

Exposé

Wohnung in München

**Fully equipped: Modern and quiet 3-rooms apartment in
Altperlach close to S-Bahn**



Objekt-Nr. OM-308147

Wohnung

Vermietung: **1.940 € + NK**

81737 München
Bayern
Deutschland

Baujahr	1992	Übernahme	ab Datum
Zimmer	3,00	Übernahmedatum	01.10.2024
Wohnfläche	73,00 m ²	Etage	1. OG
Summe Nebenkosten	460 €	Tiefgaragenplätze	1

Exposé - Beschreibung

Objektbeschreibung

OFFER:

- Wohnen auf Zeit/ temporary living, for 6-36 months, extension possible
- Available from: flexible, anytime between 30th of September and 1st of November
- Rent per month: €2,400
- The rental price includes: additional costs/ Nebenkosten, electricity (up to €100 per month), heating and hot water (up to €100 per month), WiFi/internet (up to 100 Mbit/s)
- Deposit: Two months' rent
- Restrictions: Non-smokers only, suitable for max. 2 adults and 2 children, no pets

DESCRIPTION:

- Floor: 1st - no elevator
- Practical floor plan, all rooms are accessible from the hallway. View of the garden
- Furnishing: complete, nice and bright, young and modern
- Living room with leather sofa
- First bedroom with double bed (180 x 200 cm)
- Second bedroom with double bed (140 x 200 cm)
- Kitchen: modernly equipped, with window, dining area, dishes, kitchen utensils and equipment available
- Bathroom with bathtub
- Practical storage room in the apartment
- Additional larger storage room in the basement (Keller)
- Beautiful south-facing balcony with a view over the roofs
- Floor coverings: hardwood, tiles
- Includes bed linen and towels

Ausstattung

FURNISHING:

- Smart TV Samsung 65" OLED (Internet capable)
- Soundbar with wireless subwoofer
- DVD/Blu-ray player
- AEG washer-dryer in the apartment
- Fridge-freezer combination
- Dishwasher
- Induction hot plate, oven
- Microwave

- Coffee machine
- Toaster
- Kettle
- Vacuum cleaner
- Towels
- Bedding
- Hairdryer
- Iron, ironing board

Fußboden:

Parkett, Fliesen

Weitere Ausstattung:

Balkon, Keller, 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

LOCATION:

- Good residential area, nature, 150m to S-Bahn, very quiet, close to Pfanzeltplatz, Perlachpark
- 1 stop/4 minutes by S-Bahn S7 to Neuperlach Süd / Siemens
- Giesing shopping complex 1 stop/4 minutes away by S-Bahn S7
- PEP shopping center 15 minutes away by bus
- Lidl, Rewe only about 10 minutes away on foot
- Children's playground, table tennis in vicinity

PUBLIC TRANSPORTATION:

Train:

- Line S7, Perlach stop (2 minutes on foot)

Bus:

- Line 196, Perlach stop (2 minutes on foot)
- Lines 55 and 139, stop Pfanzeltplatz (7 minutes on foot)

U-Bahn:

- Line U5, stop Therese-Giehse-Allee (15 minutes on foot)

VICINITY:

- Munich Altperlach
- PEP Shopping mall

- Shopping options: pharmacy, bakery, health food store, drinks dealer, boutiques, drugstore, department store, butcher, fruit and vegetable dealer, dry cleaner, supermarket, weekly market
- Sports facilities: tennis tables, fitness center, football, sports club
- Eating and drinking: restaurants, beer gardens, cafes, pubs, pizzerias

Infrastruktur:

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

Exposé - Energieausweis

Energieausweistyp	Verbrauchsausweis
Erstellungsdatum	ab 1. Mai 2014
Endenergieverbrauch	105,00 kWh/(m ² a)
Energieeffizienzklasse	D

Exposé - Galerie



Living room

Exposé - Galerie



Living room



Living room

Exposé - Galerie



Living room



Balcony from living room

Exposé - Galerie



Balcony from living room



Balcony from living room

Exposé - Galerie



Balcony from living room



Kitchen

Exposé - Galerie



Kitchen



Kitchen

Exposé - Galerie



Kitchen



Kitchen

Exposé - Galerie



View from the kitchen window



Large bedroom

Exposé - Galerie



Large bedroom



Large bedroom

Exposé - Galerie



Large bedroom



Large bedroom

Exposé - Galerie



Large bedroom



View from the large 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



Hallway



Storage room from hallway

Exposé - Galerie



Street view



Street view