

**country:** Deutschland

**city:**

**Lot size:** 2000 m2

**living space:** 600 m2

**sleeping room:** 6

**bathroom:** 6

**price:** 5550000 €

**description:**

Modern luxury villa in the noblest expression, impressive layout and timeless light flooded architecture. The main villa with expansive outdoor terraces will framed by a mature, complete privacy and park land. Large double garage with extra space for motorcycles and bicycles, with direct access to the villa. Automatic gate.  
A Vill Lena being in a class that combines maximum comfort, sophisticated architecture and representative style of living perfectly.

**Equipment**

- Garden: Garden irrigation and attractive lighting
- Several terraces, one with a large awning Sun Square
- An outdoor pool with full hookups available. (Currently covered)
- Alarm arm contact
- Burglar thermal glass window
- Goods lift
- Underfloor heating and convectors, fireplace in living room
- Flooring: Slate, walnut parquet flooring
- Wall coverings: wall panels slate, smooth plaster, walnut paneling
- Heating: District heating, (natural gas condensing boiler is also available and may be placed as required in operation)
- Electricity: BUS system
- Below the large double garage with 31 sqm is the ideal cut and air-conditioned wine cellar. The soil structure is such that the optimum humidity is maintained.

**Location**

The villa stands in the absolute premium position in



Real Estate

Pullach. The very quiet residential area offers first class environment with stately Villenbauten and the beautiful green belt and trees of the historic river Isar.

Distances:

Only 50 meters to the foot of the bank and to the Isar Isar

To the delightful village center Pullachs there are only a few minutes.

To kindergarten and school is about 500 meters.

The S-Bahn Pullach stadium is about 15 minutes away (about 800 meters)

This wonderful split and ingrown park property is presented in a symbiosis with the modern and light-filled building architecture.

The site is oriented light favorable to the south and west.

Arguably one of the best residential addresses in the attractive residential area Pullachs!