

Exposé

Wohnung in München

Pool, Rooftop - Newly Renovated Apartment in Schwabing-West



Objekt-Nr. OM-361004

Wohnung

Vermietung: **1.980 € + NK**

Ansprechpartner:
Privat

Schleißheimer Str. 182
80797 München
Bayern
Deutschland

Baujahr	1968	Miete Garage/Stellpl.	120 €
Etagen	5	Mietsicherheit	5.550 €
Zimmer	2,00	Übernahme	sofort
Wohnfläche	50,00 m ²	Zustand	renoviert
Nutzfläche	5,00 m ²	Schlafzimmer	1
Energieträger	Fernwärme	Badezimmer	1
Nebenkosten	170 €	Etage	3. OG
Heizkosten	80 €	Tiefgaragenplätze	1
Summe Nebenkosten	250 €	Heizung	Zentralheizung

Exposé - Beschreibung

Objektbeschreibung

PRIME LOCATION SCHWABING

Enjoy life with a swimming pool and rooftop terrace: start your day with a few laps before work and unwind in the evening with friends while watching the sunset from the rooftop terrace.

FULLY RENOVATED

This fully renovated and furnished 2-room apartment features a spacious entrance hall and a private balcony

FULLY FURNISHED

High-quality furnishings included:

- Stylish curved sofa for two with TV console
- Blackout curtains
- Large dining table seating up to six people
- Spacious king-size bed
- Extensive wardrobe
- Desk and chair in the bedroom, ideal for a home office setup

MODERN LAYOUT

Open-plan living and dining area with a high-quality fitted kitchen featuring:

- Induction cooktop
- Dishwasher
- Large fridge-freezer combination
- Built-in oven at convenient height

Additional Features

- Underground parking space, not optional (€120/month) so no annoying hour-long parking space searches and high fees for convenient parking in one of Munich hotspots
- Modern bathroom with washing machine, bathtub and rainshower
- Spacious, sunny balcony with room for outdoor dining and barbecues
- Apartment located on the 3rd floor, easily accessible by elevator
- Private basement storage unit

Access to extensive communal amenities including:

- Indoor swimming pool
- Rooftop terrace
- Garden
- Bicycle parking
- Laundry room

.. and additional shared facilities

Also a nice feature is the sauna in the building that can be used for a fee

- Pets welcome

Minimum rental period is 6 months

Ausstattung

Weitere Ausstattung:

Balkon, Keller, Aufzug, Vollbad, Sauna, Pool / Schwimmbad, Einbauküche

Lage

The Neighborhood - Anyone who knows Schwabing loves it!

Live with a top-rated restaurant directly in the building and enjoy immediate access to everything you need: Beat81 fitness studio, REWE supermarket, cafés, restaurants, bakeries, medical practices, tram and subway connections—all just steps away.

Beautiful green spaces such as the Bavarian Park (Bayernpark) and the Luitpold Park are right around the corner, offering excellent opportunities for recreation and outdoor activities.

Infrastruktur:

Apotheke, Lebensmittel-Discount, Allgemeinmediziner, Kindergarten, Grundschule, Hauptschule, Realschule, Gymnasium, Gesamtschule, Öffentliche Verkehrsmittel

Exposé - Energieausweis

Energieausweistyp	Bedarfsausweis
Erstellungsdatum	ab 1. Mai 2014
Endenergiebedarf	151,00 kWh/(m ² a)
Energieeffizienzklasse	E

Exposé - Galerie



Kitchen and Dining Area

Exposé - Galerie



Rooftop



Private balcony

Exposé - Galerie



Pool



Living Room



Modern Kitchen

Exposé - Galerie



Dining table for max. 6



Design Sofa

Exposé - Galerie



TV-Corner



View from Sofa to Balcony

Exposé - Galerie



Kingsize bed



freshly renovated

Exposé - Galerie



Design lamps



Bedroom

Exposé - Galerie



Home-office corner



spacious wardrobe

Exposé - Galerie



Living and Dining Area



Working Desk

Exposé - Galerie



Living room

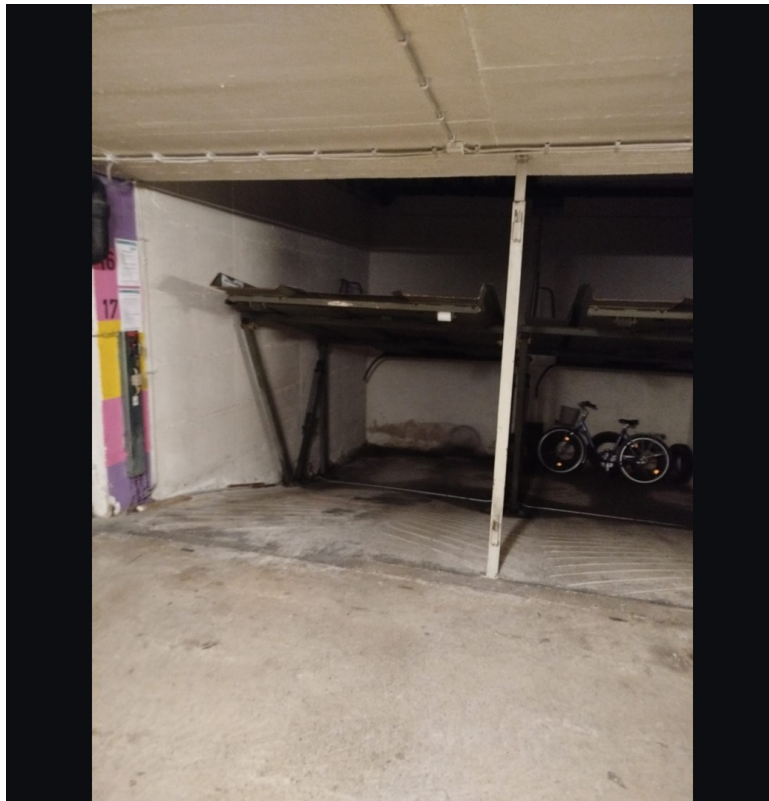


Washingmaschine in bathroom

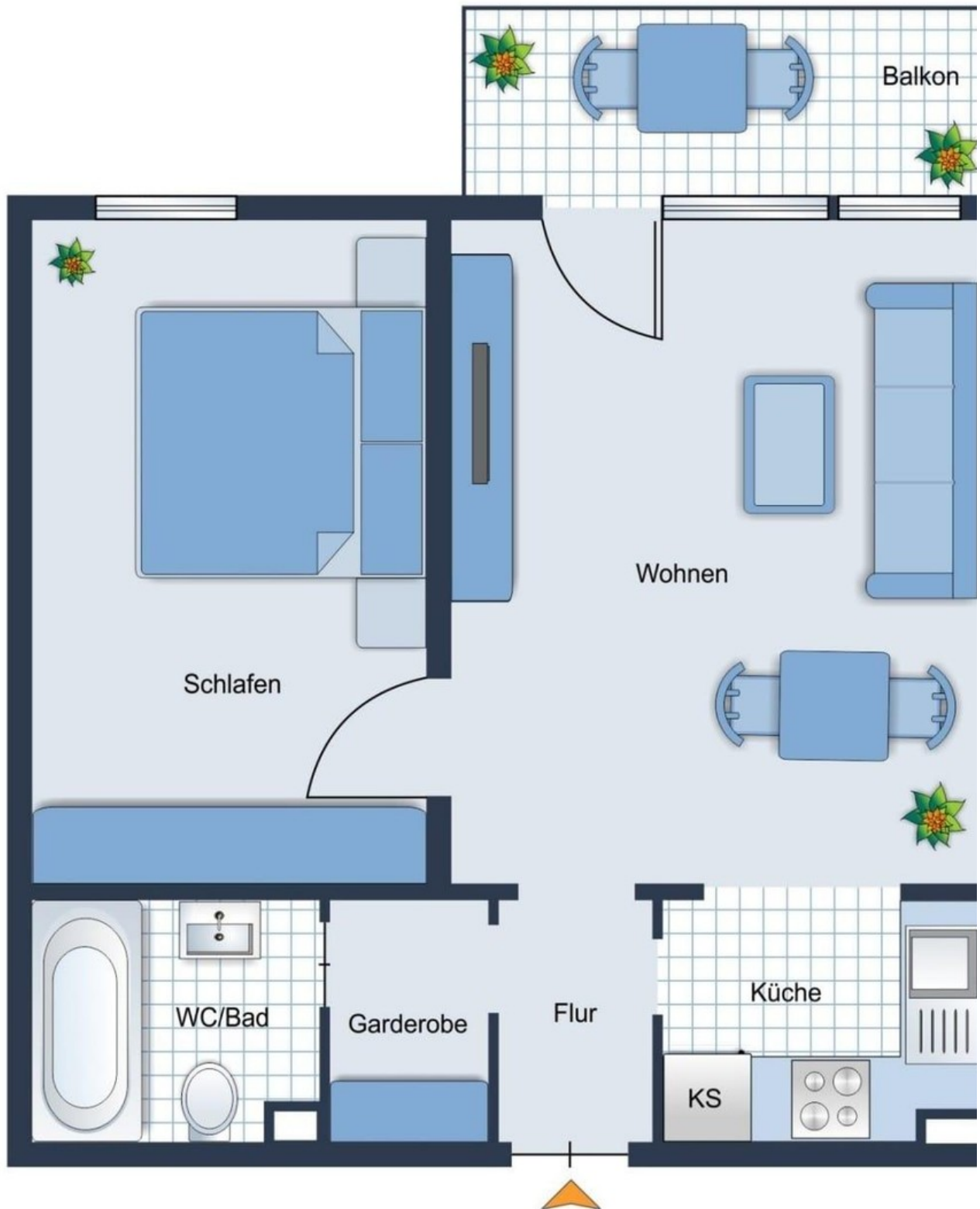
Exposé - Galerie



Bathroom with Bathtub



Exposé - Grundrisse



Moderner Grundriss