



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



## general:

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<b>object number external:</b>	Kensington_KPMP_524	<b>as from:</b>	27.01.2025
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2016
<b>place:</b>	81827 München - Waldtrudering	<b>available from:</b>	nach Vereinbarung
<b>living space:</b>	170,00 m <sup>2</sup>	<b>Total size of site:</b>	241,00 m <sup>2</sup>
<b>Number of Rooms:</b>	5,0	<b>Number of bedrooms:</b>	4,0
<b>Number of bathrooms:</b>	2,0	<b>Number of sep. bathrooms:</b>	1,0
<b>number of parking spaces:</b>	1,0	<b>Condition:</b>	as new

## prices:

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<b>purchase price:</b>	1.660.000,00 €	<b>broker's fee:</b>	3,57% inkl. gesetzl. MwSt.
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## energy certificate:

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<b>type of energy ID:</b>	VERBRAUCH	<b>expiry date:</b>	2034-04-17
<b>age group:</b>	2014	<b>heating YOC:</b>	2016
<b>value class:</b>	A	<b>beaconing:</b>	gas, solar
<b>primary energy sources:</b>	GAS	<b>energy consumption value:</b>	44.20 kWh/m <sup>2</sup> /a

## contact person:

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<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:

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## images

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Wohnzimmer



Küche



Flur EG



Schlafzimmer DG



Kinderzimmer 1



Kinderzimmer 2



Büro-Gästezimmer



Flur 1.OG



Badezimmer



Duschbad



Gäste-WC



Balkon



Terrasse



Garten



Garage



Aussenansicht



Aussenansicht hinten



Erdgeschoss



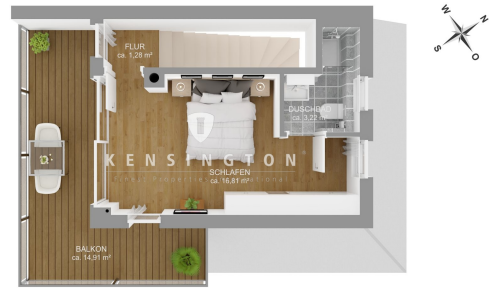
Erdgeschoss

Obergeschoss



Obergeschoss

Dachgeschoss



Dachgeschoss

Keller

Kellergeschoss

