



EXCLUSIVE PROPERTY BROCHURE

Bright studio apartment at the Isar park in Unterriesing

At a glance

36 m² · separate kitchen · raised ground floor with elevator · cellar · rented · 81543 Munich

PROPERTY TYPE

Studio apartment · Raised ground floor

LIVING AREA

36 m²

ROOMS

1

YEAR BUILT

1962 · renovated 2010

ENERGY SOURCE

District heating

CONSUMPTION

109,3 kWh/(m²·a)

LOCATION

81543 Munich-Untergiesing

STATUS

Rented · €740/month

Compact layout, light-flooded, quietly located.

For sale is a beautiful studio apartment on the raised ground floor of a well-kept apartment building from 1962. Only about a five-minute walk to the Isar river and one of Munich's most beautiful local recreation destinations — the park with a duck pond. The apartment is excellently laid out and is flooded with plenty of natural light through large window fronts.

The separate fitted kitchen is also brightly designed and has its own window. A spacious storage room offers space for provisions, tools, and clothing. The shower room is equipped with a washing machine connection. Particularly noteworthy is the practical, functional layout — not a single square meter is wasted on the 36 m². A private cellar compartment naturally belongs to the apartment.

The property is currently rented at a basic rent of €740 per month, making it an ideal solid investment in one of Munich's most sought-after districts.

Selected impressions



Investment with substance.

Central Isar location in Untergiesing, ongoing rental income of €740/month and solid building substance renovated in 2010 — an uncomplicated investment in one of Germany's most stable real estate markets.

Untergiesing — Isar, park and Munich's heart.

Untergiesing has a high recreational value and offers Isar sports enthusiasts plenty of routes for jogging and cycling. On the cozy pebble beaches, you can barbecue, celebrate, or simply relax in the sun. A picturesque place for a walk are the small allotment gardens on Teutoburger Straße.

A visit to the rose garden between the Isar and Schyrenbad is also an insider tip for those seeking relaxation. Untergiesing is widely popular and known in the Munich art scene. The connection to the road network is perfect — all highways in Munich can be reached in the immediate vicinity.

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, represented by Managing Director Gerhard Hahn. Permission according to § 34c GewO granted by the City of Munich. Marketing is based on a written brokerage agreement with the owner.

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)

Consumption certificate, year built 1962, final energy consumption 109,3 kWh/(m²·a), main energy source district heating, central heating, hot water included in consumption. Energy efficiency class C. The original energy certificate will be presented during the viewing and is included in the complete exposé.

CURRENT LEASE AGREEMENT

The apartment is currently rented at a basic rent of €740 per month. The HOA fee is currently €232 per month. The purchase takes place with the continuation of the existing tenancy.

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 of business premises and for distance contracts. You will receive detailed cancellation instructions 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 contractual partner 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

FREITAG® Immobilien GmbH

info@freitag.immobilien · www.freitag.immobilien