



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

---

<b>object number external:</b>	Kensington_KPMP_479	<b>as from:</b>	08.01.2025
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	flat	<b>construction year:</b>	2025
<b>place:</b>	82131 Gauting	<b>available from:</b>	2026
<b>living space:</b>	97,08 m <sup>2</sup>	<b>Number of Rooms:</b>	3,0
<b>Number of bedrooms:</b>	2,0	<b>Number of bathrooms:</b>	2,0
<b>number of parking spaces:</b>	1,0	<b>Condition:</b>	first time use

## prices:

---

<b>purchase price:</b>	907.700,00 €	<b>broker's fee:</b>	Provisionsfrei
------------------------	--------------	----------------------	----------------

## energy certificate:

---

<b>type of energy ID:</b>	BEDARF	<b>expiry date:</b>	2034-10-09
<b>age group:</b>	2014	<b>heating YOC:</b>	2024
<b>beaconing:</b>	air heat pump	<b>primary energy sources:</b>	LUFTWP
<b>final energy demand:</b>	21.80 kWh/m <sup>2</sup> /a		

## contact person:

---

<b>company:</b>	KENSINGTON	<b>name:</b>	Maximilian Fuchs
<b>street:</b>	Sauerbruchstraße 10	<b>place:</b>	81377 München
<b>phone:</b>	089-95412985	<b>fax number:</b>	089-54858080
<b>Email:</b>	maximilian.fuchs@kensington-international.com	<b>www:</b>	www.kensington-muenchen.com

## Infrastructure:

---

# images

Außenansicht Hinten



Außenansicht Vorne



Visualisierungsbeispiel



Visualisierungsbeispiel



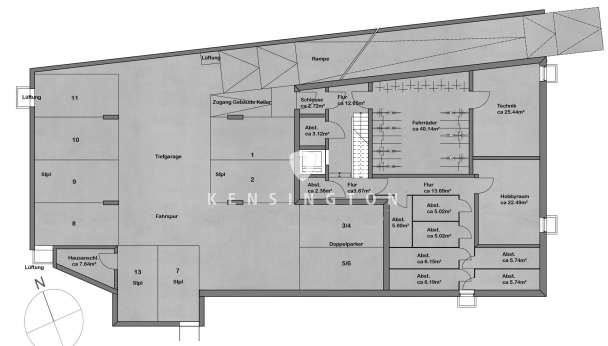
Wohnung Nr. 1



Wohnung Nr.1 Erdgeschoss/ ca. 97.08m<sup>2</sup>

M 1:100

Untergeschoss / Tiefgarage



Kellergeschoss/Tiefgarage

M 1:100