

Large furnished and fully equipped apartment
with 100 m² living space!

3 bedrooms, lounge with dining section, study room, 2 bathrooms, kitchen

Furnished apartment
in Unterföhring close to
downtown Munich

Furnished apartment
in Unterföhring close to
Munich's English Garden

Easy access to transportation!

Easy access to shopping!

Owner of the apartment
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Rent per month: 2600 €
Deposit: 3500 €
No smoking only

Rent includes:
Ancillary costs
Cable-TV
Internet
Phone line with flatrate

The apartment is on the 2nd floor of an eight-family house in a new development in Unterföhring. The building has an elevator, that leads to the underground parking.

The 5-room apartment has:

a masterbedroom and 2 further bedrooms / kid's rooms / guest rooms,
a bathroom with tub and a 2nd bathroom with shower and guest toilet,
a spacious lounge with dining section,
an office / study room,
a high-quality fully-equipped fitted kitchen,
two corridors one with coat rack,
a storeroom within the apartment, a cellar and a facing west balcony.

Kitchen, bathrooms, corridors and storeroom have tile floor, all other rooms are equipped with high-quality parquet floors. The apartment has central hot water heating. All windows have roll down shutters.

Office, lounge and bedrooms have TV and Internet access.

2 Flat screen TV and DVD-Player.

Landline phones in lounge and office.

USB-Printer in the office.

Washer, dryer and freezer in the apartment.

Smoke detectors in bedrooms.

The place Unterföhring.



The media center located in the northeast is one of the best suburbs of Munich. The idyllic location at the English Garden and the banks of the Isar - each 10 minutes on foot -, its proximity to downtown Munich and the convenient access to the airport together with perfect infrastructure and impressive economic power make the place a top location.

The extremely wealthy community invests in its people. For example, there are places in nurseries and kindergartens in large numbers. The gapless infrastructure meets all requirements. Shopping for daily needs and beyond are in direct vicinity.

The S-Bahn station is located 10 minutes away on foot. The S8 connects the city center of Munich with its airport. In the immediate vicinity of the apartment holds both the local bus as well as the connecting buses to subway U6, in the district of Munich Freimann (5 minutes) and to U4 in Munich Bogenhausen (15 minutes). The motorways A9 and A99 are within easy driving distance.

By its good suburban location and its proximity to the English Garden and the Isar, Unterföhring has an excellent recreational value. Both, Lake Feringasee and Lake Unterföhringersee are popular recreational areas with bathing. The surrounding area of Unterföhring is both a paradise for lovers of cycling and hiking tours as well as for friends of beer gardens.



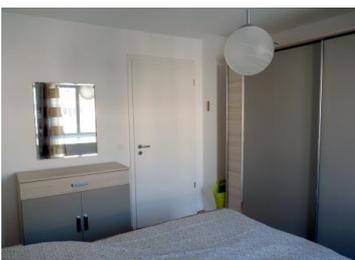
Furniture and Equipment Apartment in Unterföhring

Lounge / Dining Room



extendable dining table
6 chairs
cabinet
armoire
leather couch
lounge table
2 armchairs
2 carpets, Nepal, 1,70 x 2,40 m each
flat screen TV
DVD-Player
curtains
ribbon rollo at the dining room window
5 pictures
cordless telephone with loading unit
2 vases with deco
table linen
2 ceiling lamps
wireless smoke detector
active cable-TV access
active phone with flatrate for the German fixed network
active internet connection WLAN/LAN for up to 4 PC's

Masterbedroom



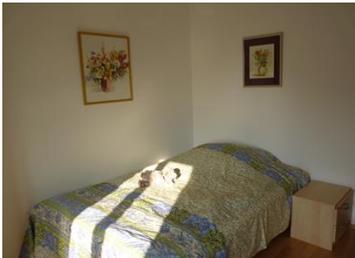
1,80 x 2,00 m doublebed
big wardrobe with sliding doors
2 bedside tables
dresser
coat rack
4 complete sets bedlinen
coverlet
2 bedside carpets
curtains
2 pictures, mirror
ceiling lamp, 2 bedside lamps
wireless smoke detector
active cable-TV access
active internet connection WLAN/LAN

2nd bedroom / Kid's room / Guest room



pullout sofa bed (1,60 x 2,00 m)
glass coffee table
commode
wardrobe with sliding doors
flat screen TV
curtains
1 carpet
torchiere floor lamp, two-arm
ceiling lamp
4 pictures
wireless smoke detector
active cable-TV access
active internet connection WLAN/LAN

3rd bedroom / Kid's room / Guest room



bed 1,40 x 2,00 m with 2 sets of linen
2 sets of blankets and pillows, grancouvre
deep corner wardrobe with
2 extension cabinets left and right
bedside table
2 carpets
curtains
small desk with office chair
4 pictures
ceiling lamp, bedside lamp
wireless smoke detector
active cable-TV access
active internet connection WLAN/LAN

Home office / Study room



desk with office chair
movable storage container
folder shelf and wall shelf
massive extendable working table / desk
paper basket and filing tray
1 carpet
roman shade
4 pictures and 2 geographic wall maps
WLAN DSL-modem (Fritz!Box)
USB-printer (all-in-one: print, scan, copy)
ceiling lamp and desk lamp
wireless smoke detector
active phone with flatrate for the German fixed network
active cable-TV access
active internet connection WLAN/LAN

Kitchen



high quality fitted kitchen
NEFF electric oven with 3-fold telescopic extension
NEFF autonomous induction cooktop
Siemens Induction Cookware Set, 4 pieces
2 pans
NEFF dishwasher
Zanussi fridge
tube extractor hood
built-in sink unit with mixer tap
waste container kit
Senseo coffee pod machine
microwave with grill
dishes, glasses
12-piece cutlery, cutlery drawer
hand blender, kettle, kitchen scale
kitchen stool
ribbon rollo at the kitchen window
picture
ceiling lamp, niche spot lights under wall cupboards

Bathroom 1



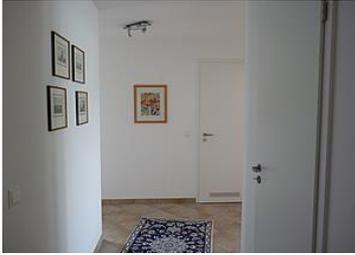
tub with pivotable shower enclosure
3-door mirror cabinet
weight scale
washer and dryer
2 round bath carpets
bathroom curtain
glass shelf
corner shelf, bracket, etc.
toilet brush, toilet paper holders, trash can
ceiling lamp and 2 mirror lamps

Bathroom 2 / Guest's toilet



shower
guest toilet
mirror
towel basket
toilet brush, toilet paper holders, bath rug
ceiling lamp and mirror lamp

Corridors and coat check



coat rack
mirror
shoe rack
2 carpets
doormat
doormat in front of apartment entrance door
4 pictures
2 ceiling lamps
wireless smoke detector



Store room

shelf unit
commode
freezer
vacuum cleaner
iron and ironing board
broom and dustpan set
mop, mop bucket and various cleaning products
ceiling lamp

Balcony



balcony table
2 balcony chairs with chair cushions
clothes drying rack
wall lamp

Cellar

12 m², shelf unit