

Exposé

Wohnung in München

First Class View Bright City Appartement



Objekt-Nr. OM-469000

Wohnung

Vermietung: **1.177 € + NK**

Ansprechpartner:
Philipp von Saalfeld

Ickstattstrasse 34
80469 München
Bayern
Deutschland

Baujahr	1959	Mietsicherheit	3.000 €
Etagen	5	Übernahme	ab Datum
Zimmer	1,00	Übernahmedatum	15.07.2026
Wohnfläche	27,50 m ²	Zustand	Neuwertig
Energieträger	Fernwärme	Schlafzimmer	1
Nebenkosten	50 €	Badezimmer	1
Heizkosten	100 €	Etage	4. OG
Summe Nebenkosten	150 €	Heizung	Zentralheizung

Exposé - Beschreibung

Objektbeschreibung

Modern, Timelessly Designed City Apartment

This stylish apartment impresses with its modern, timeless interior and thoughtful layout.

It features:

Balcony : Privacy thanks to a stunning view of St. Maximilian's Church

A walk-in shower in an elegantly designed bathroom

A fully equipped kitchenette with cooktop, oven, and dishwasher

A spacious bar seating area, perfect for dining, working, or relaxing

THREE large windows that provide abundant natural light throughout the day

The apartment combines urban comfort with elegant design — ideal for singles, expats.

Ausstattung

Modern, timeless bed (140 cm x 200 cm)

Wardrobe combination with ample storage

Elegant walk-in shower and washbasin cabinet with two drawers

Triple-glazed windows and insulated façade for excellent energy efficiency

Mirror cabinet in the bathroom

Practical storage

Fully equipped kitchenette with cooktop, oven, and dishwasher, offering plenty of storage for cookware

Bar area with two seats

High-quality wooden flooring throughout

Balcony equipped with seats and table

Fußboden:

Parkett

Weitere Ausstattung:

Balkon, Aufzug, Einbauküche

Lage

The apartment is located near the beautiful Glockenbach district, one of Munich's most sought-after neighborhoods. Situated between Viktualienmarkt, Marienplatz, and the Isar River, the area is known for its charming historic buildings, vibrant streets, and lively cultural scene. Daily essentials such as shops, bakeries, and pharmacies are within easy walking distance, and public transport connections are excellent.

Infrastruktur:

Apotheke, Allgemeinmediziner, Öffentliche Verkehrsmittel

Exposé - Energieausweis

Energieausweistyp	Verbrauchsausweis
Erstellungsdatum	bis 30. April 2014
Energieverbrauchskennwert	58,40 kWh/(m ² a)
Warmwasser enthalten	Ja



Exposé - Galerie



Bath Room

Exposé - Galerie



Living Room



Kitchen



Entrance