

VILLA FOR SALE



Munich, Bavaria

Germany

Asking Price

€14,500,000

Bedrooms 10

Year Built 1995

Bathrooms 8

Date Listed 06/21/2023

Size 1,066 Sq M

Listing ID GL-1529575400

Listed by: Nord Investment

For more information, visit:

<https://www.globallistings.com/3614388>

## Overview

A unique mansion, in one of the best places in Munich. 1995 mansion built. Five floors. The living area is approximately 1,066 sq.m. The useful area is approximately 457 sq.m. 12 rooms. 10 bedrooms, 8 bathrooms, 4 separate toilets, 6 balconies, 3 large terraces. Finishing was made by materials of the highest quality. In all rooms, except technical, suspended ceilings are installed. The house has a music room, which was designed by a specialized engineering bureau; Exclusive wine cellar, which has electronic temperature control in the room. The mansion is equipped with a shelter, in case of a nuclear war, with a lock chamber. The annex can be used as a service room or as a guest room. From here you can see an exceptional view of the Isar River. The entire building is equipped with alarm system, surveillance and video registration system, including perimeter protection with the help of a glass break detector, window closing control, and motion sensors. Gas central heating, underfloor heating. The land area is approximately 6 800 sq.m. On the site are: a fountain, sculptures, works of Japanese sculpture Isao Sugiyama and an outdoor pool, with a special roof for solar heating, with an adjacent area for fitness. The garage for two cars is located right next to the house, there is also another warm garage for two cars and 4 parking spaces. The part of the estate that

faces the street stretches for 100 meters. The luxury property is located partly on the banks of the Isar River, in Munich, in the Pullach im Isartal area. The house is surrounded by a park. The location of the site is unique. Pullach - an elite suburb is located in the south of Munich, along the western bank of the Isar River. In the area there are many mansions and village houses, this is a quiet, idyllic place. Pullach is one of the most beautiful suburbs of Munich. The suburb is located about 9.5 kilometers from the city of Munich and has good infrastructure, as well as good transport links. The cost of the mansion is 14 500 000 euros. The commission is 3.57% (including VAT) of the value of the property. The documents are ready for the deal. Additional information is available upon request.

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