

## DUPLEX FOR SALE



Munich, Bavaria

Germany

Asking Price

€2,995,000

Bedrooms 2

Year Built 2013

Bathrooms 2

Date Listed 06/21/2023

Size 301 Sq M

Listing ID GL-1529575263

Listed by: Nord Investment

For more information, visit:

<https://www.globallistings.com/3614387>

## Overview

Luxurious duplex penthouse with a roof terrace in Munich. The building with five apartments was built in 2013 and is a combination of modern architecture and functionality. The apartment is located on three floors: ground floor, first floor and attic. The total area is 301 sq.m. Living area - 255 sq.m. 7 rooms. 2 bedrooms, 2 bathrooms. There is a separate entrance to the apartment using an elevator located in the underground garage or, alternatively, there is an entrance through the first floor of the building. On the ground floor are fitness and gym, with a swimming pool, Jacuzzi, sauna, shower and sports professional equipment. In addition, on the ground floor there is a guest room and a separate room that can be used as a storage room or a dressing room. On the top floor there is a large master bathroom, with an adjoining bedroom and a spacious dressing room, with original wardrobes with lighting. There is also a cabinet decorated in white style and another room that can be used as a storage room or for other purposes. The highlight of this exclusive apartment is on the top floor: the owner has three terraces (a large terrace facing south, with an electric solar sail, and terraces facing east and west) where you can relax and enjoy the sunny days. The open-plan kitchen and dining area, with a fireplace that can additionally be heated by wood or

ethanol, is equipped with household appliances of high quality (Miele) and has a separate wine cooler. In addition, the kitchen has a pantry, a separate fridge and a table top. There is also another guest toilet. The open-plan living room, which is located on the other side of the staircase and accessible through the dining room and kitchen area, is equipped with a Hi-Fi system and a 5.1 Dolby surround sound system that can be controlled through the newest, most comfortable home control system. Also from here you can enjoy, as well as from the dining room - a magnificent view of the large southern terrace. Heated floors in all rooms. The unparalleled luxury of this two-level penthouse is complemented by carefully selected details such as large sliding doors, oversized frameless interior doors with designer door handles, individual oak parquet of various lengths and widths, perfectly chosen lighting systems and much more. The property is located near Wärmkanal in the Obermenzing area, next to the magnificent Nymphenburger castle, with its extensive green areas and botanical garden. The historical district of Obermenzing - located in the west of Munich - is a privileged area with many elite villas. Especially it is popular because of natural landscapes and proximity to the city center. Urban villas, well-maintained family houses and stylish apartment buildings characterize this place. The nearby castle of Blutenburg often hosts concerts and exhibitions. Historical sights, numerous cultural events, beautiful gardens, a variety of shopping opportunities, as well as elite real estate, make this place an attractive residential area with a high social prestige. You can quickly reach the motorways: A8 to Stuttgart, A96 - towards Lake Constance and Switzerland, A9 to Nuremberg, via A99, and also on the highway to Munich. Munich Airport is about 30 minutes away by car. Two stations, accessible on foot or by bus, provide quick access to the city public transport and to Deutsche Bahn long-distance trains. The popular shopping center "Pasing Arkaden" is also nearby. The cost of duplex is 2 995 000 euros. The commission fee is 3.57% including VAT, on the value of real estate. It is possible to purchase two parking spaces in an underground garage, which costs 34,900 euros. The documents are ready for the deal. Additional information is available upon request.

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