

Exposé

Erdgeschosswohnung in Neufahrn

Modern wohnen: 2-Zimmer-Erstbezug in Neufahrn(neben dem Bahnhof und der Bushaltestelle)

Objekt-Nr. OM-456174

Erdgeschosswohnung

Vermietung: **1.500 € + NK**

Ansprechpartner:
Somasekhar Peddi

85375 Neufahrn
Bayern
Deutschland

Baujahr	2025	Zustand	Erstbezug
Etagen	2	Schlafzimmer	1
Zimmer	2,00	Badezimmer	1
Wohnfläche	54,00 m ²	Etage	Erdgeschoss
Energieträger	Strom	Garagen	1
Summe Nebenkosten	150 €	Tiefgaragenplätze	1
Mietsicherheit	4.500 €	Heizung	Etagenheizung
Übernahme	sofort		

Exposé - Beschreibung

Objektbeschreibung

Sunny views in the center of Neufahrn .In the town centre of Neufahrn, only 150 m from the S-Bahn station and yet away from the hustle and bustle of the shopping street, a high-quality, architecturally exciting residential complex consisting of three small apartment buildings is being built at Vogelweide 3,5 and 7

Thanks to the project's characteristic staggered floor plan, from the penthouse to the upper floors and finally to the ground floor, the NEUFAHRN TERRASSEN complex offers not only modern architecture but also a unique quality of living! With bright and well-designed 1-, 2-, and 3-room apartments , the NEUFAHRN TERRASSEN complex provides the perfect apartment for every lifestyle and age group, from compact single apartments on the upper floors to elegant penthouse apartments with spacious roof terraces.

A particular highlight are the intelligently designed 1- and 2-room garden apartments, with their own private entrance, sunny terraces and gardens.

Ausstattung

Skip the stress of moving furniture. This flat is fully equipped with never-before-used essentials:

Kitchen: Full suite (Fridge/Freezer, Oven, Stove, Dishwasher).

Tech: 50" QLED TV.

Living: Comfortable sofa & dining set.

Bedroom: New bed + mattress & spacious wardrobes.

Home Office: Work table and ergonomic chair.

Bonus: Washing machine & vacuum cleaner included.

Fußboden:

Parkett

Weitere Ausstattung:

Balkon, Keller, Aufzug, Vollbad, Einbauküche, Kamin

Lage

From the NEUFAHRN TERRACES, you have excellent connections to both local and distant destinations. The A9 and A92 motorways allow you to reach the metropolis of Munich, the Garching university and research center, the Weihenstephan university campus, or Munich Airport (MUC) for longer trips in just a few minutes by car.

Perhaps you'd prefer to leave the car at home – for the sake of the environment or your wallet? No problem. The S-Bahn station for line S1 "Munich Airport" or the bus directly to the Garching Research Center are just 150 meters away.

Also worth a visit is the large district town of Freising, just 8 minutes away by S-Bahn; an old and yet young cathedral city with many attractive restaurants, cultural and shopping opportunities.

From the NEUFAHRN TERRASSEN, your destination is never far away.

Infrastruktur:

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

Exposé - Energieausweis

Energieausweistyp	Verbrauchsausweis
Erstellungsdatum	ab 1. Mai 2014
Endenergieverbrauch	16,00 kWh/(m ² a)
Energieeffizienzklasse	B



Exposé - Grundrisse

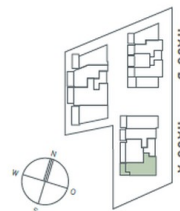
NEUFAHRN TERRASSEN



HAUS A WHG 1 | EG | 2 ZIMMER

Wohnen/Essen/Kochen	21,00 m ²
Schlafen	12,51 m ²
Bad/WC	6,94 m ²
Diele	7,09 m ²
Abstellfläche	1,04 m ²
Terrasse (1/2 x 10,60 m ²)	5,30 m ²

Wohnfläche	53,88 m²
Nutzbare Fläche	59,18 m²



Flat Floor Plan



- Legende
- = Kellerräume
 - = Technikflächen

Garage Plan

Exposé - Grundrisse

Entrance of the Flat:



Exposé - Grundrisse

Bath Room:



Exposé - Grundrisse

Bed Room:



Exposé - Grundrisse

Living Room:



Exposé - Grundrisse

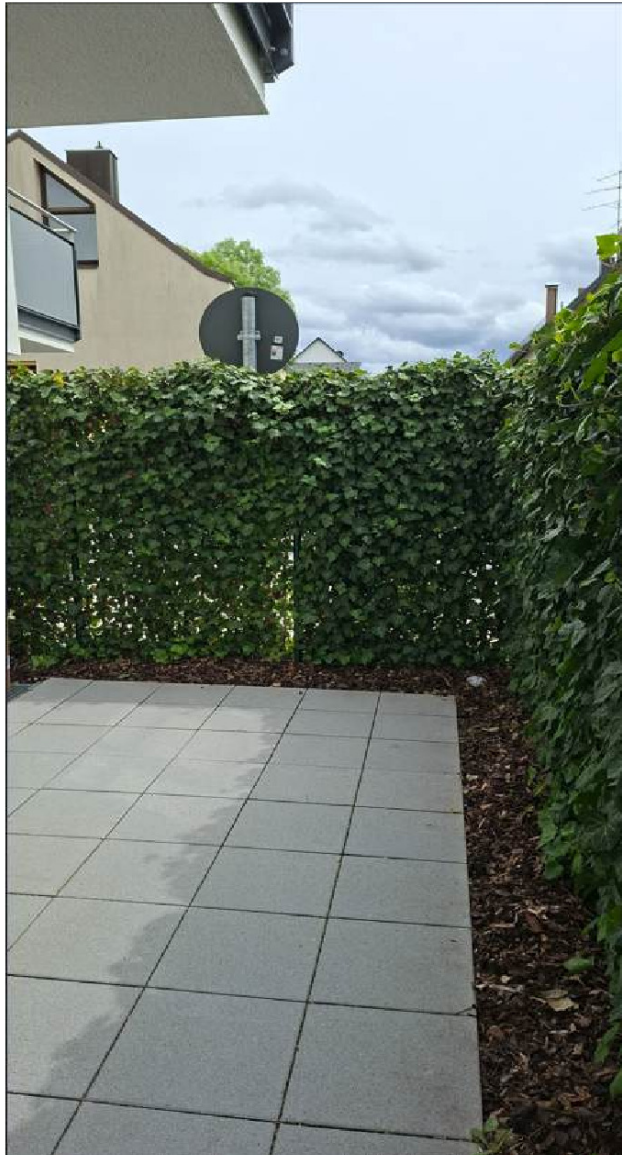


Exposé - Grundrisse



Balcony:

Exposé - Grundrisse



Exposé - Grundrisse

Exit of the flat:

