



MUNICH-PASING · APARTMENT FOR SALE

2-room apartment with two balconies Munich-Pasing

PURCHASE PRICE

€529,000

Parking: €22,000 additional

PROPERTY REFERENCE

FI-28

01 / PROPERTY BROCHURE

At a glance

PROPERTY TYPE

 2-room apartment · raised ground floor

LIVING SPACE

 approx. 78 m²

CELLAR

 approx. 4 m² storage room

YEAR BUILT

 1973 · renovated 2026

PARKING

 Underground space · €22,000

SERVICE CHARGE

 €422 / month

ENERGY

 136 kWh/(m²·a) · class E

LOCATION

 81245 Munich-Pasing-Obermenzing

approx. 78 m² · raised ground floor · first occupancy after renovation · cellar · underground parking · 81245 Munich-Pasing

Renovated, quiet and surrounded by greenery.

This renovated 2-room apartment in Munich-Pasing-Obermenzing combines contemporary features with an exceptionally quiet residential setting. Embedded in park-like grounds, it offers a pleasant retreat. Two balconies extend the living space and invite you to relax outdoors.

As part of the renovation, the layout was adapted in favour of a larger bathroom. The redesigned bathroom has new floor tiles and a walk-in shower with glass screen. A large towel warmer and a washing machine connection complete the features.

The kitchen has also been given new floor tiles. Parquet flooring creates a homely atmosphere in the living room and bedroom. Renewed radiators and heating controls as well as new white interior doors round off the well-kept overall impression.

A private cellar room provides additional storage space. The offer also includes a single parking space in the underground garage. The combination of renovated features, two balconies and the absolutely quiet location on park-like grounds makes this apartment an attractive home.

02 / VISUAL SELECTION

Selected impressions

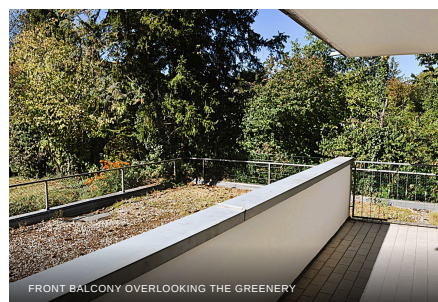
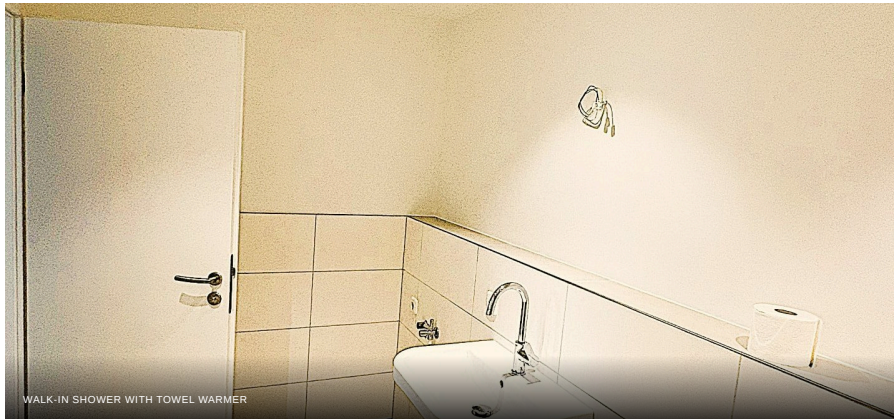
Architecture, atmosphere and distinctive details.



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SINGLE SPACE IN THE UNDERGROUND GARAGE



BUILDING ON PARK-LIKE GROUNDS, REAR VIEW



KITCHEN WITH NEW FLOOR TILES AND GARDEN-FACING WINDOW



CELLAR STORAGE UNIT OF THE APARTMENT



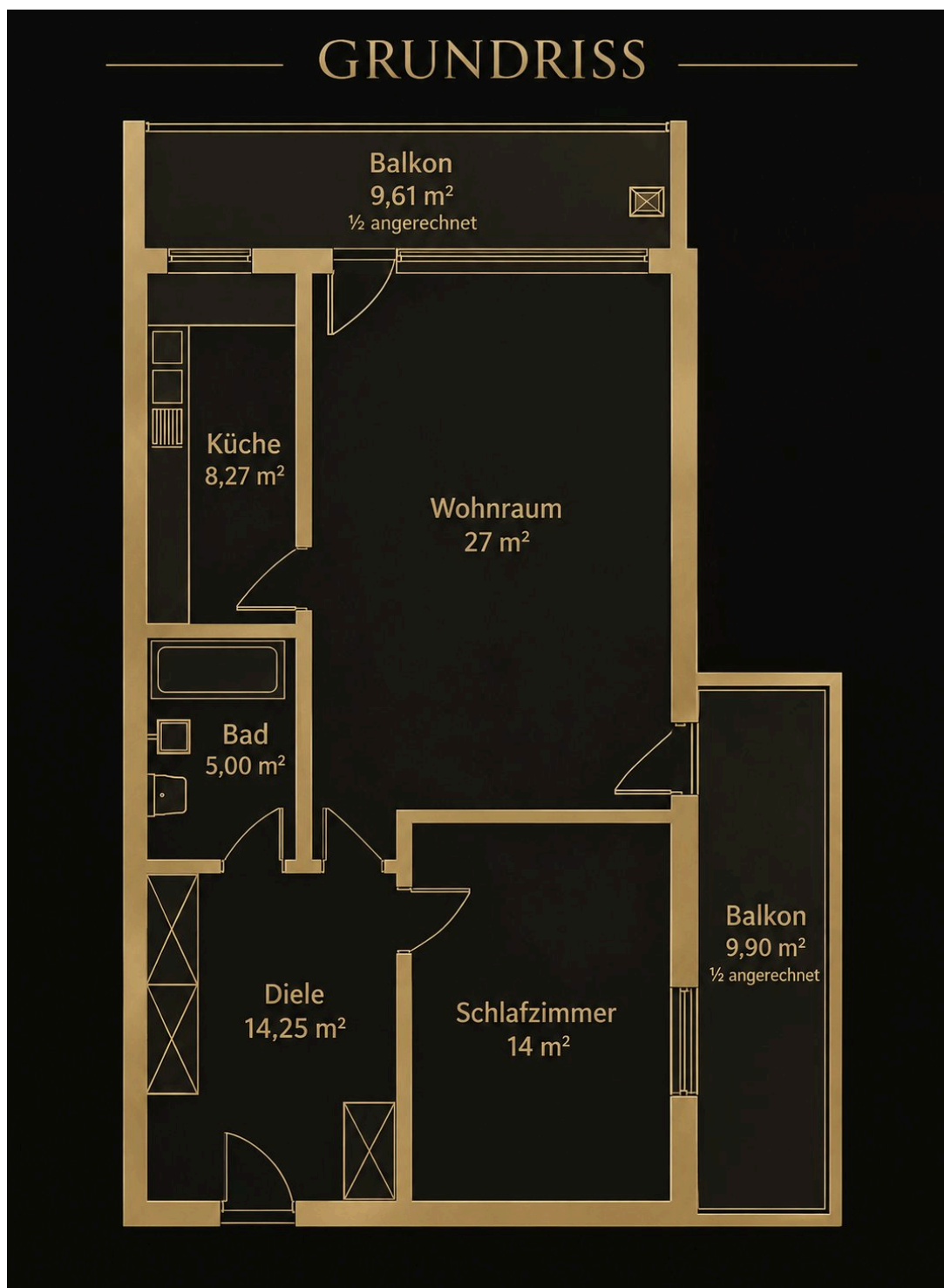
SMALL QUIET PARK NEXT TO THE BUILDING



VIEW FROM THE BALCONY INTO THE PARK

LAYOUT

Floor plan



Not to scale. The declaration of division is authoritative.

03

First occupancy after renovation.

Well-kept residential complex built in 1973 in an absolutely quiet park setting. The apartment was comprehensively renovated in 2026 and is available immediately.

Kitchen with new connections and new floor tiles (no fitted kitchen included)

Bathroom with towel warmer, large walk-in shower and washing machine connection

Two tiled balconies, accessible from the living room

Large hallway

Hallway, living room and bedroom with as-new parquet flooring

Renewed radiators and heating controls, new white interior doors

New fuse box

Private cellar room (approx. 4 m²)

Single underground parking space for an additional €22,000

Upscale fit-out · unfurnished · not rented · available immediately



BRIGHT LIVING ROOM WITH PARQUET AND LARGE WINDOW

Efficiency class E

Certificate type: Consumption-based Energy
consumption: 136 kWh/(m²·a) incl. hot water: Yes
Heating type: Oil heating Energy source: Heating

oil Year built (certificate): 1973 Last
modernisation: 2026 Issued on: 29 May 2018
Valid until: 28 May 2028



LIVING ROOM WITH WINDOW FRONT AND BALCONY DOOR

05

Pasing-Obermenzing, city and greenery.

The Munich district of Pasing-Obermenzing combines urban life with green surroundings. While Pasing offers a lively centre with a wide range of shopping and leisure options, the river Würm and historic Blutenburg Castle shape the character of Obermenzing.

Walks along the Würm and trips to Blutenburg provide opportunities for relaxation. Cafés,

restaurants and shops in central Pasing and the Pasing Arcaden complement the offer, and the educational options include secondary schools in Obermenzing.

A key advantage is Munich-Pasing station, with connections to Munich city centre as well as numerous destinations in the surrounding area and beyond.



LIVING ROOM WITH PARQUET FLOORING

Information & notices

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

PROVIDER & CLIENT

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

ENERGY CERTIFICATE (§§ 80 FF. GEG)

Consumption-based certificate dated 29 May 2018, valid until 28 May 2028.
Energy consumption 136 kWh/(m²·a) incl. hot water, main energy source heating oil, oil heating, year built 1973, energy efficiency class E.

VIRTUALLY STAGED PHOTOS

The furnished photos of the living room, kitchen and bedroom are virtually staged and for illustration only. Furniture, decoration and the kitchen units shown are not part of the offer. There is no fitted kitchen.

ANTI-MONEY LAUNDERING ACT (GWG)

As an obliged entity under § 2 (1) no. 14 GwG, we are legally required to verify the identity of the contracting party and, where applicable, beneficial owners before concluding a brokerage agreement or at the latest before the notarised purchase contract.

LIABILITY & ACCURACY

All information is based on details provided by the owner and documents available to us. It has been compiled carefully but without guarantee of accuracy, completeness or timeliness. Only the notarised purchase contract is authoritative. Prior sale reserved.

COMMISSION

Buyer's commission: 3.57 % of the notarised purchase price incl. statutory VAT. The seller pays a commission of the same amount (§ 656c BGB). The commission is due upon signing of the notarised purchase contract.

PRICE, PARKING & SERVICE CHARGE

Purchase price of the apartment €529,000 (approx. €6,782/m²). The single underground parking space is offered additionally for €22,000. The current service charge is €422 per month. The apartment is not rented and available immediately.

RIGHT OF WITHDRAWAL & CONSUMER INFORMATION

Consumers within the meaning of § 13 BGB have a statutory right of withdrawal under §§ 312g, 355 BGB for contracts concluded away from business premises and distance contracts. You will receive detailed withdrawal instructions before concluding a contract.

DATA PROTECTION

Your personal data is processed on the basis of Art. 6 (1) (b) and (f) GDPR to initiate and perform the brokerage agreement. For details, please see our privacy policy.

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