



Real Estate

**country:** Deutschland

**city:**

**Lot size:** 374 m2

**living space:** 174 m2

**sleeping room:** 5

**bathroom:** 3

**price:** 1290000 €

**description:**

The opportunity freely in a top-equipped and ready for the new purchase! Close to the S-Bahn station "Unterföhring" (S8 airport line), the property is located in a purely residential area. With two full storeys and hippped developed into a prime contractor sets this villa-like house accents.

Ground floor: living room with about 45 m<sup>2</sup> with exposed stone walls, wooden floors, kitchen and entrance area with natural stone-like ceramic tile, new kitchen with all quality appliances, pantry, wrap-around deck with covered patio

Upstairs: About the massive staircase you have access to three bedrooms, Elternbad with bathtub, trendy walk-in rain shower, double sink, toilet with bidet function, children's pool with shower, toilet and sink, two rooms with balcony and double door

Attic: Also access massive staircase, 2 large usable loft studios and dressing room, four large sunny roof dormers, intercom

KG: Three cellars and hobby room are tiled hobby room with large windows in Wohraumqualität, external staircase to the garden

The house is currently in the completion. It is handed over ready for immediate occupation! An opportunity for buyers who live in a new build and want to spare yourself the time consuming construction. Further information and documents are available at any time during an appointment on the spot.

Equipment



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- Geothermal heating, underfloor heating in all 4 levels
- Plastic windows with 6-chamber profile with 3-e glazing (0,7 W / m<sup>2</sup> K)
- High quality aluminum security door with fingerprint system
- 14 blinds (aluminum, electric) with integrated mosquito nets
- 3 bathrooms (anthracite tiled) and guest toilet tiled natural stone colors
- Highest quality "Dornbracht" fittings
- Rain shower
- Wash basins and sanitary ware in the best execution "Duravit"
- Innovative interior design halogen / LED interior lighting concept for a lighting designer
- Stairs, floor and ceiling indirect lighting in the luxury edition
- High quality sand / anthracite-colored brand fitted kitchen with all appliances (induction hob, Pyrolyseherd)
- Expanded basement -
- Single garage with functor and power connection
- Separate basement entrance
- Preparation for the garden (electrical connection and soakaway)
- Preparation for garden and outdoor home lighting (underground)
- Fiber optic network for high-speed Internet
- Hobby room and separate workshop room with sound-absorbing cork flooring and acoustic door
- Preparation for fireplace or wood burner.
- Network and cable connection in all rooms
- Single garage

#### Location

The municipality is located Unterfoehring the outskirts of Munich in a northeasterly direction and is enjoying increasing popularity. This is due both to the many attractive employers who have settled in Unterfoehring as well as to the excellent, existing infrastructure. The connection to the public transport network can be regarded as optimal. Thus, the S-Bahn station provides the S8 to Munich Airport or directly in Unterfoehring on. With the number 188 bus, the bus stop is located within walking distance from the object offered, one arrives after only a short ride to the subway station "Arabella Park" (U4). But even with the car to get over the "ring Föhringer" quick and easy connection to the "middle ring", from which all parts of the city of Munich and the main motorway can be reached. On the county road M3 gives direct access to the motorway A99 connecting with Nuremberg, Stuttgart and Salzburg. Shops for daily needs, three kindergartens and an elementary school and part of high school are located directly in Unterföhring. This can be achieved easily and safely. For leisure and recreation Unterföhring offers numerous possibilities. These are the most popular "Feringa" and the nearby "English Garden" with its river Isar, the long and inviting to relaxing walks or mountain biking. A wide range of clubs and sports clubs round out the recreational opportunities in Unterfoehring from optimal.