,6
Zimmer 1	10,7		10,7
Zimmer 2	10,2		10,2
Terrasse überdacht zu ½	6,0	6,0	12,0
Terrasse (Ost/West) zu ¼	25,6	7,0	102,6
Terrasse (Nord) zu ¼	3,8	11,6	15,4
Gesamt n. Umbau	138,8	94,6	233,4

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