

House Four-bedroom (5+1)

€ 9 804 514 I CZK 243 250 000

427 m², Munich, Bavaria













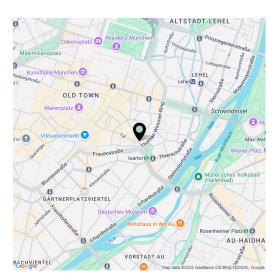


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Plot	814 m²
Foot print	278 m²
Parking	2 carport parking spaces
Cellar	-
PENB	G
Reference number	108395



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.