



## House Four-bedroom (5+1)

427 m², Munich, Bavaria

€ 9 804 514 | CZK 243 250 000







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Plot	814 m²
Foot print	278 m²
Parking	2 carport parking spaces
Cellar	-
PENB	G
Reference number	108395

This beautiful modern villa built according to the designs of a renowned architectural studio uses refined natural materials in the interior, while the outdoor area is dominated by a swimming pool with relaxation areas surrounded by a beautiful mature garden. It is located in the lucrative district of Oberföhring in the north of Munich, close to several sports centers, the English Garden bordering the Isar River, and 2 golf clubs.

The ground floor of the three-story residence houses the main living area with a kitchen and dining space. The upper floor consists of a master bedroom with a bathroom, 2 children's rooms with en-suite bathrooms, a study, and a terrace. At the garden level, there is a guest area with a bathroom and kitchenette, a **wellness area with a sauna**, a gym, and utility and storage areas.

The interior furnishings reflect an exceptional sense of style and an emphasis on the highest quality. Floors are oak and the interior doors are floor-to-ceiling. The **bulthaup** kitchen is equipped with top-of-the-line **Gaggenau** appliances and complemented by worktops made of natural stone. The atmosphere is completed by **2 open fireplaces**, minimalist lighting, and an integrated audio system. There are 2 covered parking spaces on the property with a charging station for electric cars. A **solar system** saves energy.

Just a few steps from the house is a protected landscape area along the **Isar River** with intact floodplain forests and a network of hiking and bike trails. The SportScheck sports complex with tennis courts and fitness programs, as well as an equestrian club and the prestigious **MTTC Iphitos tennis club**, are easily accessible by bike. There are 2 golf clubs nearby, Riem and Aschheim. The elementary school on Oberföhringer Straße is a 10-minute walk away, and the bilingual private school PHORMS is a few minutes away by bike or car.

Floor area 427 m², plot 814 m².

