



## Luxurious 3 room apartment in Munich-Sendling, (Southwest of the center)

residence / short-term rental

### Gallery





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Olivera Candiani | Immobilienmaklerin  
Oberanger 6, DE-80331 München Altstadt, Germany

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## General information

### General

Property nr:	D-MUC-WHG-M-LU_772
Address:	Fallstrasse 8 DE-81369 München Thalkirchen- Obersendling Germany
Region:	Bayern

### prices

rent flat rate:	2,350.00 EUR
rent flat rate per:	month
service charges including heating costs:	yes

### measures

residential area:	approx. 80 m <sup>2</sup>
number of rooms:	3
number of balconies:	2
number of parking spaces:	1
type of car parking space:	garage

### features

type of equipment:	exclusive
floor:	4
type of heating:	central heating system
type of beaconing:	gas
kitchen:	fitted kitchen
further rooms:	washing / drying room
lift:	yes
garden / -use:	yes
balcony / terrace:	yes
broadband internet:	Internet connection available
furnished:	yes
chimney port:	yes

### condition

year of construction:	1980
type of condition:	well tended



**year of refurbishment:** 2014

**administration**

**type of use:** habitation  
**available from:** Apr 15, 2022  
**non-smoker:** yes  
**pets:** by appointment

**energy certificate**

**energy certificate available:** yes  
**type of certificate:** by consumption  
**total consumption value:** approx. 140 kWh/(m<sup>2</sup>a)  
**consumption including hot water:** yes



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## Agency

### The offer is managed by

<b>Company:</b>	property4you.de   Immobilien
<b>Address:</b>	Oberanger 6 DE-80331 München Altstadt Deutschland / Bayern
<b>Controlling authority:</b>	IHK für München und Oberbayern
<b>Concession (according §34c):</b>	Die Erlaubnis zur Ausübung nach § 34c GewO wurde erteilt von der zuständigen Aufsichtsbehörde IHK für München und Oberbayern, Max-Joseph-Straße 2, 80333 München.
<b>VAT ID:</b>	DE260615019
<b>Authorized representative:</b>	Olivera Candiani
<b>Website:</b>	<a href="http://www.property4you.de">www.property4you.de</a>

### Your contact person

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## Terms & conditions

Allgemeine Geschäftsbedingungen Immobilienvermittlung: <http://www.property4you.de/agb/agb-immobilienvermittlung.html>

Allgemeine Geschäftsbedingungen für Mieter: <http://www.property4you.de/agb/agb-mieter.html>

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