



EXCLUSIVE PROPERTY BROCHURE

Exclusive Practice Clinic with Operating Theatre in Munich

At a glance

approx. 360 m² · Operating theatre 1b with laminar airflow · Patient room with bathroom · Listed building · 80538 Munich · Maximilianstraße

PROPERTY TYPE

Practice clinic · Office & Practice

OPERATING THEATRE

1b · Laminar Airflow

LOCATION

80538 Munich · Maximilianstraße

BUILDING

Listed building · step-free access

AREA

approx. 360 m²

SPECIAL FEATURE

Patient room with bathroom

AVAILABLE FROM

September 2026

MARKETING

Exclusive agency · Purchase price on request

Surgery at clinic level — right in the middle of Munich.

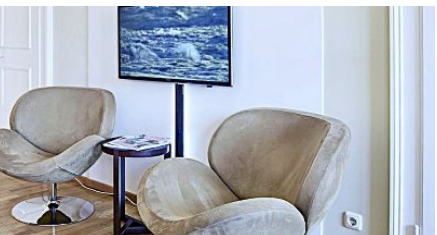
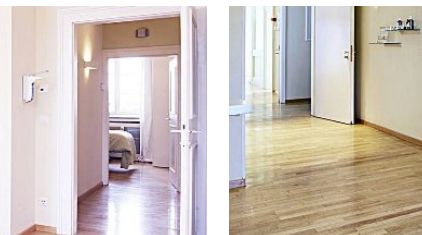
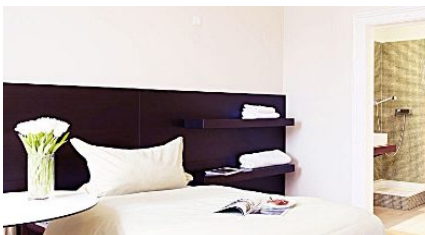
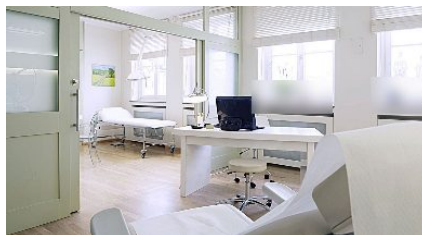
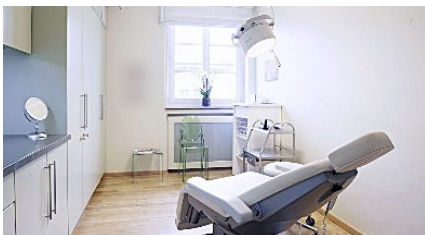
We are exclusively marketing a renowned surgical practice clinic in Munich city centre. Spanning approximately 360 m², the property combines medical infrastructure, rarely found in this form in the city centre, with the appeal of a private boutique hotel: warm materials, indirect lighting, calm colour schemes.

The centrepiece is a room class 1b operating theatre with laminar airflow technology and premium hygiene classification, complemented by its own operating theatre anterooms and a separate IT room. In addition, there are several treatment and consultation rooms, spacious reception and waiting areas, meeting rooms and two kitchens.

A special feature is the patient room with an en-suite bathroom, where patients can stay overnight in a quiet atmosphere after their procedure. The entire property is wheelchair accessible and offers step-free access.

The flexible right of use opens up scope: full takeover, partial sale or cooperation in almost all surgical specialties — up to use by national and international practice chains, for example for ophthalmic surgical procedures. Equipment details, business documents, the transfer fee for inventory and operating theatre as well as the exact address and the main focus area of the previous operator will be passed on confidentially after checking prospective buyers.

Selected impressions



Ready for operation — from the OR to the reception.

The practice clinic is fully equipped and well-established. You are taking over a grown structure instead of a construction site — including OR infrastructure, IT and high-quality interior.

Maximilianstraße — Munich's best address for medicine.

The location is directly on Maximilianstraße in the 80538 postcode area — one of Munich's most famous commercial and grand boulevards, which has stood for luxury, private medicine, law firms and international clientele for decades. The Isar river, English Garden and Marienplatz are within walking distance, while underground, suburban railway (S-Bahn) and tram are in immediate vicinity.

For patients from home and abroad, this means short distances to hotels, airport connections and the city centre — for the business, an address with charisma that is hard to find a second time in this combination with its own operating theatre. The exact address will be disclosed after checking prospective buyers.

Request documents 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

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COMMISSION

Buyer's commission: 1.785% incl. 19% VAT. The commission is earned and due upon effective conclusion of the respective purchase, takeover or cooperation agreement. For commercial properties, § 656c BGB does not apply; the individual commission agreement is decisive.

ENERGY CERTIFICATE (§§ 80 FF. GEG)

This is a listed building. For architectural monuments, the obligation to present an energy certificate according to § 79 Para. 4 GEG does not apply. If a certificate is available, it will be provided to verified interested parties with the complete documents.

LEASE AGREEMENT, TRANSFER FEE & INVENTORY

The monthly rent for the total area is currently €16,217 plus €540 additional costs. A transfer fee is required for the high-quality inventory, the operating theatre and the conversions and fixtures carried out; the amount and the conditions of the lease agreement takeover will be discussed in detail with verified interested parties.

NOTE ON ENTREPRENEURIAL DECISION

Information on rent, additional costs and equipment reflects the current status. Revenues, patient numbers, yields or a continuation of the previous patient base are expressly not guaranteed. Taking over a practice involves entrepreneurial risks. This presentation is neither tax, legal nor investment advice; an independent review by specialist advisors is recommended.

DISCRETION & CONFIDENTIALITY

Marketing is carried out confidentially. Identifying features have been obscured in the photos. Address, medical specialty and business documents will only be disclosed after checking prospective buyers and signing a confidentiality agreement.

MONEY LAUNDERING ACT (GWG)

As an obligated party under § 2 Para. 1 No. 14 GwG, we are legally obliged to establish the identity of the contractual partner and, if applicable, beneficial owners before concluding a brokerage contract or at the latest before concluding a contract (presentation of an official photo ID).

DATA PROTECTION

Your personal data is processed on the basis of Art. 6 Para. 1 lit. b and f GDPR for the initiation and execution of the brokerage contract. Details and your rights can be found in our Privacy Policy.

LIABILITY & ACCURACY OF INFORMATION

All information is based on information provided by the client and documents available to us. It has been carefully researched, but without guarantee for accuracy, completeness and timeliness. Only the concluded contract is decisive. Subject to prior sale.

YOUR PERSONAL CONTACT

FREITAG® Immobilien GmbH

info@freitag.immobilien · www.freitag.immobilien