

Exposé

Wohnung in München

Exclusive 3-bdr with large terrace / garden, fully equipped (Wifi / TV), suitable for co-living!



Objekt-Nr. OM-324689

Wohnung

Vermietung: **1.950 € + NK**

Ansprechpartner:
Thomas Lindberg

Sofiastraße 4
81829 München
Bayern
Deutschland

Baujahr	2015	Mietsicherheit	5.000 €
Etagen	3	Übernahme	sofort
Zimmer	3,00	Zustand	renoviert
Wohnfläche	82,00 m ²	Schlafzimmer	2
Energieträger	Fernwärme	Badezimmer	1
Nebenkosten	150 €	Etage	Erdgeschoss
Heizkosten	250 €	Tiefgaragenplätze	1
Summe Nebenkosten	400 €	Heizung	Zentralheizung

Exposé - Beschreibung

Objektbeschreibung

Welcome to Munich - Bavaria's modern and international window to the world! This bright and fully-equipped apartment in Munich-Riem is the best choice for a temporary stay during an expat assignment, temporary project or interim stay - with enough space for up to 4 people! It's also suitable for shared living with 2-3 independent tenants since all rooms are individually accessible.

The apartment has one master-bedroom and one additional bedroom with workspace (in total up to 4 beds), a light-flooded living room with kitchen compartment and a large terrace with garden (about 30 square meters - your kids will love it!). Shopping in the popular Riem Arcades is just minutes away, so are restaurants & cafes and the international Munich Trade Fair! The large, brand-new playground right in front of your own terrace guarantees a perfect afternoon for your kids!

Your individual basement parking space is included and free of charge.

Ausstattung

Your new apartment features a cozy and bright living room with everything you need to relax after work - extra-comfy couch, retro-lighted table, large TV and fast Internet (100 Mbit). Welcome guests and friends - with plenty of seats and stylish decoration true lounge feeling kicks in.

The kitchen compartment offers everything a modern couple or family needs today - coffee machine, fridge with freezer, stove, oven, kettle, microwave and toaster are of course. Enjoy cozy candlelight dinners under warm retro light accompanied by smooth jazz sounds from the hifi-system. The large terrace with lounge suite is ideal for a Sunday breakfast or for a relaxed read with a glass of red wine.

The entertainment program impresses with a 50-inch Smart TV incl. powerful sound system and Netflix access! For your own devices, the ultra-fast 100 MBit Wi-Fi all-inclusive is available.

The ultra-comfortable king-size double bed (180x200 cm) in the master bedroom invites you to sleep-in long on the weekends. The second bedroom features a sofa bed that can easily be turned into a bed to create more sleeping space, besides a nice little workspace in case you need it.

Expect hours of complete relaxation with soft light and soft music in the stylish bathroom - equipped with everything you need. For the morning laundry, the spacious mirror cabinet and the storage options offer plenty of space for cosmetics and care products. Of course, towels, hair dryer etc. are already available. Thanks to the existing washing machine, you can also wash directly in the apartment.

Fußboden:

Parkett, Fliesen

Weitere Ausstattung:

Terrasse, Garten, Keller, Vollbad, Einbauküche

Sonstiges

The apartment is rented including furniture and all utilities. The underground parking space is included in the rent.

Lage

This apartment is located close to Messestadt-West with subway U2 at a short distance (700 m walk) and several bus lines in the immediate vicinity of the house (No. 190, 250 meters). Despite its quiet location, the Riem Arcades offer a variety of shops, restaurants, gyms, lounges, shops and cafes in the immediate vicinity. With the Munich Trade Fair Center, you will also live in one of Europe's most modern exhibition facilities with a year-round program of top-class exhibitions.

Infrastruktur:

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

Exposé - Energieausweis

Energieausweistyp	Verbrauchsausweis
Erstellungsdatum	ab 1. Mai 2014
Endenergieverbrauch	68,00 kWh/(m ² a)
Energieeffizienzklasse	B



Exposé - Galerie



Living room

Exposé - Galerie



Kitchen



Living room

Exposé - Galerie



Living room



Wardrobe

Exposé - Galerie



Hallway



Master bedroom

Exposé - Galerie



Master bedroom



Master bedroom

Exposé - Galerie



2nd bedroom



2nd bedroom

Exposé - Galerie



2nd bedroom



Bathroom



Bathroom

Exposé - Galerie



Terrace

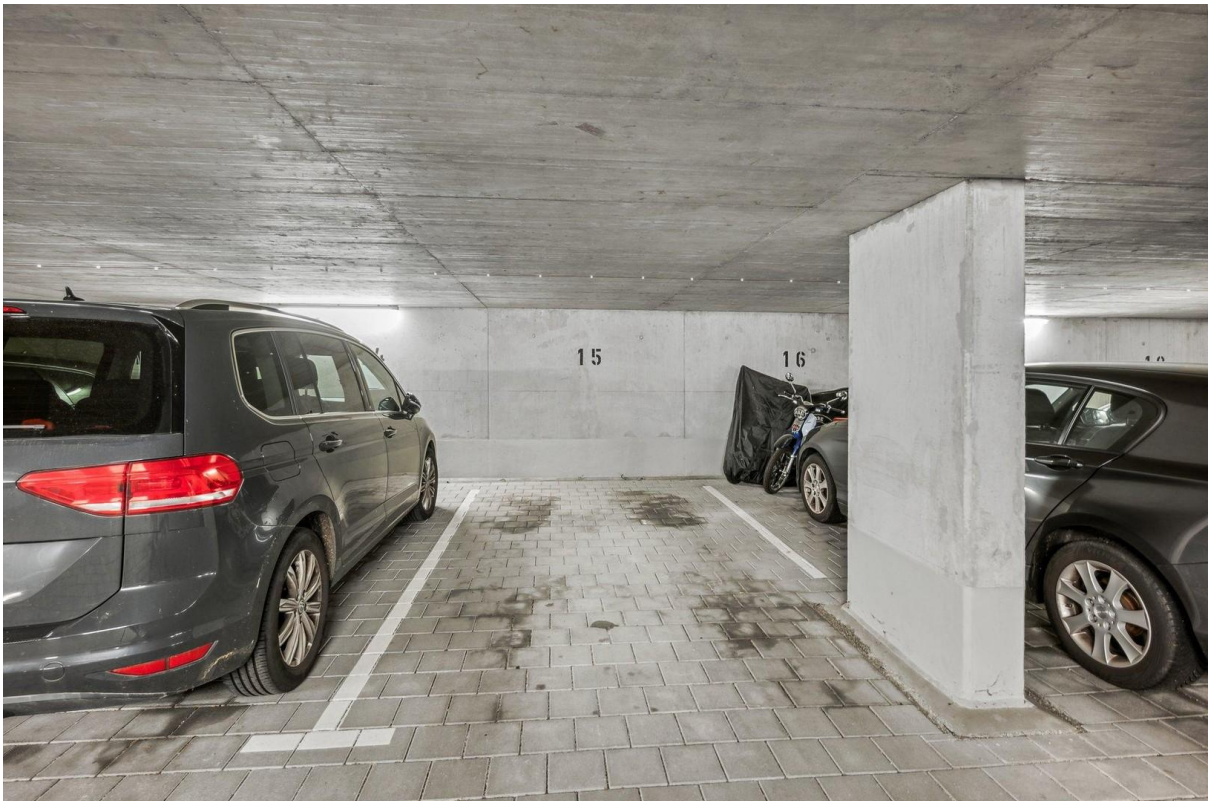


Terrace with garden

Exposé - Galerie



Garden



Basement parking

Exposé - Galerie

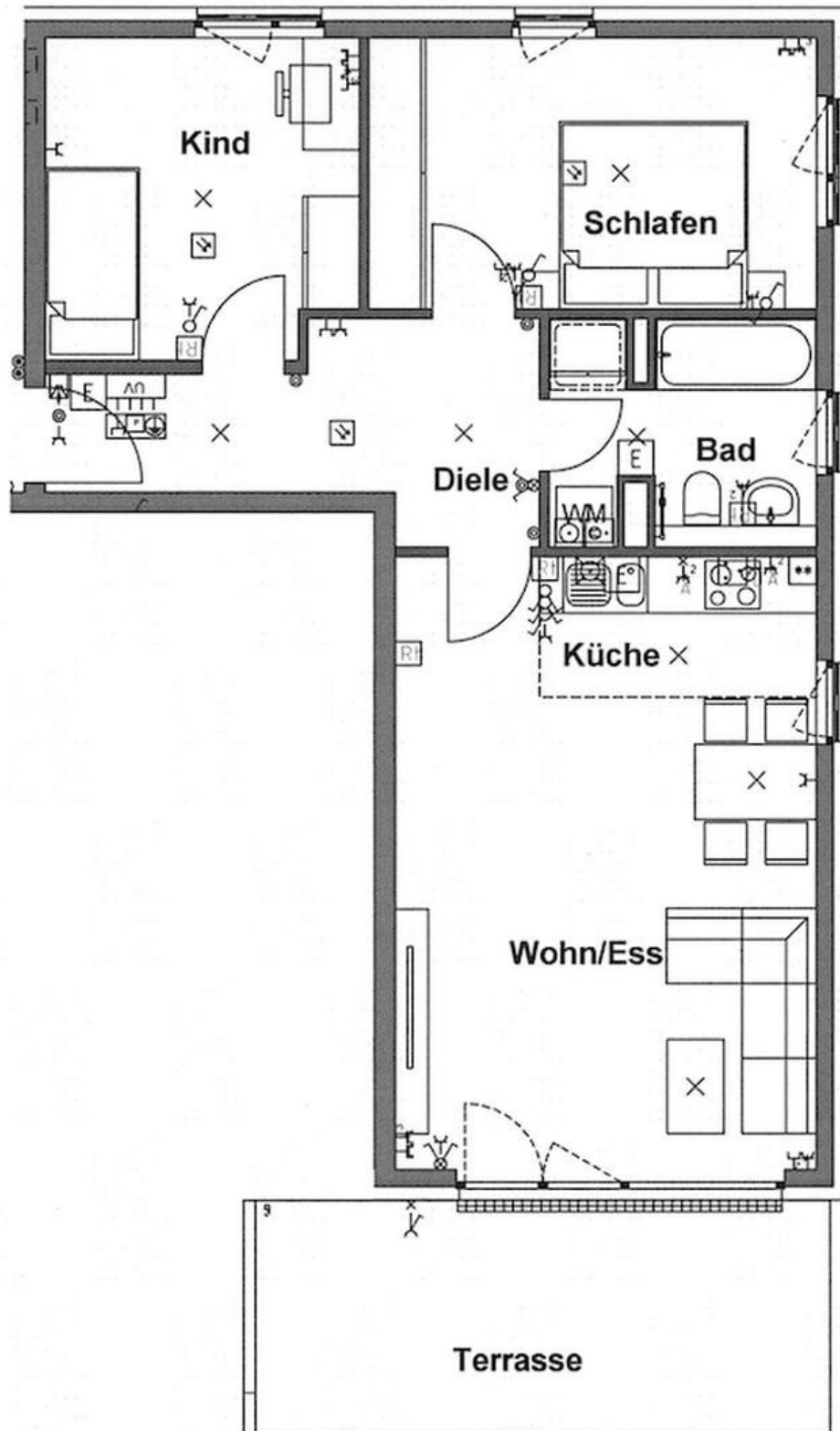


Building



Environment

Exposé - Grundrisse



Floor plan