



## Apartment Five-bedroom (6+1)

287 m², Munich, Bavaria

€ 6 973 444 | CZK 172 000 000



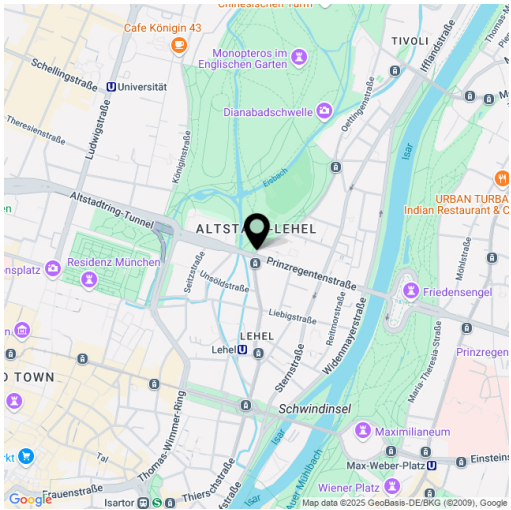


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Total area	323 m²
Floor area*	287 m²
Terrace	36 m²
Parking	Yes
Cellar	19 m²
PENB	G
Reference number	108546



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

This exceptional duplex apartment with a floor area of nearly 300 m² and a timeless, elegant interior, terrace, and parking space is located on the top (4th) floor of a listed city palace from 1905/06. A sought-after location in the heart of Munich's upscale Lehel district, where a cosmopolitan atmosphere and dignified charm are impressively combined. This quiet location in the heart of the district meets the highest requirements for urban living.

The layout, spread over two levels, includes a breathtaking living room with a dining area, open plan kitchen, **fireplace**, and connecting **fantastic roof terrace**, as well as 5 bedrooms, a study, a **fitness room**, a dressing room, a pantry, 2 bathrooms, and a separate toilet.

The magnificent building boasts a richly structured and beautifully decorated facade, which won the **Munich Facade Prize** in 2004. The foyer with historical wall paneling, a cross vault, and elegant staircase reflects the upper middle class style of the era it was built in. The historical details and majestic atmosphere continue on the staircase and in the offered duplex apartment, which was created when the building was reconstructed in 2002/03; an **elevator** was also added. The apartment includes a **parking space**.

Lehel is one of the most popular and **exclusive** residential areas in Munich. It lies between the **Isar River** and the vast **English Garden**. The elegant Maximilianstrasse and the cosmopolitan center of Munich are also just a five-minute walk away. First-class hotels, top-notch gastronomy, flagship stores of international luxury brands, art and culture create an environment of the highest quality. Public transport, including airport connections, is also excellent.

Floor area 287 m², terrace 36 m².



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GRUNDRISS  
4. OBERGESCHOSS

	Wohnfläche	Nebenfläche	Nutzfläche
4. Obergeschoss	187,7	3,9	191,6
Flur	29,8		29,8
Bad 1	10,6		10,6
Schlafen 1	15,7		15,7
Garderobe	2,5		2,5
HWR	4,2		4,2
Bad 2	14,5		14,5
Schlafen 4	24,9		24,9
Fitness	7,5		7,5
Ankleide	11,5		11,5
Balkon zu 1/2	3,8	3,9	7,7
Athleten	17,8		17,8
Bibliothek / Schlafen 3	17,9		17,9
Schlafen 2	27,0		27,0
4. Obergeschoss	187,7	3,9	191,6

Alle Flächen sind Circa Angaben

\* = zu 1/2 in WHL.  
NF = Nutzfläche  
Raumhöhen von bis zu 2,80 m

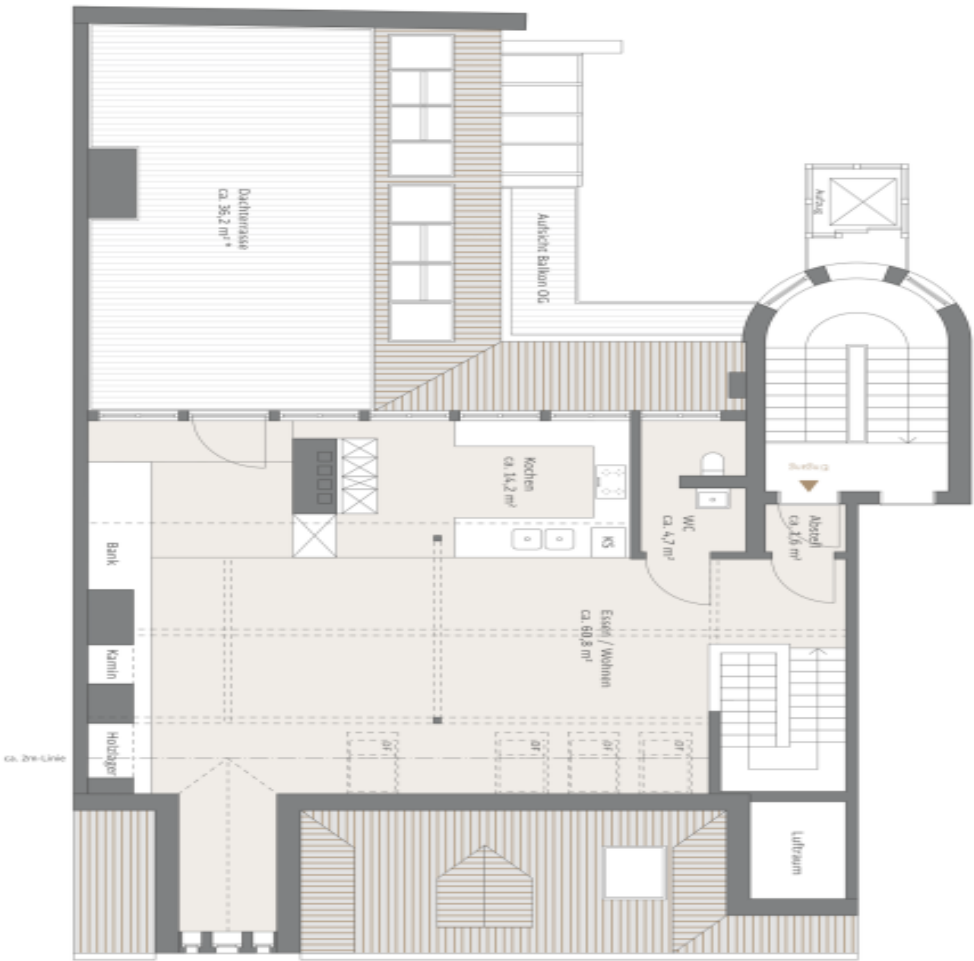




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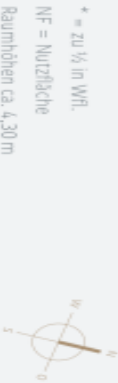
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GRUNDRISS  
DACHGESCHOSS

	Wohnfläche	Nebenfläche	Nutzfläche
Dachgeschoss	99,4	18,1	117,5
Essen / Wohnen	60,8		60,8
Küchen	14,2		14,2
WC	4,7		4,7
Abstell	1,6		1,6
Dachterasse zu 1/2	18,1	18,1	36,2
Dachgeschoss	99,4	18,1	117,5



ÜBERSICHT

	Wohnfläche	Nebenfläche	Nutzfläche
4. Obergeschoss	187,7	3,9	191,6
Dachgeschoss	99,4	18,1	117,5
Gesamt	287,1	22,0	309,1

Alle Flächen sind Circa-Angaben