



EXCLUSIVE PROPERTY BROCHURE

Spacious apartment at Lerchenauer See

At a glance

35 m² · separate kitchen · 3rd floor · cellar · underground parking optional · rented · 80995 Munich

PROPERTY TYPE

Studio apartment

LIVING AREA

35 m²

FLOOR

3rd floor of 3

YEAR BUILT

1969 · modernized 2016

ENERGY SOURCE

Gas

DEMAND

93.7 kWh/(m²·a)

LOCATION

80995 Munich-Lerchenau

STATUS

Rented · €725/month

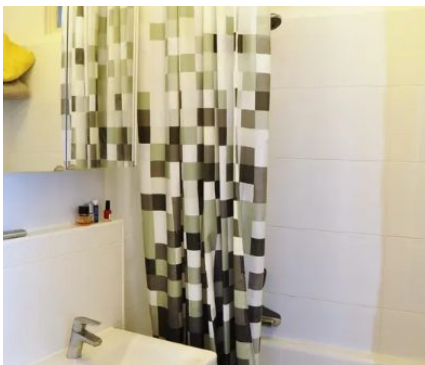
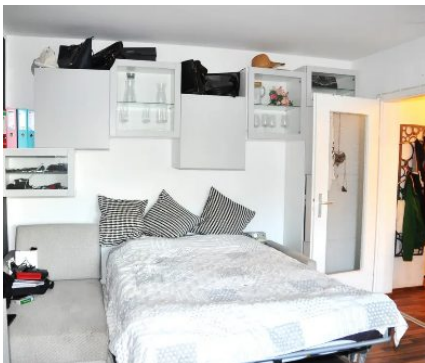
Bright, quietly located and thoughtfully laid out.

For sale is a bright studio apartment on the 3rd floor with large window fronts that provide a light-flooded ambiance. A built-in niche with a sliding door creates additional storage space, the floor has been fitted with new laminate, and the as-new uPVC windows ensure good thermal insulation and noticeably less outside noise.

The separate kitchen is equipped as new and features an integrated washing machine. The apartment includes a private cellar compartment and an optional underground parking space, which can be purchased additionally for €22,000.

The property is currently rented for €725 per month, the HOA fee is €254 monthly. This makes it suitable for investors looking for a compact unit in Munich with ongoing rental income. A value appreciation or yield cannot be guaranteed.

Selected impressions



Compact unit in a sought-after location.

Well-kept residential complex from 1969, modernized in 2016, with underground parking and a quiet residential location between Lerchenauer See and Fasanerie — continuously rented for €725 per month.

Lerchenau — Lakes, greenery and short distances.

Fasanerie Nord extends about 1.5 kilometers from Feldmochinger Straße and the Fasanerie S-Bahn station to the west towards Ludwigsfeld. To the north lies Feldmoching with its well-known recreation area and Feldmochinger See, to the northeast Fasaneriesee, and to the east the settlement at Lerchenauer See.

An Italian restaurant is located right next to the residential complex, and other restaurants, cafes, and shopping facilities are nearby. S-Bahn and buses are easily accessible, and the highway is connected in a short time.

Request exposé or secure an appointment.

Including floor plans, energy certificate details and all technical data sheets.

Choose your preferred date — Gerhard Hahn confirms personally within 24 hours.

Information & notices

This brochure is not a contractual offer. Errors, changes and prior sale reserved.

PROVIDER & CLIENT

FREITAG® Immobilien GmbH, Waldstraße 14A, 85579 Neubiberg. License according to § 34c GewO. Marketing is based on a written brokerage agreement with the owner. Contact person: Gerhard Hahn.

COMMISSION (BAVARIA, § 656C BGB)

Buyer's commission: 1.785% of the notarized purchase price incl. 19% VAT. The seller pays a commission in the same amount (dual agency acc. to § 656c BGB). The commission is earned and due upon conclusion of a notarized purchase agreement.

ENERGY CERTIFICATE (§§ 80 FF. GEG)

Demand certificate, year built 1969, final energy demand 93.7 kWh/(m²·a), main energy source gas, gas heating. Energy efficiency class C. The original energy certificate will be presented during the viewing and is included in the complete exposé.

TENANCY & RUNNING COSTS

The apartment is currently rented for €725 per month. The HOA fee is currently €254 per month. The purchase takes place with the continuation of the existing tenancy. An underground parking space can be purchased additionally for €22,000.

NOTE ON CAPITAL INVESTMENT

Information on rent, HOA fee, and purchase price reflect the current status. A specific yield, value appreciation, or permanent rentability is expressly not guaranteed. The purchase of real estate involves risks, including loss of rent, maintenance costs, and market value fluctuations. This presentation does not constitute investment advice.

RIGHT OF WITHDRAWAL & CONSUMER INFORMATION

Consumers within the meaning of § 13 BGB have a statutory right of withdrawal acc. to §§ 312g, 355 BGB for contracts concluded outside business premises and for distance contracts. You will receive detailed information on the right of withdrawal before concluding the contract.

MONEY LAUNDERING ACT (GWG)

As an obligated party under § 2 Para. 1 No. 14 GwG, we are legally obliged to verify the identity of the contracting party and, if applicable, the beneficial owner before concluding a brokerage agreement or at the latest before the notarized purchase agreement (presentation of an official photo ID).

DATA PROTECTION

The processing of your personal data is based on Art. 6 Para. 1 lit. b and f GDPR for the initiation and execution of the brokerage agreement. Details and your rights (information, correction, deletion, objection) can be found in our Privacy Policy.

LIABILITY & ACCURACY OF INFORMATION

All information in this exposé is based on information from the owner and documents available to us. They have been carefully researched, but without guarantee for accuracy, completeness, and timeliness. Only the notarized purchase agreement is decisive. Subject to prior sale.

YOUR PERSONAL CONTACT

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