

Wolfratshausen

Neuwertige 3-Zimmer-Wohnung mit Südost-Balkon, Aufzug und zwei Tiefgaragenstellplätzen

Property ID: 25289022

Neuvorstellung



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PURCHASE PRICE: 650.000 EUR • LIVING SPACE: ca. 84 m² • ROOMS: 3

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At a glance

Property ID	25289022
Living Space	ca. 84 m²
Floor	1
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	2020
Type of parking	2 x Duplex, 23500 EUR (Sale)

Purchase Price	650.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 5 m²
Equipment	Guest WC, Built-in kitchen, Balcony

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Energy Data

Type of heating	Central heating
Energy Source	Heavy natural gas
Energy certificate valid until	15.06.2030

Energy Certificate	Energy demand certificate
Final Energy Demand	32.00 kWh/m²a
Energy efficiency class	A
Year of construction according to energy certificate	2020

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The property



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The property



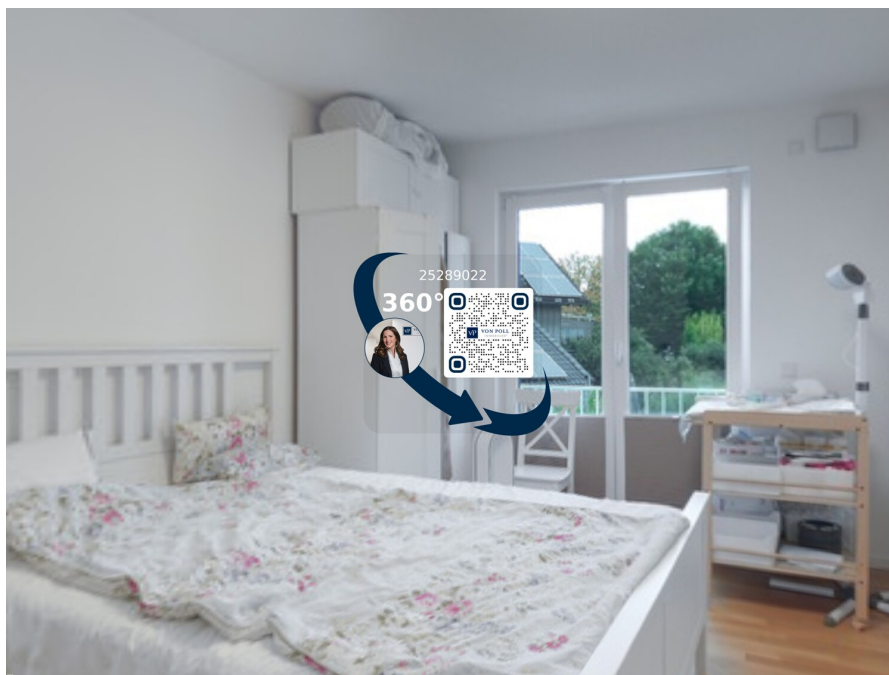
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The property



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The property



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Blanco Pfannen
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AKTUELLE ZINSEN
bei einem Nettodarlehensbetrag
von 250.000 €

3,56% p.a.
effektiver Jahreszins: 10 Jahre Sollzinsbindung
3,48% p.a. gebundener Sollzins

Sollzins- bindung	gebundener Sollzins	effektiver Jahreszins
5 Jahre	3,41% p.a.	3,51% p.a.
10 Jahre	3,48% p.a.	3,56% p.a.
30 Jahre	4,10% p.a.	4,19% p.a.

Stand per 02.10.2025

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Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

This exclusive apartment built in 2020 is now available for sale, presented in mint condition. Three well-designed rooms await you across approximately 84 m² – a home with modern details and high-quality furnishings, ideal for couples or small families.

The apartment is located on the first floor of a modern residential complex with clean architecture. An elevator takes you comfortably to the floor. The inviting living and dining area with open-plan kitchen conveys a contemporary living feel and offers plenty of space for socializing and everyday life. From here, the living and dining area leads to a spacious balcony, which offers additional outdoor space and, with its south-east orientation, is ideal for relaxing hours outdoors.

The kitchen is equipped with high-quality appliances and stylish fixtures and is complemented by an adjoining storage room, which is ideal for use as a pantry.

The master bedroom offers plenty of space for personal living ideas, while the second room can be used flexibly – whether as a children's room, home office, or guest room. Both rooms are bright and friendly, creating a pleasant atmosphere.

The bathroom features modern fittings, a comfortable bathtub, and a separate shower. An additional guest toilet provides even more convenience in everyday life.

The offer is extended to include two duplex underground parking spaces (€47,000). The total offer price is €697,000.00 (apartment €650,000.00 plus two parking spaces at €23,500.00 each).

The location combines quiet living with short distances: shopping, leisure facilities, and public transport connections are within easy reach.

A home that combines modern design with a high quality of life—an opportunity that doesn't come along often.

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All about the location

Wolfratshausen combines urban infrastructure with the special charm of the Bavarian Oberland. Nestled between the Isar and Loisach rivers, residents here enjoy proximity to nature while benefiting from short distances to all important amenities.

The property is centrally located in a mature residential area. Supermarkets, bakeries, pharmacies, and various service providers are within easy reach. Schools and kindergartens are also nearby. The historic old town with its small shops and cafés is only a few minutes away and invites you to stroll and linger.

The connection to public transport is excellent. The Wolfratshausen S-Bahn station (line S7) is in the immediate vicinity and takes you comfortably and directly to Munich. The A95 freeway is also within easy reach and offers fast connections to Munich or Garmisch-Partenkirchen.

At the same time, nature is right on your doorstep. Walking trails along the Loisach river and numerous cycling routes offer a wide range of opportunities for recreation and leisure activities.

Living centrally yet close to nature – this combination is what makes Wolfratshausen so special.

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Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 15.6.2030.

Endenergiebedarf beträgt 32.00 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Erdgas schwer.

Das Baujahr des Objekts lt. Energieausweis ist 2020.

Die Energieeffizienzklasse ist A.

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Contact partner

For further information, please contact your contact person:

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