



Apartment Two-bedroom (3+kk)

175 m², Munich, Bavaria

€ 3 837 563 | CZK 94 500 000





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Total area	207 m²
Floor area*	175 m²
Terrace	32 m²
Parking	1 underground parking space
Cellar	20 m²
PENB	A
Reference number	108548

This exceptionally bright penthouse with two terraces providing fantastic views of the surrounding greenery is located on the top floor of a villa completed in 2021 in a perfectly quiet location right in the idyllic protected area of the Canaletto canal.

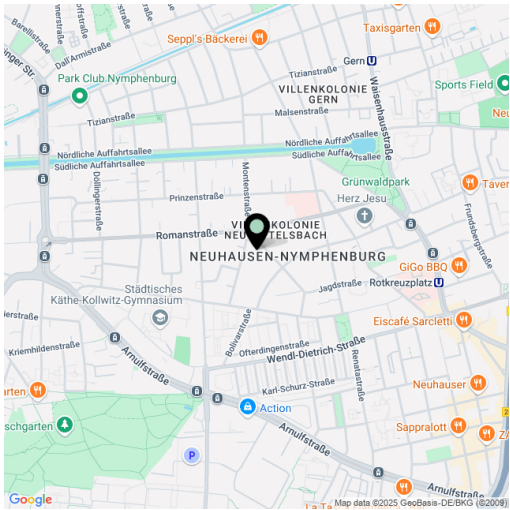
The offered apartment is spread out over an area of approximately 200 m², consisting of a sun-drenched living room with a dining area, an open plan kitchen and **fireplace**, 2 bedrooms, a bathroom, a separate toilet, and a hallway with **direct access to the elevator**. The highlight is the **large southwest roof terrace** surrounded by **greenery**, and the apartment also has a **second roof terrace**.

The floors are made of **oiled ash planks** with **underfloor heating** and **cooling** (connected to geothermal wells), and the stylish kitchen with a cooking island was custom-made, as were other **walnut wood furnishings**. The apartment comes with a **garage** and a **spacious cellar storage unit**.

The villa is located on a quiet cul-de-sac in the absolute best residential location in Munich. Close to the lively city center, yet in a **peaceful location** with historic villas, **mature gardens**, and **beautiful tree-lined streets**. The sophisticated, highly sought-after environment is characterised by its proximity to the **Nymphenburg Palace** with its beautiful parks and canal and offers a **unique lifestyle**. Shops and excellent restaurants are in the immediate vicinity, while luxury shopping opportunities are available on Nymphenburger Straße and around Rotkreuzplatz. A metro station and tram stop are within walking distance.

Floor area 207 m², terraces 32 m², cellar 20 m².

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





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GRUNDRISS
2. OBERGESCHOSS

	Wohnfläche	Nebenfläche	Nutzfläche
Dachgeschoss	174,9	32,1	207,0
Wohnen / Essen / Kochen	59,8		59,8
Entrée / Flur	35,0		35,0
Kind / Arbeiten	19,3		19,3
Schlafen	15,3		15,3
Bad	9,2		9,2
WC	4,3		4,3
Terrasse zu ½	20,0	20,0	40,1
Terrasse zu ½	12,0	12,0	24,1
Gesamt	174,9	32,1	207,0

Alle Flächen sind Circa Angaben

* = zu ½ in Wfl.
NF = Nutzfläche
Raumhöhen von bis zu 2,90 m

