



EXCLUSIVE PROPERTY BROCHURE

Exclusive Hair & Beauty Salon in a prime Starnberg downtown location

At a glance

Approx. 100 m² · 7 rooms · Hair and beauty area · Fully equipped · Maximilianstraße 13, 82319 Starnberg

PROPERTY TYPE

Retail space · Commercial

SALES AREA

approx. 100 m²

ROOMS

7 · 1 bathroom · 2 WCs

AVAILABLE FROM

05.06.2026

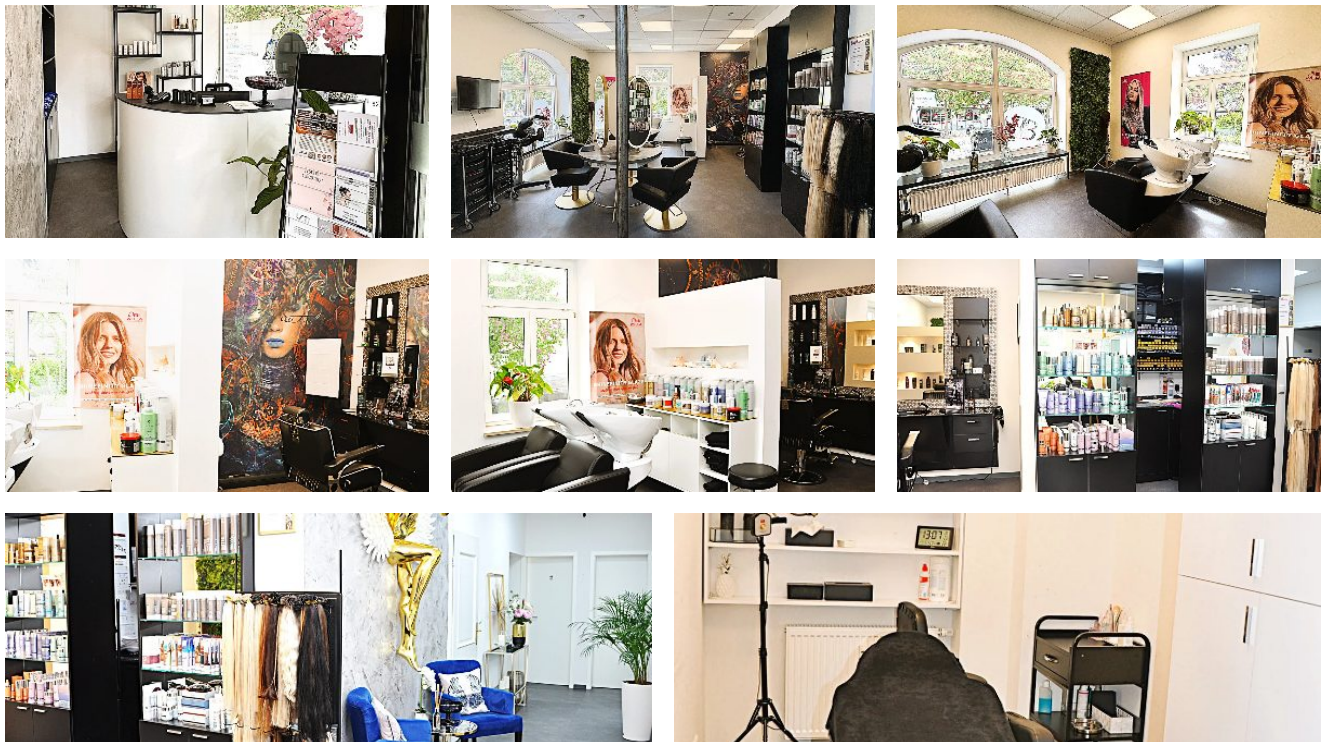
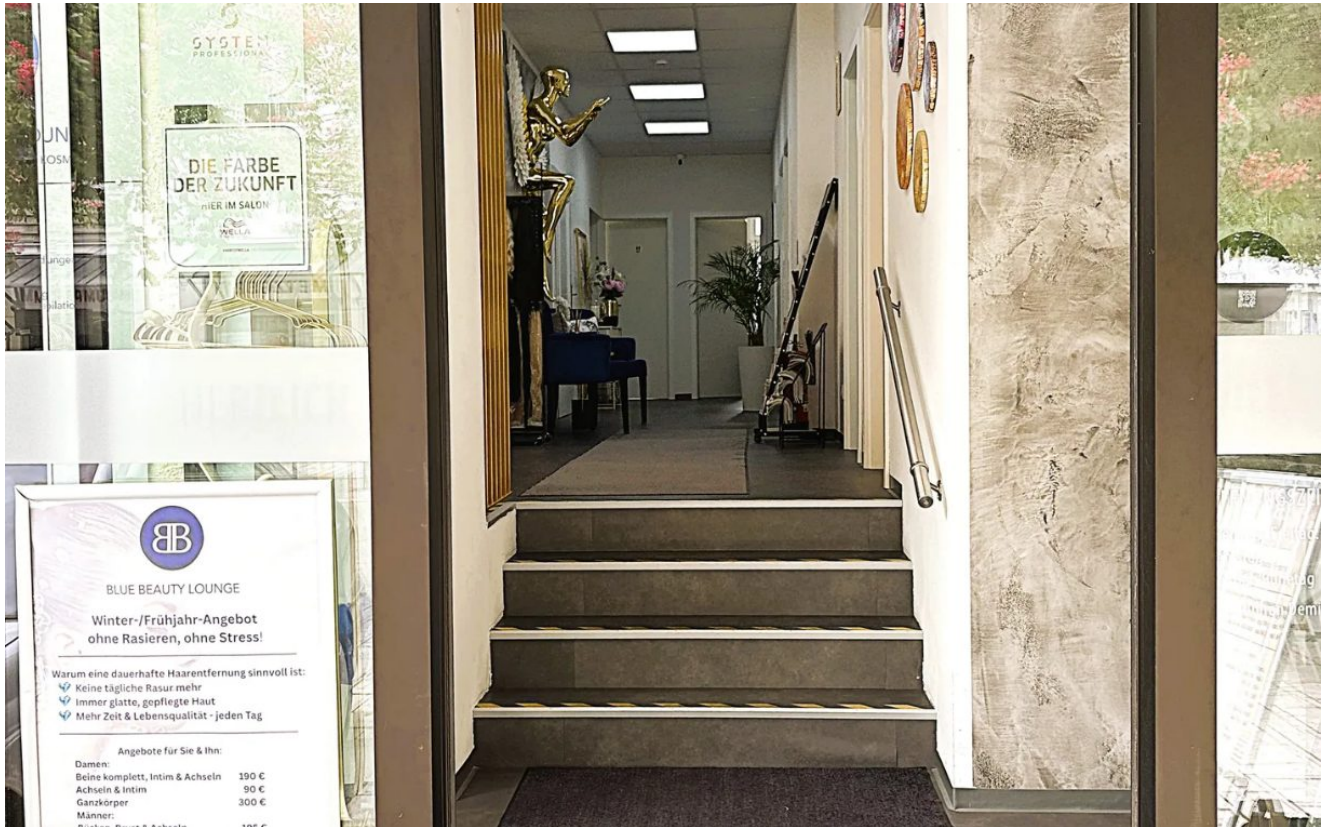
Stylish ambiance, well-thought-out room concept, ready for immediate operation.

Offered is an exclusive, high-quality equipped hair and beauty salon in a prime location in the heart of Starnberg for subletting or sale. The salon impresses with a modern, professional, and stylish ambiance as well as a well-thought-out room concept for hairdressing, beauty, and cosmetic services at the highest level.

The hairdressing area is fully equipped and ready for immediate operation. Available are 3 modern styling stations, a separately partitioned men's station, and 2 comfortable washbasins, one of which has a massage function. A dedicated laboratory with high-quality Wella products and a retail area complete the offer. Also included are high-quality real hair extensions including extensive accessories.

The cosmetic area comprises 5 professionally separated treatment rooms, equipped with plasterboard walls and separate doors — for absolute privacy and a pleasant, quiet atmosphere for customers. An ideal location for entrepreneurs or investors who want to take over or continue an exclusive salon in an excellent downtown location.

Selected impressions



Fully equipped — ready to start immediately.

From the Wella retail laboratory to the CryoOne cryotherapy chamber, Aquafacial, and IPL laser: all equipment and furnishings are high-quality, complete, and ready for operation. We will gladly inform you about the takeover fee for furniture, product range, and equipment as well as ongoing leasing amounts upon request.

Request exposé or arrange a viewing.

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

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

Starnberg — Premium address south of Munich

Starnberg is one of the most sought-after addresses in the southern Munich surrounding area and combines exclusive quality of life with an attractive business location. High purchasing power, style awareness, and a sophisticated environment make 82319 an excellent location for high-quality services.

Starnberg is excellently connected to Munich via the A95 and the S-Bahn — commuters and customers can reach the location comfortably. The Maximilianstraße 13 is centrally located in the city center, within walking distance of shops, restaurants, and Lake Starnberg.

Information & notices

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

PROVIDER & CLIENT

FREITAG® Immobilien GmbH, founder Michael Freitag. Management Gerhard Hahn. Permission according to § 34c GewO granted by the City of Munich. Marketing is based on a written brokerage agreement with the owner / tenant in cooperation with CENTURY 21® dad Immobilien GmbH, Munich.

COMMISSION RENT

Broker commission rent: 2 net cold rents plus 19% VAT., payable by the tenant in accordance with the Housing Brokerage Act analogously for commercial tenancies. The commission is earned and due upon conclusion of a valid rental agreement.

INVENTORY BROKERAGE / TAKEOVER

For the brokerage of furniture, product range, and equipment (inventory takeover), we charge a brokerage fee of 5% of the takeover sum plus 19% VAT., payable by the buyer. The takeover sum for inventory and equipment as well as ongoing leasing contracts will be disclosed in detail upon request.

ENERGY CERTIFICATE

An energy certificate according to GEG is available for the commercially used rooms and will be presented in the original at the latest during the viewing. Essential mandatory information according to § 87 GEG will be transmitted upon request.

RENTAL SECURITY

A rental security (deposit) of €10,000 is usually required from the tenant — either as a cash deposit or as a directly enforceable bank guarantee from a German credit institution.

RIGHT OF WITHDRAWAL & CONSUMER INFORMATION

Consumers within the meaning of § 13 BGB have a statutory right of withdrawal in accordance with §§ 312g, 355 BGB for contracts concluded outside of business premises and for distance selling contracts. You only agree to the commencement of brokerage activities before the expiry of the withdrawal period if this is expressly desired. You will receive detailed instructions on 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 determine the identity of the contracting party and, if applicable, the beneficial owner before concluding a brokerage contract (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 contract. 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 / tenant and documents available to us. They have been carefully researched, but without guarantee for accuracy, completeness, and timeliness. Only the written rental or inventory purchase agreement is decisive. Advice on tax, legal, or financing issues is not owed — for this we recommend consulting qualified specialist advisors. Subject to prior rental.

YOUR PERSONAL CONTACT

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