



Apartment Two-bedroom (3+1)

199 m², Munich, Bavaria

€ 2 630 000 | CZK 64 014 200



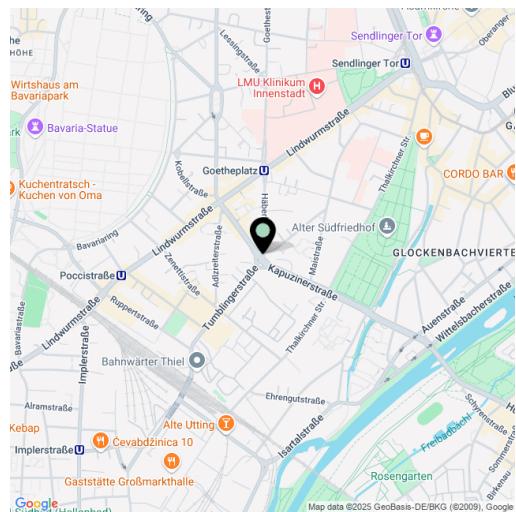


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Total area	199 m ²
Parking	2 parking spaces
Cellar	6 m ²
PENB	G
Reference number	108547



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

This almost two-hundred-square-meter apartment is located on the 4th floor of a listed and tastefully renovated building with an elevator, fitness center, sauna, and concierge services. The magnificent building, built in 1912/13 by a renowned architect who significantly contributed to shaping the appearance of Munich, is located close to the center and the Isar River.

The bright apartment includes a spacious living and dining area with an adjoining kitchen, a study, a master bedroom with a **dressing room** and bathroom, another bedroom, a bathroom, and a utility room.

The building was completely modernized in 2007–2010 according to the designs of the French star architect and designer **Philippe Starck**. The top-notch facilities of the apartment includes a **bulthaup** kitchen, custom-made furniture, and **designer lighting**. The residents have access to a **fitness center, sauna, and concierge services**, and the apartment has a **cellar storage unit**.

Isarvorstadt is one of the most sought-after residential parts of Munich. The district boasts a unique combination of shops, trendy restaurants, cafes, and bars, and there are many shops for everyday needs within walking distance. The nearby **protected park** is perfect for peaceful walks. There is a bus stop in front of the building, and a metro station is about a 6-minute walk away.

Floor area 199 m², cellar 6 m².



GRUNDRISS
4. OBERGESCHOSS

4. Obergeschoss	Wohnfläche	Nebenfläche	Nutzfläche
Flur 1	19,6	0,0	19,6
Flur 2	9,9	9,9	9,9
Wohnen / Essen / Kochen	6,5	6,5	6,5
Büro / Gast	8,4	8,4	8,4
HWR	22,2	22,2	22,2
Bad 1	5,2	5,2	5,2
Bad 2	11,1	11,1	11,1
Schlafen	7,9	7,9	7,9
Schlafen / Kind	30,9	30,9	30,9
Gesamt	198,6	0,0	198,6

Alle Flächen sind Circa-Angaben

Raumhöhen von bis zu 3,00 m

