

Furnished living in Munich-Waldperlach.

PUPPENWEG 4 · GROUND AND LOWER GROUND FLOORS



3.5

Rooms

118 m²

Usable area

110 m²

Living space

2

Terraces

114 m²

Garden incl. terraces

Two bedrooms, two bathrooms and a separate dressing room. Fully furnished, with a private garden and one space in a duplex parking system. Built in 2024.

Living, dining and kitchen

GROUND FLOOR · APPROX. 33.05 M²



An open-plan living area

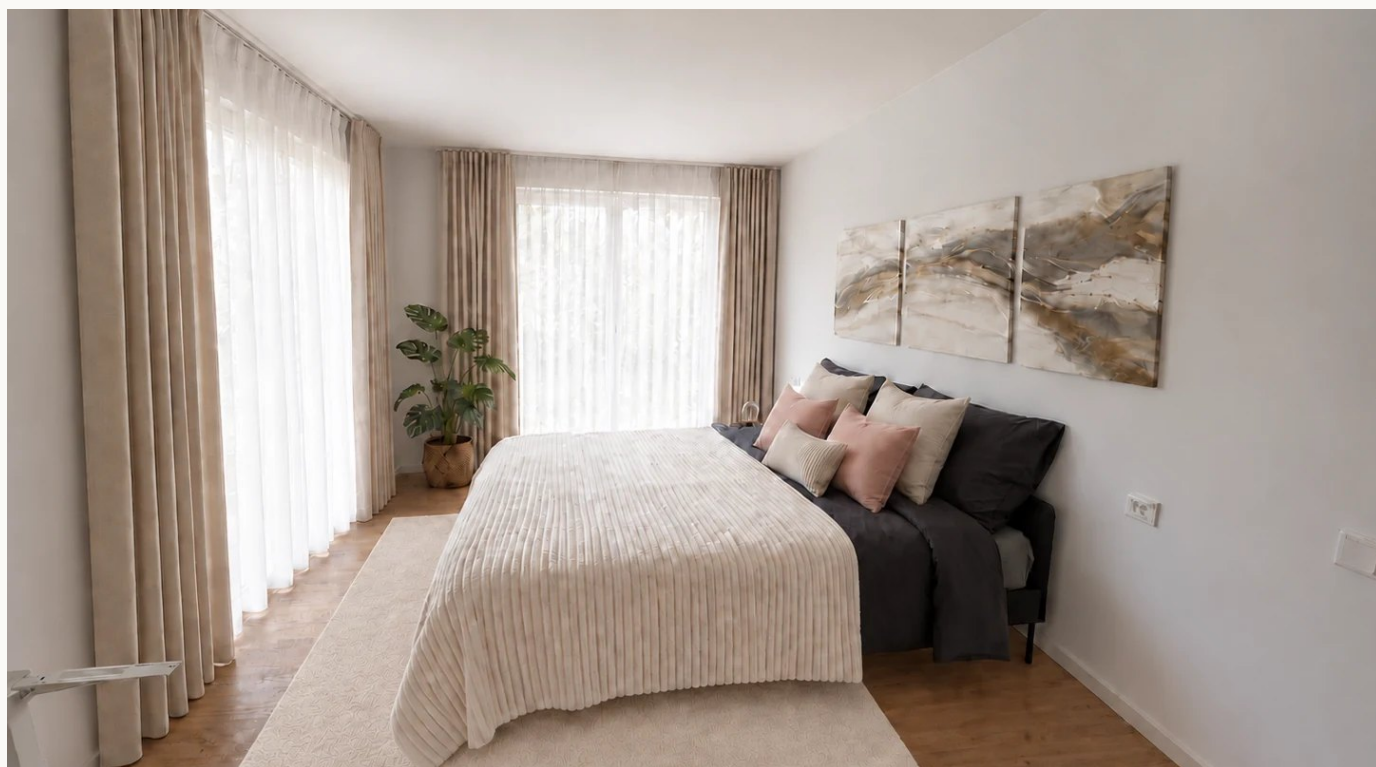
The open-plan room combines the kitchen, dining area and sofa seating. Both terraces are directly accessible from here. The room has large windows and parquet flooring.

The fitted kitchen includes crockery and cutlery for six people, pots, pans and other cooking utensils. A Saeco automatic coffee machine is also provided.



Living and dining area with access to the garden

Bedroom and main bathroom



Bedroom · approx. 16.88 m²

Furnished with a 140 × 200 cm bed, wardrobe and desk. Also suitable as a guest or children's room. Sheer and decorative curtains complete the furnishings.



Bathroom · approx. 9.02 m²

Bathroom with natural light, bathtub, separate level-access shower, WC and washbasin. The entrance hall measures approx. 6.53 m² and has coat storage, a mirror and a bench.

Bedroom, en-suite and dressing room



Bedroom · approx. 13.97 m²

The second bedroom has a 200 × 200 cm bed. Its adjoining en-suite bathroom measures approx. 5.04 m² and includes a shower and WC.

Dressing room · approx. 6.27 m²

Accessed directly from the bedroom, with open shelving, hanging rails and drawers for clothes and personal belongings. The dressing room is counted as the half-room.

Two terraces and a private garden

114 M² GARDEN AREA INCLUDING TERRACES



South-facing terrace outside the apartment

Direct access to the outdoors

The larger terrace measures approx. 11.14 m² and has room for a dining table seating six. The second terrace faces south and measures approx. 5.21 m².

Both terraces adjoin the private garden. A robotic lawn mower is included.

Utility room, parking and building



Storage / utility room

Approx. 6.54 m² with a Miele washer-dryer and shelving for supplies, household items and personal belongings.



One duplex parking space

The apartment includes one space in a duplex parking system.

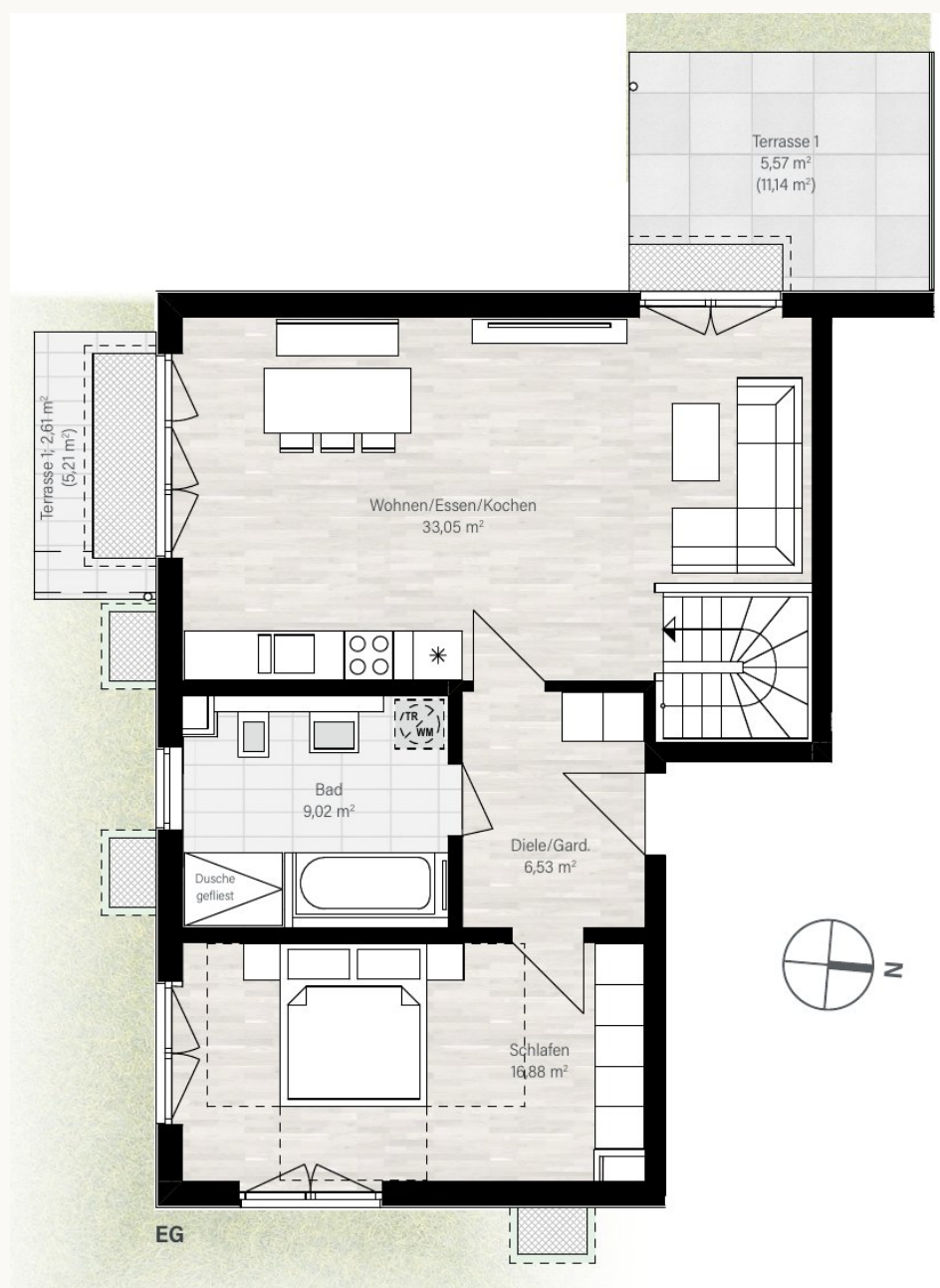
Features at a glance

Internet	Gigabit · 1,000 Mbit/s
TV & Audio	65-inch OLED TV with soundbar
Household	Miele washer-dryer · robot vacuum
Flooring	Parquet in living areas · tiled bathrooms
Building	Built in 2024 · six apartments
Heating	Underfloor heating · groundwater heat pump
Energy	Solar PV · battery storage · KfW 55 EE

Energy efficiency class A+ · Final energy demand 12.0 kWh/(m²·year)

Demand-based energy certificate · valid until 24 June 2034
Open energy certificate

Ground floor



ROOMS

Living / dining / kitchen

Approx. 33.05 m²

Bedroom

Approx. 16.88 m²

Bathroom

Approx. 9.02 m²

Entrance hall / coat storage

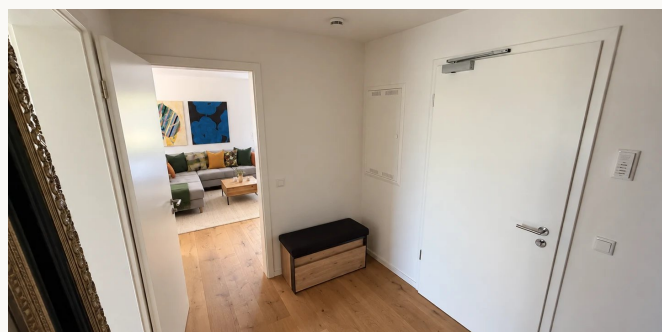
Approx. 6.53 m²

Terrace 1

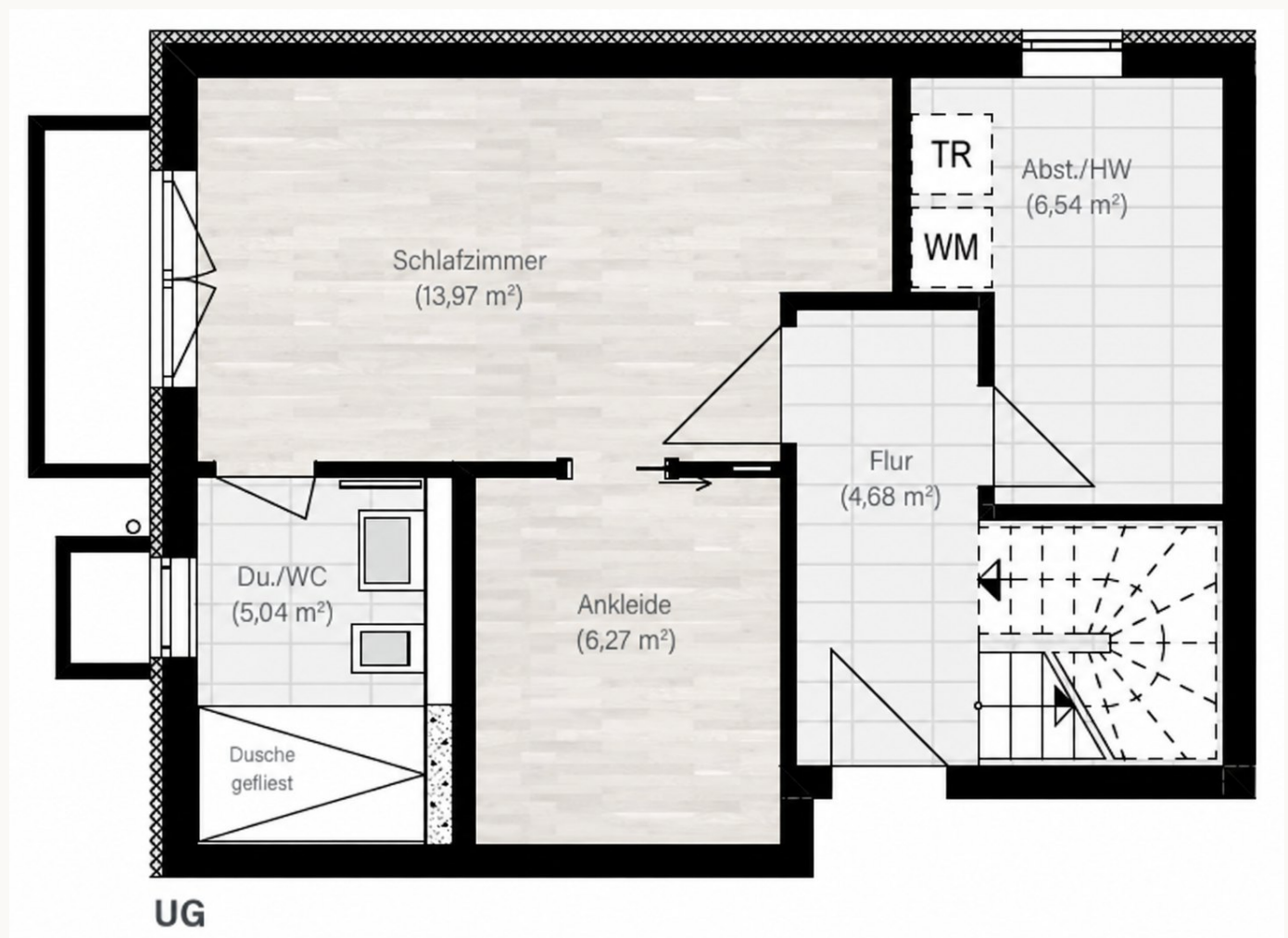
Approx. 11.14 m²

Terrace 2

Approx. 5.21 m²



Lower ground floor



APPROXIMATE ROOM AREAS

Bedroom **13.97 m²**

En-suite bathroom / WC **5.04 m²**

Dressing room **6.27 m²**

Hallway **4.68 m²**

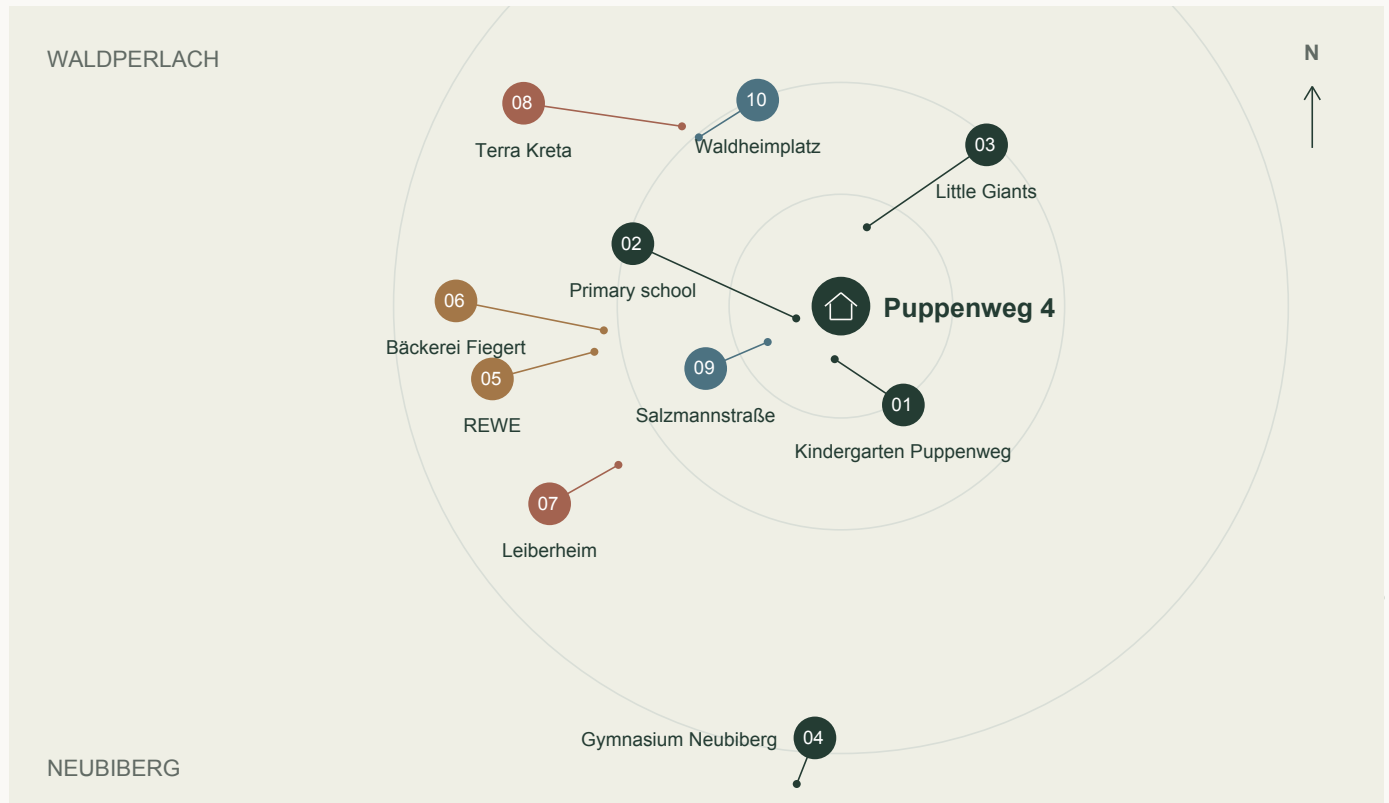
Storage / utility room **6.54 m²**



An internal wooden staircase connects both floors.

Munich-Waldperlach

Puppenweg 4 · 81739 Munich. A residential area with houses and gardens in the south-east of the city.



Schools, childcare and local amenities

01 Kindergarten Puppenweg · 02 Gänselieselstraße primary school
 03 Little Giants nursery & kindergarten · 04 Gymnasium Neubiberg secondary school
 05 REWE supermarket · 06 Fiegert bakery · 07 Leiberheim restaurant & beer garden
 08 Terra Kreta, Greek restaurant

Public transport: 09 Salzmannstraße: bus 221 via Neubiberg to Ottobrunn and Unterhaching. 10 Waldheimplatz: bus 55 to Neuperlach Zentrum (U5 underground) and on to Ostbahnhof (S-Bahn suburban rail).

TOTAL MONTHLY RENT

€3,500

Including service charges · available now

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