



Grünwald

---

## Timeless villa on a park-like plot in an exclusive location





# The Facts:

5.400.000

Purchase price in €

2024

Year built

± 1.236,5 m<sup>2</sup>

Property area

9

Rooms

3

Bathrooms

4

Bedrooms

## BASIC DATA

Object no..	6187
Rooms	9
Bathrooms	3
Object type	Single-family house
Address	Gabriel-von-Seidl-Straße 33, 82031 Grünwald
Living space	± 220.9 m²
Property	± 1.236,5 m²
Parking space	3

## ENERGY CERTIFICATE

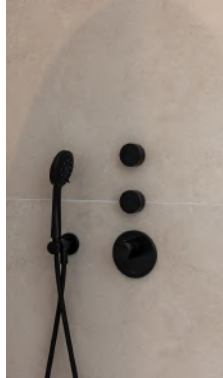
Energy certificate type	Demand
Year built	2024
Main energy source	Geothermal energy
Energy requirement	72 kWh/(m²*a)
Energy efficiency class	B

## PURCHASE PRICE & COMMISSION

Purchase Price	5.400.000 €
Commission	3.57% gross (incl. 19% VAT) of the purchase price

# Highlights

---



- Located on an absolute premium plot in the Grünwald district of Geiseltasteig
- BUS System
- Alarm system and video surveillance
- Floor heating
- Air-conditioning in the attic
- Pre-installation of air conditioning also on the first floor
- Controlled ventilation of living space
- Vacuum cleaner unit
- Electric shutters
- Carpenter doors
- Fittings from Bisschop, Bauhaus brass black matt series on doors and windows throughout the house
- Oak floorboards throughout the house
- Open fireplace as room divider between living and dining room
- Dronbracht fittings
- Fantastically lushly landscaped garden
- Garden irrigation system
- Lawn robot



# Description

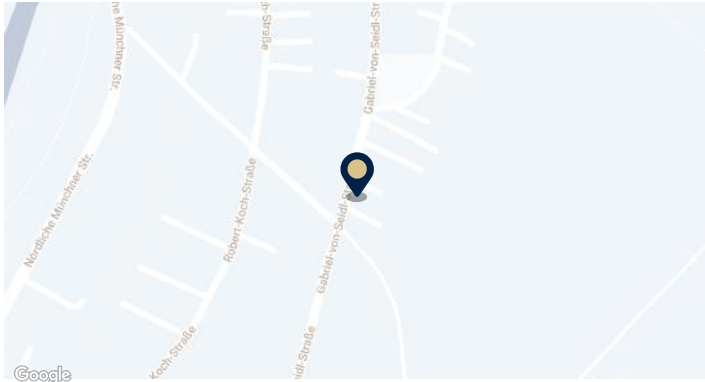
---

Timeless elegance and modern design were decisive factors in the creation of this dreamlike family residence, in one of the most beautiful locations in Grünwald, on a park-like premium plot in the direct vicinity of Grünwald Forest and the banks of the Isar, this extraordinary property perfectly combines classic attributes with the finest materials and technical refinements. With spacious rooms, a generous entrance hall, open kitchen to the dining room with fireplace, and a fantastically bright living room on the first floor, a spacious master area with en-suite bathroom, as well as 2 large bright children's rooms and a further bathroom on the upper floor, it offers plenty of space and privacy for the whole family. In the basement there is a bright, large guest area with a terrace and another bathroom. In addition, a spacious hobby room offers further comfort. Large utility and cellar rooms, as well as a spacious double garage, also offer plenty of space for hobbies and storage. The house with its spacious, beautifully landscaped, absolutely peaceful and optimally south-west facing garden is perfect for people who appreciate both tradition and modernity and for whom family life and hospitality are particularly important.



## Location description

---



LOCATION



FLOOR MAP

Grünwald is located around 12 km south of Munich city center on the eastern bank of the Isar and is one of the most exclusive and sought-after addresses in Munich. Grünwald is considered one of the most exclusive residential areas on the southern outskirts of the city. Luxury villas, stylish detached houses and exclusive, manageable residential complexes in large gardens and parks, many with magnificent old trees, characterize the prestigious character of the area. The municipality has around 11,300 inhabitants and is just as highly valued as a residential area as it is as a prestigious location for law firms and company headquarters. Streetcar line 25 has connected Grünwald with Munich since 1910. The internationally renowned film town of "Geiseltasteig" is located on the northern edge of the town. Lake Starnberg, Lake Tegernsee and the Alpine foothills are less than a 30-minute drive away. Grünwald has retained its character as a garden town and offers a wide range of shopping facilities that go far beyond daily needs. You will also find kindergartens and schools, the new grammar school, doctors, banks, a wide range of sports facilities as well as restaurants and cafés. The leisure park and the direct proximity to the Isar offer maximum quality of life and leisure activities.

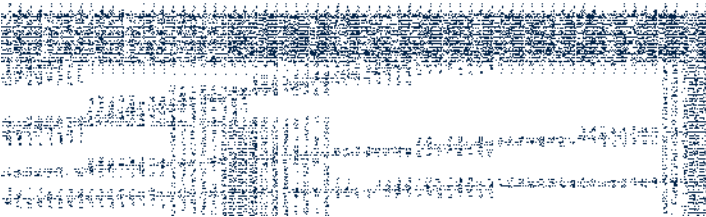








# Floor plan: Ground floor

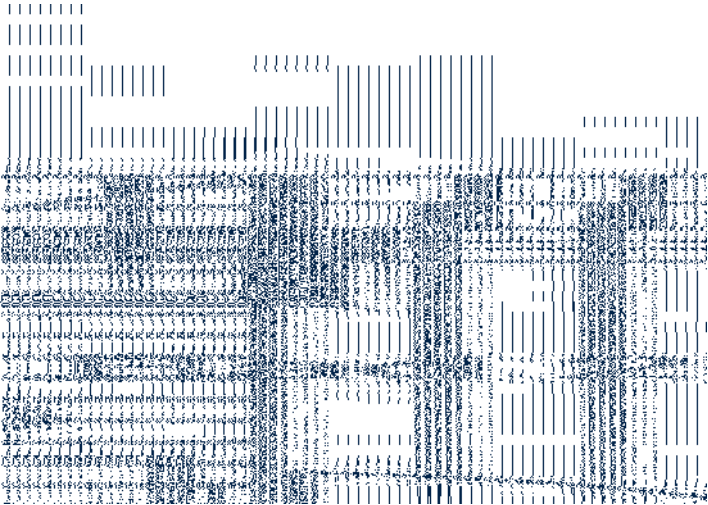


# Surface table: Ground floor

	Total surface	Living area	Usable floor space
Hall	17,60 m <sup>2</sup>	17,60 m <sup>2</sup>	0 m <sup>2</sup>
Wardrobe	7,60 m <sup>2</sup>	7,60 m <sup>2</sup>	0 m <sup>2</sup>
Guest WC	2,60 m <sup>2</sup>	2,60 m <sup>2</sup>	0 m <sup>2</sup>
Kitchen	18,40 m <sup>2</sup>	18,40 m <sup>2</sup>	0 m <sup>2</sup>
Dining room	19,20 m <sup>2</sup>	19,20 m <sup>2</sup>	0 m <sup>2</sup>
Living	34,40 m <sup>2</sup>	34,40 m <sup>2</sup>	0 m <sup>2</sup>
Terrace	13,00 m <sup>2</sup>	4,30 m <sup>2</sup>	8,60 m <sup>2</sup>
Garage	36,10 m <sup>2</sup>	0 m <sup>2</sup>	36,10 m <sup>2</sup>
Total	148,9 m <sup>2</sup>	104,1 m <sup>2</sup>	44,7 m <sup>2</sup>



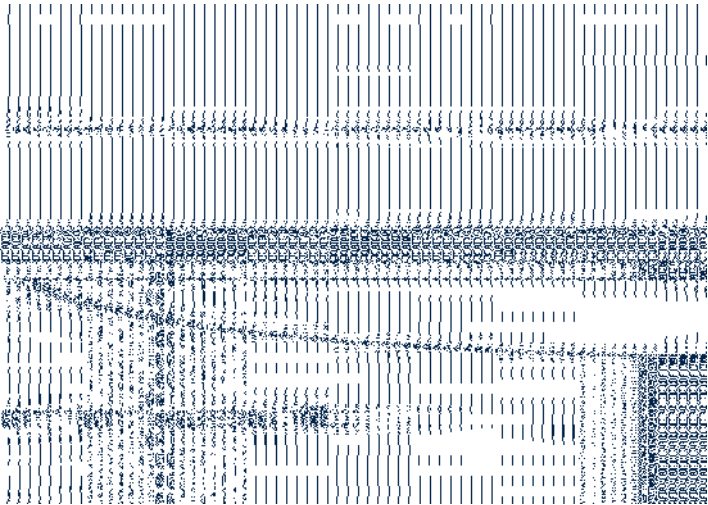
# Floor plan: Top floor



# Surface table: Top floor

	Total surface	Living area	Usable floor space
Hallway	6,70 m²	6,70 m²	0 m²
Working/Arbeiten	6,80 m²	6,80 m²	0 m²
Child 1	12,20 m²	12,20 m²	0 m²
Parents	18,60 m²	18,60 m²	0 m²
Bathrrrom 1/Bad 1	9,70 m²	9,70 m²	0 m²
Child 2 /Kind 2	13,20 m²	13,20 m²	0 m²
Bathroom 2/Bad 2	6,40 m²	6,40 m²	0 m²
Balkony	6,00 m²	3,00 m²	3,00 m²
Total	79,6 m²	76,6 m²	3 m²

# Floor plan: Basement



# Surface table: Basement

	Total surface	Living area	Usable floor space
Hallway/Diele	16,90 m²	0 m²	16,90 m²
Inventories	4,60 m²	0 m²	4,60 m²
HWR	11,00 m²	0 m²	11,00 m²
Cellar	13,00 m²	0 m²	13,00 m²
Sauna / Fitness	19,70 m²	19,70 m²	0 m²
Hobbyroom	20,50 m²	20,50 m²	0 m²
Bathroom/WC	4,40 m²	0 m²	4,40 m²
Technique	11,20 m²	0 m²	11,20 m²
Total	101,3 m²	40,2 m²	61,1 m²



# Are you interested in this property?

---



Your contact partner

Nina Reincke

nina.reincke@muenchen-sothebysrealty.com

**München | SOTHEBY'S International Realty**

Maximilianstrasse 13, 80539 München



For quick and easy contact, scan the adjacent QR code with your smartphone.

## 'S Magazin

---



## Immerse yourself in the world of Sotheby's International Realty

Dream real estate and many other exciting topics. Get your personal copy now.



# General Terms and Conditions of MIR München International Realty Verwaltungs GmbH, Master Licensee of Munich | Sotheby's International Realty.

---

1. the brokerage contract with us is concluded either by written agreement, confirmation in text form or by the use of our brokerage services on the basis of our exposé or general terms and conditions.
2. if the customer acts as a consumer, reference is also made to the consumer information and the existing right of withdrawal in the brokerage contract.
3. our brokerage and / or verification activities are based on the information and information provided to us by our contractual partners or other authorized persons, including the documents and information on the property. We can therefore accept no liability for the accuracy and completeness of the information provided. We reserve the right to make errors and/or prior sale or letting.
4. We are also entitled to act on behalf of the other party to the main contract, provided there is no conflict of interest.
5. If, as a result of our brokerage and/or verification activities, a rental agreement is concluded between the parties to the main contract for the contractual property instead of the originally intended purchase agreement or vice versa, this shall not affect the commission claim. The usual brokerage fee within the meaning of Section § 653 (2) BGB shall then be deemed owed. If contract negotiations are temporarily interrupted, the commission claim shall remain in force if the main contract is concluded within a period of one year.
6. The customer is obliged to provide us with information about the parties to the contract and the amount of the purchase price immediately after conclusion of the main contract. We are entitled to receive a copy of the notarial or rental contract. The obligation to provide information shall not be affected by the fact that the main contract is subject to a condition precedent and this has not yet occurred.
7. If the customer is already aware of the property we have proven, we must be informed of this in writing within 5 days at the latest.
8. Our offers are intended exclusively for the recipient of the offer. The customer is obliged to comply with the property and information about the owner confidentially and not to pass it on to third parties. If the customer culpably violates this, he shall be liable to us for damages if the success of our brokerage and/or verification activities does not occur as a result. If the information is passed on to third parties without our consent, the recipient of the offer shall be obliged to pay the full commission if the third party to whom the brokerage information is passed on concludes the transaction.<sup>9</sup> For reasons of liability, we do not provide legal or tax advice. We are not liable for the creditworthiness of the brokered contracting party. Information on creditworthiness provided at the customer's request is based on information obtained from third-party companies (Creditreform, Schufa). We assume no liability for the accuracy and completeness of such information.<sup>10</sup> Our liability is limited to grossly negligent or intentional behavior, provided that the customer does not suffer physical injury or lose his life as a result of the broker's behavior. Data protection claims are not covered by this liability regulation.

11. we are obliged under the Money Laundering Act (GWG) to verify the identity of the customer on the basis of suitable documents (identity card, passport) and to determine the beneficial owner before commencing our brokerage activities. For this purpose, the customer will be sent a form which must be completed by the customer and made available to us together with a copy of the identification document.
12. The place of performance and jurisdiction is the registered office of MIR | München International Realty Verwaltungs GmbH, insofar as this is legally permissible.
13. Should one or more of the above provisions be or become invalid, this shall not affect the validity of the remaining provisions.
14. we are not obliged to participate in a dispute settlement procedure before a consumer arbitration board.

MIR Munich International Realty Verwaltungs GmbH

Master licensee of Munich | Sotheby's International Realty.

Registered office: Munich | AG Munich HRB 223500 | Managing Director: Michael Reiss  
VAT ID: DE336029220 | Maximilianstraße 13 | D-80539 Munich

T: +49 (0)89 744 24 189 - 0 | F: +49 (0)89 744 24 189 - 10

[www.muenchen-sothebysrealty.com](http://www.muenchen-sothebysrealty.com) | [info@muenchen-sothebysrealty.com](mailto:info@muenchen-sothebysrealty.com)

Sotheby's International Realty and the Sotheby's International Realty Logo are registered (or unregistered) service marks used with permission. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated.

München | Sotheby's  
INTERNATIONAL REALTY

München | Sotheby's International Realty  
Maximilianstr. 13  
80539 München

089 – 744 241 890

[www.muenchen-sothebysrealty.com](http://www.muenchen-sothebysrealty.com)