



House Four-bedroom (5+1)

355 m², Munich, Bavaria

€ 5 959 862 | CZK 147 000 000





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Plot	825 m²
Foot print	540 m²
Parking	2 Garage Spaces
Garage	Yes
Cellar	-
PENB	B
Reference number	108394

The shady corner of the carefully maintained garden offers unique views of this modern four-story villa, which will delight you with its premium quality designer furnishings and location in the prestigious Obere Isarau district in the north of Munich.

The entrance level of the house consists of a large living room with an open plan kitchen and access to the terrace and garden. The first floor, accessible via an interior staircase, consists of 2 children's rooms, a common room, and a study. On the top floor is a master bedroom with a spacious dressing room, a bathroom, and a **roof terrace**. The ingeniously designed basement is beautifully lit and offers guest rooms with 2 rooms, a shower, and a preparation for a kitchen. There is also a **wine cellar** and utility and storage facilities. The charming garden, designed by a Munich **garden architect**, borders the green corridor of the Schwabing stream. There is a garage for 1 car and additional parking on the property.

When implementing the interior, emphasis was placed on every detail and precise workmanship. Floors on the ground floor are made of Italian **Lea Ceramiche** tiles, combined with **oak parquets** on the upper floors, and there is **underfloor heating** throughout. The large-format wood-aluminum windows are fitted with electrically operated exterior blinds. The premium **Bulthaup** kitchen is complemented by built-in appliances from **Miele** and **Siemens**, and the bathrooms are equipped with first-class sanitary ware. The entire house is furnished with elegant, custom-made furniture. Ecological heating is provided by a geothermal **heat pump**, and the living room can also be heated by a **fireplace**.

Obere Isarau, a quiet residential area on the northern edge of Schwabing, offers an ideal combination of nature and exclusive living. The property directly abuts a stream corridor and the vast English Park. Active individuals will be thrilled by the proximity of the MTTC Iphitos tennis club or the Sport Scheck sports complex, and the bike paths along the **Isar River** connect the district to the whole of Munich. Gourmet enthusiasts will appreciate the renowned Aumeister restaurant with a beer garden. Excellent transport accessibility is provided by the **Freimann metro station**, and the airport can be easily reached thanks to the Lufthansa Express bus (27 min).

Floor area 355 m², plot 825 m².

