



Apartment Two-bedroom (3+1)

197 m², Munich, Bavaria

€ 1 625 201 | CZK 40 500 000



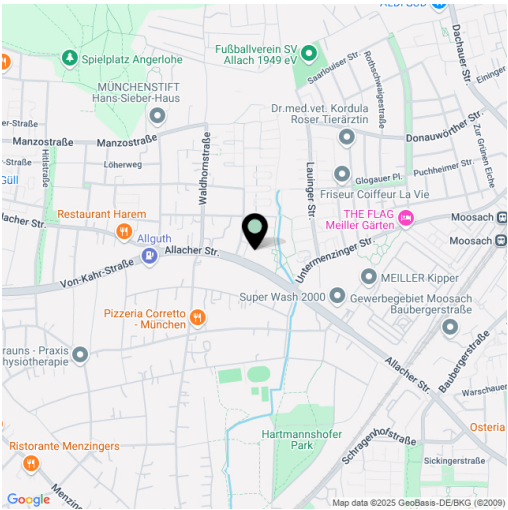


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Total area	272 m²
Floor area*	197 m²
Terrace	75 m²
Parking	2 underground parking spaces
Cellar	7 m²
PENB	D
Reference number	108551



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.

This duplex apartment with a terrace and 2 balconies is part of a prestigious multi-family villa with an elevator and only five units, built in 2005. The well-maintained building is located in an excellent, absolutely quiet location in the idyllic Munich district of Hartmannshofen, a luxurious area consisting of historic houses and sophisticated modern buildings. The tall surrounding trees create a pleasant park-like atmosphere.

The apartment is located on the 2nd and 3rd (top) floors of the residence. The layout includes an elegant airy living room with a dining area and **fireplace**, a kitchen, a nice main area with a bedroom, an en-suite bathroom and **dressing room**, another bedroom, a bathroom, and a separate toilet. There is also a **spacious gallery**, which can be used as a lounge/library or guest room. The highlight is the **large sunny south-facing terrace** with a fantastic view of the greenery, complemented by **balconies** facing east and west.

The living rooms and bedrooms are equipped with **air-conditioning**; an **elevator** leads directly to the apartment. The offer includes **2 parking spaces** in the underground garage and a **cellar storage unit**.

This exceptionally **beautiful and quiet location** in the luxurious Hartmannshofen district, enchants residents and visitors with its idyllic verdant character. At the same time, it stands out for its excellent infrastructure. Within walking distance, there is a bakery and a delicatessen with a bistro. Municipal and private kindergartens are in the vicinity, and an elementary school is about an 8-minute walk away. There is also a **sports center** within easy reach and the nearby **park** is ideal for jogging and walking.

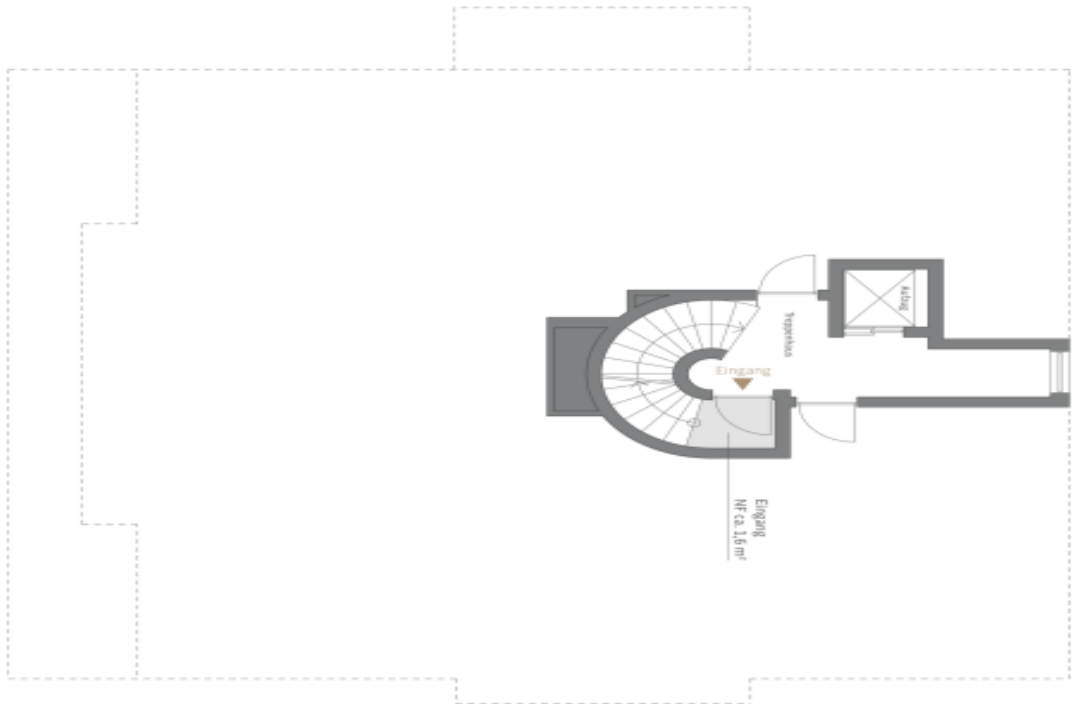
Floor area 197 m², terrace and balconies total 75 m², cellar 7 m².



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GRUNDRISS
1. OBERGESCHOSS

	Wohnfläche	Nebenfläche	Nutzfläche
1. Obergeschoss	0,0	1,6	1,6
Eingang		1,6	1,6
1. Obergeschoss	0,0	1,6	1,6

Alle Flächen sind Circa Angaben

* = zu 1/2 in WFL.
NF = Nutzfläche
Raumhöhen von bis zu 2,53 m

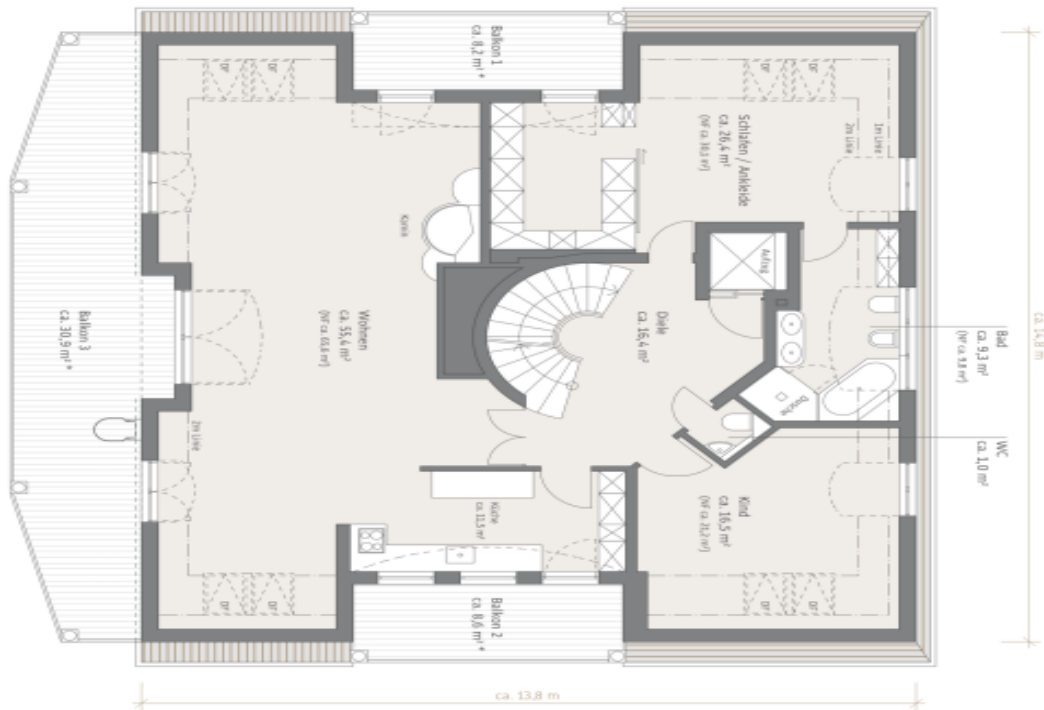




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GRUNDRISS
DACHGESCHOSS

	Wohnfläche	Nebenfläche	Nutzfläche
Dachgeschoss	160,4	42,9	203,3
Diele	16,4		16,4
WC	1,0		1,0
Schlafen / Ankleide	26,4	3,7	30,1
Bad	9,3	0,5	9,8
Kind	16,5	4,7	21,2
Küche	11,5		11,5
Wohnen	55,4	10,2	65,6
Balcon 1 zu 1/2	4,1	4,1	8,2
Balcon 2 zu 1/2	4,3	4,3	8,6
Balcon 3 zu 1/2	15,4	15,4	30,8
Dachgeschoss	160,4	42,9	203,3

Alle Flächen sind Circa Angaben

* = zu 1/2 in WHL.
NF = Nutzfläche
DF = Dachfenster
Raumhöhen von bis zu 2,50 m

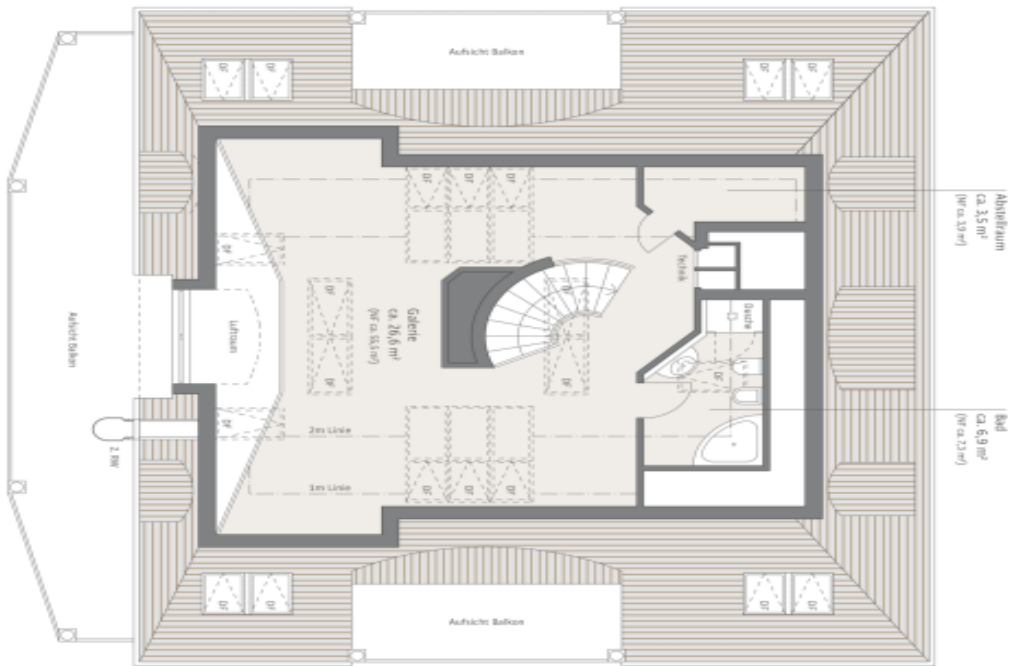




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GRUNDRISS
GALERIEGESCHOSS

	Wohnfläche	Nebenfläche	Nutzfläche
Galeriegesschoß	37,1	29,7	66,8
Galerie	26,6	28,9	55,5
Bad	6,9	0,4	7,3
Abschlraum	3,5	0,4	3,9
Galeriegesschoß	37,1	29,7	66,8

NF = Nutzfläche
DF = Dachfenster
Raumhöhen ca. 2,65 m



ÜBERSICHT

	Wohnfläche	Nebenfläche	Nutzfläche
1. Obergeschoss	0,0	1,6	1,6
Dachgeschoss	160,4	42,9	203,3
Galeriegesschoß	37,1	29,7	66,8
Gesamt	197,4	74,2	271,6

Alle Flächen sind Circa-Angaben