



**KENSINGTON**<sup>®</sup>  
Finest Properties International



## general:

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<b>object number external:</b>	Kensington_KPM_731	<b>as from:</b>	07.02.2025
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	flat	<b>construction year:</b>	1960
<b>place:</b>	80331 München	<b>living space:</b>	110,00 m <sup>2</sup>
<b>floor:</b>	2	<b>Number of Rooms:</b>	3,0
<b>Number of bedrooms:</b>	2,0	<b>Number of bathrooms:</b>	1,0
<b>Condition:</b>	groomed		

## prices:

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<b>purchase price:</b>	1.229.000,00 €	<b>house money:</b>	318,00 €
<b>broker's fee:</b>	3,57% inkl.MwSt.		

## energy certificate:

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<b>type of energy ID:</b>	VERBRAUCH	<b>expiry date:</b>	2030-06-30
<b>age group:</b>	2014	<b>heating YOC:</b>	1960
<b>value class:</b>	D	<b>beaconing:</b>	gas
<b>primary energy sources:</b>	GAS	<b>energy consumption value:</b>	122.00 kWh/m <sup>2</sup> /a

## contact person:

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<b>company:</b>	KENSINGTON	<b>name:</b>	Sabrina Winklhofer
<b>street:</b>	Wolfratshauserstr. 181	<b>place:</b>	81479 München
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<b>Email:</b> sabrina.winklhofer@kensington-international.com		<b>www:</b>	www.kensington-muenchen.com

## Infrastructure:

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## images

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Küche mit Zugang zur großen Terrasse



großes und helles Wohnzimmer



Badezimmer mit bodentiefer Dusche



großzügige Terrasse



Aussenansicht Tal



Fragen Sie gerne an!

An advertisement for Kensington Real Estate. It features a photograph of a church tower with two green domes. The text is overlaid on a dark green background. The text includes the word "INTERESSIERT?", a request for more images and floor plans, contact information for the Solin Showroom, and the Kensington logo.

**INTERESSIERT?**  
Weiteres Bildmaterial sowie die Grundrisse erhalten Sie gerne auf Nachfrage!

KENSINGTON Showroom Solin  
Wolfratshausenstrasse 181 | 81479 München  
Tel: 089 209 448 73  
www.kensington-muenchen.de

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3-ZGrundriss Beispiel 3 Zimmer

