

Exposé

Wohnung in München

**Neben der U-Bahn, Komplett möbliert, 3-Zimmer-
Wohnung - Wohnen auf Zeit in Milbertshofen**



Objekt-Nr. OM-476320

Wohnung

Vermietung: **2.000 € + NK**

80807 München
Bayern
Deutschland

Baujahr	1984	Übernahmedatum	01.09.2026
Zimmer	3,00	Zustand	Neuwertig
Wohnfläche	73,00 m²	Etage	1. OG
Energieträger	Gas	Tiefgaragenplätze	1
Summe Nebenkosten	450 €	Heizung	Zentralheizung
Übernahme	ab Datum		

Exposé - Beschreibung

Objektbeschreibung

OFFERING:

- Available from 01.09.2026 (mid August also possible) for 6-24 months.
- Min. rental period: 6 months
- Rent per month: € 2,450
- Rent includes: Utilities, Electricity (up to € 100 monthly), Heating and water (up to € 100 monthly), Internet (up to 100 Mbit/s)
- Restrictions: Only for non-smokers, suitable for max. 2 adults and 2 children, no pets

DESCRIPTION:

- Rooms:
- Living/dining room with leather sofa and dining set
- First bedroom with double bed (180 x 200 cm)
- Second bedroom with double bed (160 x 200 cm)
- Kitchen: modern fitted, with window, dinnerware, kitchen utensils and equipment provided
- Bathroom with bathtub
- Storage space in the basement (Keller)
- Parking duplex garage
- Large Balcony
- Lift
- Floor coverings: hard-wood, tiles
- Furnishing: fully furnished, beautiful, light-coloured furniture
- Including bed linen and towels

Ausstattung

EQUIPMENT:

- 65" flat screen TVs
- Sound bar
- Washing/dryer machine in the apartment
- Fridge-freezer combo
- Dishwasher
- Induction stove and electric oven
- Microwave
- Coffee machine
- Toaster

- Water Kettle
- Vacuum cleaner
- Towels
- Linens
- Hair-dryer
- Iron, ironing board

Fußboden:

Parkett, Fliesen

Weitere Ausstattung:

Balkon, Garten, Keller, Aufzug, Vollbad, Einbauküche

Sonstiges

- Broadcasting fee for public broadcasters. The monthly broadcasting fee is to be paid by the tenant directly to ARD ZDF Deutschlandradio, Contribution Service and is currently €18.36/month - not included in the rent unless stated otherwise
- Landlord's confirmation of residence available (Wohnungsgeberbestätigung)

Lage

Very good living location, very quiet, in the immediate vicinity of Dewetstr. with Georgenschweigstr. intersection.

PUBLIC TRANSPORT

U-Bahn: U2, minutes by foot, Milbertshofen station

Various buses

Rewe at ca. 4 minutes by foot

Lidl at ca. 6 minutes by foot

6 minutes by foot to Luitpoldpark

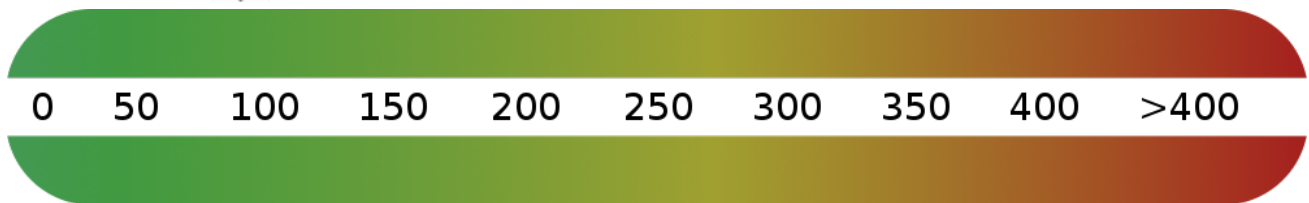
6 minutes by bike to Olympiapark

Infrastruktur:

Apotheke, Lebensmittel-Discount, Grundschule, Gymnasium, Öffentliche Verkehrsmittel

Exposé - Energieausweis

Energieausweistyp	Verbrauchsausweis
Erstellungsdatum	bis 30. April 2014
Energieverbrauchskennwert	93,00 kWh/(m²a)
Warmwasser enthalten	Ja



Exposé - Galerie



Livingroom

Exposé - Galerie



Livingroom

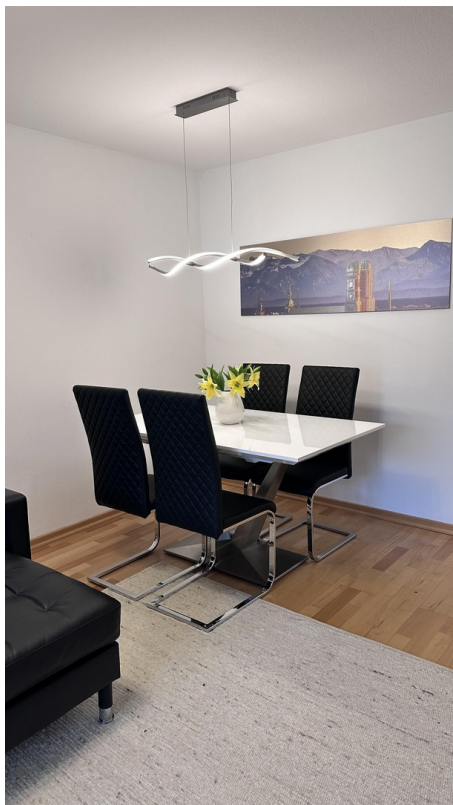


Livingroom

Exposé - Galerie



Livingroom



Dining area



Dining area

Exposé - Galerie



Balcony from the livingroom



View from the balcony

Exposé - Galerie



Kitchen



Kitchen

Exposé - Galerie



Kitchen



Kitchen

Exposé - Galerie



Kitchen



Master bedroom

Exposé - Galerie



Master bedroom



Master bedroom

Exposé - Galerie



Master bedroom



Master bedroom

Exposé - Galerie



Bathroom



Bathroom

Exposé - Galerie



Bathroom



Bathroom

Exposé - Galerie



Bathroom



Second bedroom

Exposé - Galerie



Second bedroom



Second bedroom

Exposé - Galerie



Second bedroom



Second bedroom

Exposé - Galerie



Hallway



Hallway

Exposé - Galerie



Storage room & Washing machine



Storage room & Washing machine



View of the street

Exposé - Galerie



View of the street



View of the street