



MEISTER STÜCK

EDITION VI
NEO-RENAISSANCE-PALAIS
GLOCKENBACHVIERTEL
THALKIRCHNER STRASSE 80, MÜNCHEN



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NEURENNAISSANCE
PALAIS
GLOCKENBACH



NEO-RENAISSANCE PALAIS A RARE GEM BROUGHT BACK TO LIFE

The Palais ensemble, listed for historical protection, consists of the Stadtpalais with its impressive stucco facade and the Gartenpalais at the rear. It was built in 1879–1880 in the Neo-Renaissance style by Kaspar Griner. Both Palais buildings are connected by the ensemble's garden apartment and are stylishly surrounded by a picturesque courtyard garden that is closed off from the street.

The Palais ensemble is located in Munich's highly sought-after Neighbourhood Glockenbachviertel at the traffic-calmed Thalkirchner Straße 80. The perfect inner-city location and the proximity to the renaturalized river Isar offer the highest quality of life.

We have extensively renovated the for historical protection listed Palais ensemble, carefully expanded it and brought it up to the latest technical standards. You can expect 30 incredibly stylish historical-building apartments ranging from 37 to 144 sqm, renovated with great attention to detail. The small kindergarten in the Stadtpalais and the large gym with a sauna in the Gartenpalais further enrich the ensemble.

We would be delighted to welcome you to the Neo-Renaissance Palais for a viewing.

The proximity to the clean, renaturalized river Isar allows one to live simultaneously in one of the city's most desirable neighbourhoods and within one of the most beautiful stretches of nature. This area's combination of culture, lifestyle, and recreational space is unique and can hardly be found in any other German metropolis.

LIFE NEXT TO

MUNICH AND IT'S POPULAR
GLOCKENBACHVIERTEL
HIGHEST QUALITY OF LIFE
NEXT TO THE ISAR RIVER

THE ISAR RIVER





THREE NEIGHBOURHOODS CONNECTED BY THALKIRCHNER STRASSE

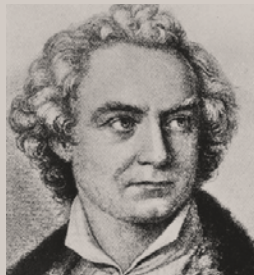
The three-kilometre-long Thalkirchner Straße connects the neighbourhoods Glockenbachviertel, Schlachthofviertel and Sendling. It begins in the very centre of Munich at Sendlinger Tor, where hip cafes and restaurants with extended terraces line up next to boutiques and flower shops. With the adjacent Südfriedhof, the old south cemetery, a large green park opens up to invite you to take a stroll, or relax under the tall trees on hot summer days. The beautiful Isar meadows with the popular Isarpark are very close and can be reached via the historic Wittelsbacherbrücke.



RECREATIONAL AREA: ISAR

The quality of the bathing water in the Isar in the Munich catchment area is unique in all of Europe. The renaturation of the 8 km long river landscape between Großhesseloher Brücke and Deutsches Museum from 1995 onwards gave the Isar waters more space, which led to the development of new natural areas. The riverbed was widened, and the straight, stone banks gave way to flat, partially terraced, walkable banks. This created natural recreational areas in the middle of the city, which are appreciated by locals and visitors alike at all times of the day and year.





FRIEDRICH VON GÄRTNER

was a famous architect in Munich who was not only responsible for the new part of the Südfriedhof, but also planned and built well-known buildings such as the Feldherrenhalle, the Isartor, and the Bavarian State Library. After his death, the famous Gärtnerplatz, the central square of the newly built Isarvorstadt, was named after him.



MÜNCHNER SÜDFRIEDHOF



Gärtnerplatztheater, theater



Praterstrand, Prater Island

FOR GOURMETS, NIGHT OWLS AND NATURE LOVERS

Thalkirchner Straße continues into the Schlachthofviertel, which, in addition to its name, is also a secret gourmet quarter among Munich connoisseurs. In addition to the Frischeparadies and the many fantastic restaurants, cafés, and bars, a craft beer scene has also been established here. Young people roam the creative Bahnwärterthiel grounds next to the newly opened Münchner Volkstheater, built in the quarter's typical clinker brick building style.



Sankt Lukas Church, Wehrsteg



Volkstheater, theater



Atlantik Fisch, restaurant



Fugazi, restaurant and bar



Goldmarie, restaurant



ROSENGARTEN, ROSE GARDEN

A little insider tip is the enchanted rose garden with its over 200 types of roses, which is somewhat hidden on the Isar and invites the public to take a stroll and linger. It was initially created from the Bischweiler municipal tree nursery as a test garden for rose species.



A TRUE LUXURY
EVERYTHING CLOSE BY

Many cultural gems are located in direct proximity between the Münchner Volkstheater in the south and the Gärtnerplatztheater in the north. There are gourmet restaurants, hip pubs, cafes and bars. The section of Thalkirchner Straße 80 is in a traffic-calmed zone with a maximum speed limit of 30 km/h. Whether you want to visit the beautiful Dreimühlenviertel, go gourmet shopping in the Frische-paradies in the Schlachthofviertel or take a stroll and visit the shops in the Glockenbachviertel, everything is easily reachable on foot, by bike on a protected bike path along the Isar or by public transport.

A little further down the Isar, the European and German Patent Offices attract international clientele to the region, as does the German Museum on Museum Island, which provides fascinating insights into the history of German science and technology.

There is also a wide range of sporting activities on offer: in addition to the nearby Schyrenbad, the historically beautiful Müllersches Volksbad and the Isar itself, along whose banks a footpath and cycle path stretches to the Flaucher in the south and the Englischer Garten in the north, there is an extensive sports facility on the river within walking distance.

It couldn't be more practical for families with small children. There is a kindergarten in the Stadtpalais. A number of kindergartens and several schools are in the immediate vicinity, including the Theresien-gymnasium and the Städtische Berufsfachschule. Beautifully laid out playgrounds can be found directly on the other side of the street at the Südfriedhof and the Glockenbach.

CULINARY

- 01 Restaurant Goldmarie
- 02 Restaurant Atlantik Fisch
- 03 Restaurant Schmock
- 04 Restaurant Monti Monaco
- 05 Frischeparadies
- 06 Brasserie Colette by Tim Raue
- 07 Avin Weinbar

EDUCATION

- 08 Grundschule Tumblingerstraße
- 09 Städtische Berufsfachschule
- 10 Staatliches Theresiengymnasium
- 11 Mittelschule München
- 12 Kindergarten St. Anton
- 13 Elterninitiative Isarvorstadt e.V
- 14 Spielgruppe Dreimühlenbach
- 15 Katholische Journalistenschule
- 16 Eltern-Kind Initiative Regenwurm
- 17 Tanzbären e.V.

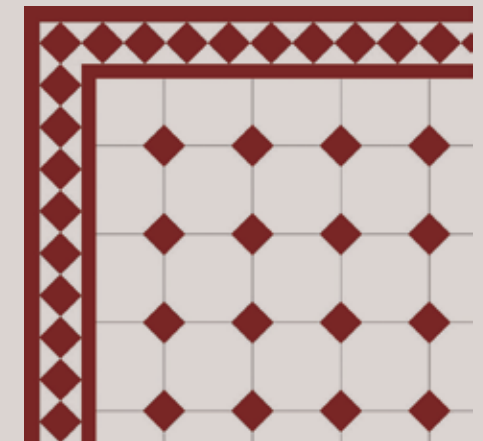
CULTURE

- 18 Münchner Volkstheater
- 19 Old South Cemetry
- 20 Gärtnerplatztheater
- 21 Deutsches Museum
- 22 Royal Filmpalast
- 23 Milla Club
- 24 Wittelsbacherbrücke
- 25 Reichenbachrücke
- 26 Rosengarten





The Neo-Renaissance façades are characterized by symmetrically arranged windows and entrances and feature formal elements based on models from classical antiquity and the Renaissance: pilasters, columns, cornices, and segmental arches. The level of decoration indicates the status of the house; each floor has its own character. The lower part shows cut natural stone blocks, followed by the more luxurious apartments with rich facade decoration.



Floral patterned wallpapers contrast with strictly geometric tiles in the Italian style. They are characteristic of the graceful style of the Neo-Renaissance.



NEO-RENAISSANCE

A LISTED NEO-RENAISSANCE MONUMENT

The Neo-Renaissance style is a movement of historicism in the 19th century that draws on the Italian or German Renaissance architectural style. The Neo-Renaissance style was used primarily for banks, townhouses and educational institutions.

The Stadtpalais, listed for historical protection, was designed in 1879 by architect Kaspar Griner in the Neo-Renaissance style and built as an ensemble with the Gartenpalais, also for historical protection listed.

The Stadtpalais's representative facade received the 2004 facade award of the city of Munich. As part of our renovation work, the stucco facade and the windows were carefully restored, and the attics were expanded and dormer windows added.





STADTPALAIS







THE STADTPALAIS OF 1879 TENDERLY RENOVATED AND MODERNIZED

The Stadtpalais comprises 13 apartments and a small daycare centre. The former attic was converted into an attractive 144 sqm penthouse with a wood-burning fireplace, air conditioning and roof terrace while retaining the historic beam structure. The 55 to 65 sqm apartments, three on each floor, were tenderly renovated according to historical models. Herringbone oak parquet flooring with a surrounding frieze, white panel doors custom-made by carpenters, crown moulding and high-quality individual bathrooms transform each apartment into a charming home. Newly added, spacious balconies lead onto the green courtyard garden.

The staircase impresses with its extensive renovation, refined with ornamental wallpaper and crown mouldings, and the installation of a passenger elevator. The entire building technology was modernized and a gas-solar hybrid heating system was newly installed.





The spacious and bright penthouse apartment in the Stadtpalais extends over 144 sqm and offers a fantastic view over the roofs of Munich. The impressive roof structure was renovated using dry-ice blasting and provides a ceiling height of well over three meters up to the ridge. Air conditioning in summer and the fireplace on cooler days enhance the quality of life.







Spacious, high-quality bathrooms with bathroom ceramics from Laufen and fittings from Dornbracht and Carlo Fratini, tiles in the diamond decor typical of the Neo-Renaissance period by Carmen Ceramica, illuminated mirrors and rain showers.





55-65 sqm large, well-designed apartments with 3 rooms, large balconies facing the courtyard, perfectly laid herringbone parquet, and expertly crafted panelled doors.



In the Neo-Renaissance style, parts of the staircase were decorated with ornamental wallpaper, contrasted in two colours and enhanced by contemporary lighting.





GARDEN APARTMENT



A PERFECT PLACE TO LIVE, OVERLOOKING THE COURTYARD GARDEN

The 67 sqm garden apartment is a very special gem with its own entrance, its own terrace, and an enchanting view of the green Hofgarten. The garden apartment has a thermally insulated facade and new cassette windows that let a lot of light into the two loftlike rooms. The custom-made white panelled doors harmonize with the high-quality oak herringbone parquet with surrounding frieze and create a pleasant room atmosphere. In addition to a separate guest toilet, the spacious bathroom offers plenty of space to relax.



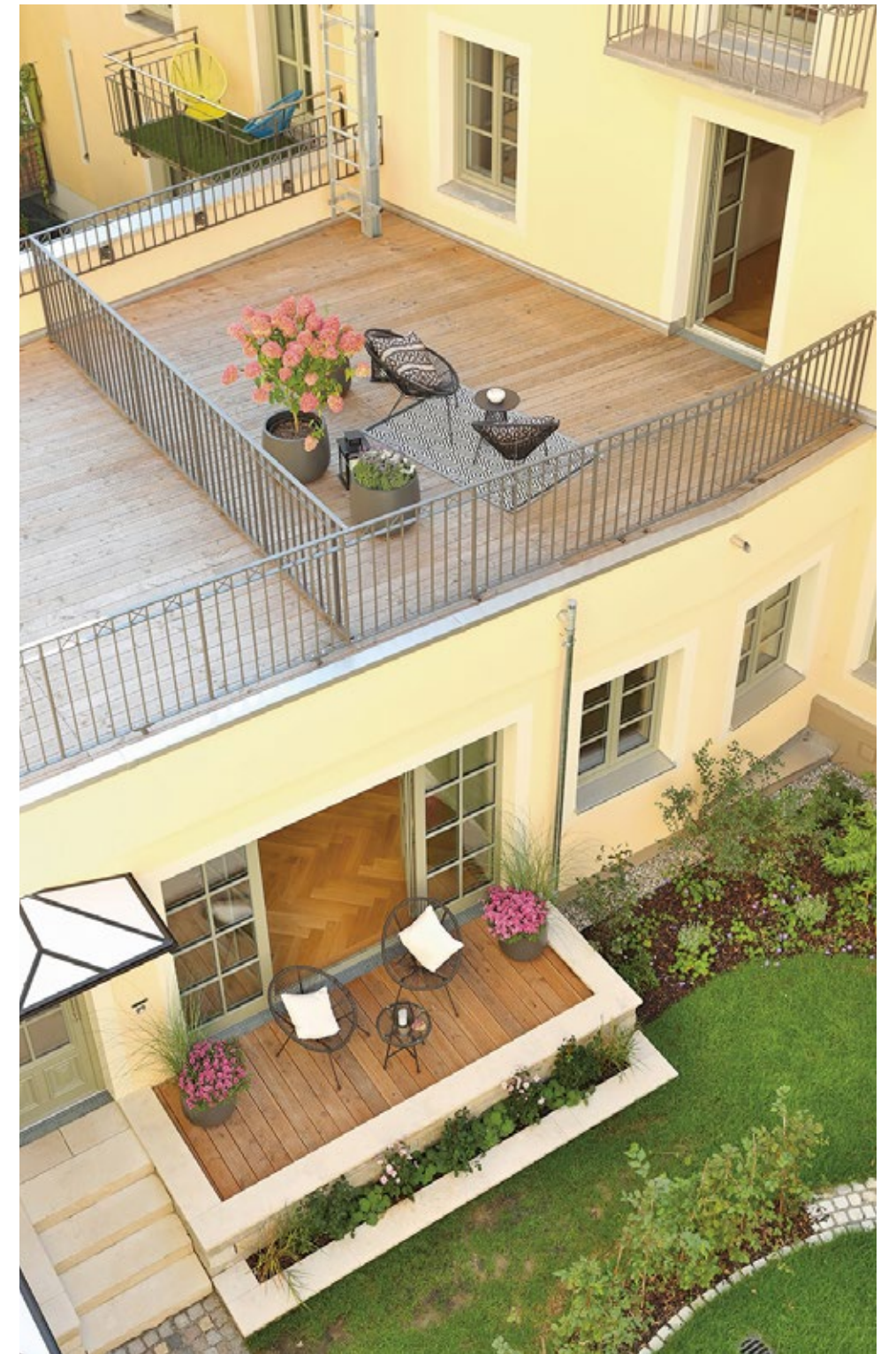




THE COURTYARD GARDEN AN AMBIENCE TO LINGER AND FALL IN LOVE WITH

We had a landscape architect redesign the courtyard area to create a suitable setting for the historic Palais ensemble. There are no more parking spaces in the courtyard; instead, there is plenty of room for bicycles. There is no more asphalt, but paths made of natural stone are laid out in the „Herbstlaub“ pattern.

The principal stylistic element is a large circle with a central tree, extensive lawns, and selected plants. The courtyard garden is closed off from the street with a gate, so all house entrances are safe and can only be reached privately.





GARTENPALAIS







THE GARTENPALAIS OF 1880 COMPREHENSIVELY RENOVATED AND CAREFULLY EXPANDED

The Gartenpalais, which is also a for historical protection listed building, was planned as part of the construction of the Stadtpalais in its rear area and then built as an ensemble in 1880.

We converted the attic into a new 140 m² penthouse apartment and comprehensively and individually renovated and technically modernized 15 apartments ranging from 37 to 73 m² on three floors. Resulting in attractive and comfortable apartments in a quiet location.

A special highlight is the magnificent staircase with its beautiful historic glass dome. During the renovation, it was equipped with exclusive floral wallpaper, contrasting wall colours, and glass lights from the Berliner Messingleuchten manufacturer.



THE PENTHOUSE APARTMENT



The converted attic spans the entire area of the Gartenpalais and impresses with its exceptionally refined room layout. The living area with a wood-burning fireplace and fantastic roof terrace and the private area with the master bedroom and guest room lay on opposite sites of the penthouse and are connected by the spacious cooking and dining area with a kitchen island and a large sliding window. Air conditioning and stylish bathrooms with exquisite ceramics and high-quality fittings go without saying. A place to feel good.





The historic beam structure was renovated using dry-ice blasting, giving the rooms their own individual character.



The cleverly designed master bedroom wing was designed to create a modern sense of space, just like in boutique hotels; open-plan, wellness bathroom and bedroom in one room. Naturally with separate WC and utility room. And air-conditioned, of course. You can dream under a starry sky through the skylights above the bed.

ENCHANTING APARTMENTS WITH INDIVIDUAL DETAILS IN MANY DIMENSIONS



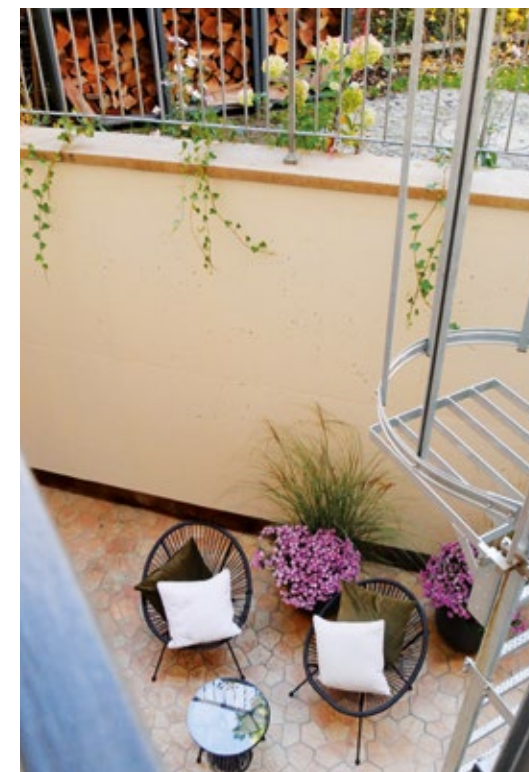
All apartments are attractive two-room gems with balconies and a desirable floor plan. In some apartments we were able to make the brickwork and beam construction from 1880 visible, install wood-burning stoves or even create a large roof terrace. In all apartments you will find custom-made, white paneled doors in perfect harmony with herringbone parquet with a surrounding frieze. Of course, we have rebuilt all bathrooms just as beautifully as in the most expensive penthouse apartments for ideal well-being.





STUDIO IN THE SOUTERRAIN ON 63 SQM

Who doesn't dream of a studio in the souterrain with a small private terrace? Regardless of whether you realise an office, a workshop or another dream. The studio has great charm.





WITH IST OWN IN-HOUSE FITNESS AND WELLNESS

A pleasant lifestyle. A fully equipped gym with a sauna awaits you. Completely private, reserved only for residents of the Palais ensemble.



GREAT RENOVATION RESULT WITH MASTER CRAFTSMANSHIP

The renovation of the, for historical protection, listed Neo-Renaissance palais was not an easy task, but it was an extremely appealing and rewarding one. After 30 months of construction and around 90,000 hours of master craftsmanship, the Palais ensemble now shows itself in its perfect beauty. We pay our utmost respect to all the craftsmen who, with the greatest attention to detail and sometimes under the most challenging conditions, have brought this gem back to life together with us, and we are delighted with the wonderful overall result.



30 MONTHS



In the style of the Neo-Renaissance, parts of the staircase were decorated with floral patterned wallpaper.



90,000 HOURS



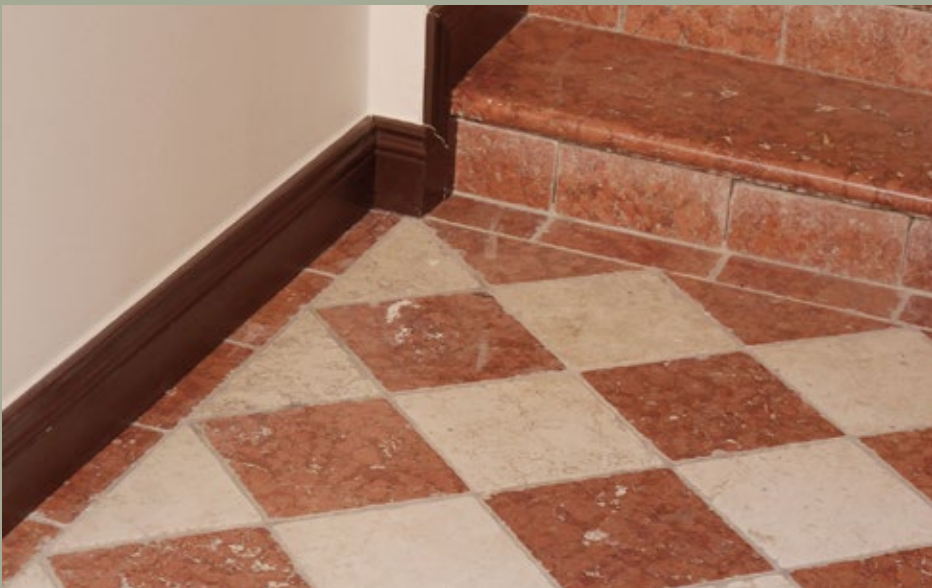
PREMISES

AN INVITING PROPERTY WITH ATMOSPHERE

The Palais Ensemble is located on a 940-square-meter lot of land. It harmoniously complements the neighbouring building, which was built at the same time. The result is the distinctive appearance of a genuinely stately architectural work of art of the Neo-Renaissance period.

Our Palais ensemble, with its own courtyard entrance and the neighbouring buildings further out to the north, provides a spaciousness and generosity rarely found in the city centre..





50 BUILDING DESCRIPTION

GENERAL BUILDING DESCRIPTION

- Renovated facades and stucco work based on existing models, in the Stadtpalais based on the model of the 2004 facade prize of the state capital Munich
- Restored existing windows and installation of new windows, each with new fittings from Karcher Design, Schöntal series
- Newly constructed roof truss while retaining the renovated, historic supporting structure
- New roof insulation and cladding of roof and dormers with new sheeting, new gutters and rainwater pipess
- Renovated existing staircases with ornamental wallpaper and crown mouldings
- New elevator from Schindler from the ground floor to the top floor in the Stadtpalais
- Custom-made white panel doors, partially with overhead light, with fittings from Karcher Design, Schöntal series
- In the Stadtpalais new balconies face the courtyard with stylish railings and larch wood flooring
- Terraces and roof terraces with larch wood flooring
- Continuous ventilation of the storage rooms in the vaulted cellars
- New gas condensing boiler in combination with solar thermal energy
- New heating and water pipes
- New electrical and media installations with fiber optic connection
- New rainwater drainage with retention gutters
- Landscaped courtyard garden, closed off from the street, with bicycle parking, firewood storage and playground area
- Communal fitness room with sauna in the Gartenpalais

Note: This building description is non-binding. Specific deviations depend on the type of apartment. Reference is made to the detailed building description and contractual regulations in rental or purchase contracts.

DESCRIPTION OF THE APARTMENTS

- Three-layer oak parquet in herringbone laying with all-round edge frieze and white profile skirting boards on levelled existing floors
- Custom-made white panel doors, partially with overhead lights, with fittings from Karcher Design, Schöntal series
- Custom-made white wooden window sills with rounded profile corners
- Suspended ceilings with surrounding crown moulding
- Wood fireplaces in top-floor apartments and wood-burning stoves in selected apartments of the Gartenpalais.
- High-quality tiles from Carmen Ceramica Montmartre gris series on floors and Memories Look Smoke series on walls
- High-quality bathroom ceramics with bathroom furniture from Laufen, New Classic series
- High-quality bathroom fittings based on contemporary designs by Dornbracht and Carlo Frattini
- Washing machine connections in utility rooms, bathrooms or kitchens
- New white radiators
- Electrical system with switch range from Gira and LAN cabling
- Video intercom system from Busch-Jäger
- Air conditioning systems for the penthouses
- Storage rooms

OUTSTANDING DOWN TO
THE LAST DETAIL
QUALITY IS CONDITO SINE QUA NON

BASEMENT
COMPARTMENTS

SOUTERRAIN

	sqm
Electrical room	12.3
Heating	17.6
Corridor	44.9
Bsmt Compartment V1	4.3
Bsmt Compartment V2	3.5
Bsmt Compartment V3	3.6
Bsmt Compartment V4	3.4
Bsmt Compartment V5	3.0
Bsmt Compartment V6	4.0
Bsmt Compartment V7	4.0
Bsmt Compartment V8	2.6
Bsmt Compartment V9	4.6
Bsmt Compartment V10	4.7
Bsmt Compartment V11	2.4
Bsmt Compartment V12	3.9
Bsmt Compartment V13	2.3
Bsmt Compartment V14	4.7
Bsmt Compartment V15	4,1
Bsmt Compartment V16	3.0
Bsmt Compartment V17	3.5
Bsmt Compartment V18	5.5
Bsmt Compartment V19	4.2
Bsmt Compartment V20	3.6
Bsmt Compartment V21	4.0
Bsmt Compartment V22	2.8
Bsmt Compartment V23	2.5
TOTAL AREA	158.9

SOUT
STADTPALAIS



BASEMENT COMPARTMENTS



*Calculation based on WFL ordinance. Outdoor area indicated with ½ m² number.



GF

STADTPALAIS

„BOLZANO“



RENTED

„BOLZANO“

GROUND FLOOR WHOLE FLOOR
USE AS KINDERGARTEN

	sqm
Corridor 1	3.4
Corridor 2	7.3
Corridor 3	3.2
Dining 1	16.0
Dining 2	12.1
Room 1	11.6
Room 2	8.7
Room 3	12.0
Room 4	26.2
Room 5	7.9
Room 6	13.4
Room 7	4.6
Room 8	9.4
Kitchen	10.0
Bathroom	7.9

TOTAL LIVING AREA 153.8

SPECIAL FEATURE

- Two separate entryways from the stairway
- Easily divisible for possible subsequent use (Office, Store, Atelier)

*Calculation based on WFL ordinance. Outdoor area indicated with ½ m² number.

1ST FLOOR

STADTPALAIS

„MERANO“



„VERONA“

„MARANELLO“



*Calculation based on WFL ordinance. Outdoor area indicated with ½ m² number.

„MERANO“

1ST FLOOR LEFT
3 ROOMS, BALCONY

	sqm
Entrée	3.6
Kitchen/Dining	10.5
Living	18.8
Office	6.0
WC	1.0
Bathroom	3.1
Bedroom	13.5
Washing machine room	0.7
Storage room	1.5
Balcony at 1/2	2.1
TOTAL LIVING AREA	60.8

EXTRA AREA
Bsmt compartment of choice, approx. 2.0

TOTAL AREA **62.8**

- SPECIAL FEATURE**
- Perfectly illuminated by windows facing three cardinal directions
 - Separate guest toilet
 - Big balcony facing the courtyard garden

„VERONA“

1ST FLOOR MIDDLE
3 ROOMS

	sqm
Entrée	7.1
Kitchen/Dining	14.2
Living	13.5
Bathroom	6.3
Bedroom	13.6
TOTAL LIVING AREA	54.7

EXTRA AREA
Bsmt compartment of choice, approx. 2.0

TOTAL AREA **56.7**

- SPECIAL FEATURE**
- Spacious living and dining area
 - Convenient and spacious bathroom
 - Big entrée with a view

„MARANELLO“

1ST FLOOR
3 ROOMS, ROOF TERRACE

	sqm
Entrée	3.5
Kitchen	8.1
Living/Dining	17.9
Bedroom 1	10.3
Bathroom	4.2
Bedroom 2	14.3
Terrace at 1/2	15.0
TOTAL LIVING AREA	73.4

EXTRA AREA
Bsmt compartment of choice, approx. 2.0

TOTAL AREA **75.4**

- SPECIAL FEATURES**
- Fantastic 30 sqm roof terrace
 - 3 separate rooms, kitchen and bathroom
 - Charming round wall edges

2ND FLOOR

STADTPALAIS

„GARDA“



„SALÓ“

„SIRMIONE“



*Calculation based on WFL ordinance. Outdoor area indicated with ½ m² number.

RENTED

„GARDA“

2ND FLOOR LEFT
3 ROOMS, BALCONY
FLOOR PLAN PROPOSAL

	sqm
Entrée	3.6
Kitchen/Dining	10.5
Living	18.8
Office	6.0
WC	1.0
Bathroom	3.1
Bedroom	13.5
Washing machine room	0.7
Storage room	1.5
Balcony at 1/2	2.1
TOTAL LIVING AREA	60.8

EXTRA AREA
Bsmt compartment of choice, approx. 2.0

TOTAL AREA 62.8

- SPECIAL FEATURES
- Perfectly illuminated by windows facing three cardinal directions
 - Separate guest toilet
 - Big balcony facing the courtyard garden

„SALÒ“

2ND FLOOR MIDDLE
3 ROOMS

	sqm
Entrée	7.4
Kitchen/Dining	13.5
Living	13.5
Bathroom	6.4
Bedroom	13.5
TOTAL LIVING AREA	54.3

EXTRA AREA
Bsmt compartment of choice, approx. 2.0

TOTAL AREA 56.3

- SPECIAL FEATURES
- Cozy Kitchen/Dining with a view
 - Convenient spacious bathroom
 - Big entrée with a view
 - Luminous living with an office corner

„SIRMIONE“

2ND FLOOR RIGHT
3 ROOMS, BALCONY

	sqm
Entrée	3.5
Kitchen	8.1
Living/Dining	18.0
Bedroom 1	10.4
Bathroom	4.4
Bedroom 2	14.2
Balcony at 1/2	2.1
TOTAL LIVING AREA	60.7

EXTRA AREA
Bsmt compartment of choice, approx. 2.0

TOTAL AREA 62.7

- SPECIAL FEATURES
- 3 separate rooms, kitchen and bathroom
 - Luminous living and dining area with a big balcony facing the courtyard garden
 - Charming round wall edges

3RD FLOOR

STADTPALAIS

„LUGANO“



„LOCARNO“

„COMO“



*Calculation based on WFL ordinance. Outdoor area indicated with ½ m² number.

„LUGANO“



3RD FLOOR LEFT
3 ROOMS, BALCONY

	sqm
Entrée	3.4
Kitchen/Dining	10.7
Living	19.1
Office	6.6
WC	1.0
Bathroom	3.1
Bedroom	14.8
Washing machine room	0.8
Balcony at 1/2	2.1
TOTAL LIVING AREA	61.6

EXTRA AREA

Storage room	2.0
Bsmt compartment of choice, approx.	2.0

TOTAL AREA 65.6

SPECIAL FEATURES

- Perfectly illuminated by windows facing three cardinal directions
- Separate guest toilet
- Big balcony facing the courtyard garden
- Storage room with a window at the stairway’s intermediate platform

„LOCARNO“



3RD FLOOR MIDDLE
3 ROOMS

	sqm
Entrée	7.4
Kitchen/Dining	13.9
Living	13.9
Bathroom	6.2
Bedroom	13.9
TOTAL LIVING AREA	55.3

EXTRA AREA

Bsmt compartment of choice, approx.	2.0
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TOTAL AREA 57.3

SPECIAL FEATURES

- Big entrée with a view
- Convenient spacious bathroom
- Well illuminated Kitchen/Dining area with a view and an office corner

„COMO“



3RD FLOOR RIGHT
3 ROOMS, BALCONY

	sqm
Entrée	3.5
Kitchen	8.1
Living/Dining	18.3
Bedroom 1	10.9
Bathroom	4.5
Bedroom 2	14.7
Balcony at 1/2	2.1
TOTAL LIVING AREA	62.1

EXTRA AREA

Bsmt compartment of choice, approx.	2.0
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TOTAL AREA 64.1

SPECIAL FEATURES

- Spacious living and dining area with a big balcony facing the courtyard garden
- Charming round wall edges
- 3 separate rooms, kitchen and bathroom

4TH FLOOR

STADTPALAIS

„FIRENZE“



„PERUGIA“

„SIENA“



*Calculation based on WFL ordinance. Outdoor area indicated with ½ m² number.

„FIRENZE“

4TH FLOOR LEFT
3 ROOMS, BALCONY

	sqm
Entrée	3.4
Kitchen/Dining	10.8
Living	19.3
Office	6.5
WC	1.0
Bathroom	3.1
Bedroom	14.8
Washing machine room	0.8
Balcony at 1/2	2.1
TOTAL LIVING AREA	61.8

EXTRA AREA

Storage room	2.0
Bsmt compartment of choice, approx.	2.0

TOTAL AREA 65.8

SPECIAL FEATURES

- Perfectly illuminated by windows facing three cardinal directions
- Separate guest toilet
- Big balcony facing the courtyard garden
- Storage room with a window at the stairway’s intermediate platform

„PERUGIA“

4TH FLOOR MIDDLE
3 ROOMS

	sqm
Entrée	7.3
Kitchen/Dining	14.0
Living	14.0
Bathroom	6.2
Bedroom	14.2
TOTAL LIVING AREA	55.7

EXTRA AREA

Bsmt compartment of choice, approx.	2.0
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TOTAL AREA 57.7

SPECIAL FEATURES

- Big entrée with a view
- Convenient spacious bathroom
- Well illuminated Kitchen/Dining area with a view and an office corner

„SIENA“

4TH FLOOR RIGHT
3 ROOMS, BALCONY

	sqm
Entrée	3.5
Kitchen	7.9
Living/Dining	18.6
Bedroom 1	10.8
Bathroom	4.5
Bedroom 2	14.8
Balcony at 1/2	2,1
TOTAL LIVING AREA	62.2

EXTRA AREA

Bsmt compartment of choice, approx.	2.0
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TOTAL AREA 64.2

SPECIAL FEATURES

- 3 separate rooms, kitchen and bathroom
- Spacious living and dining area with a big balcony facing the courtyard garden
- Charming round wall edges

„ROMA“

ENTIRE TOP FLOOR
4 ROOMS, ROOF TERRACE

	sqm
Entrée	19,2
Master bedroom	24,0
Master bathroom	9,2
Bedroom/Office	11,4
Bedroom 2	13,4
Guest-WC	3,6
Bathroom	5,2
Kitchen/Dining/Living	53,6
Terrace at 1/2	4,3
TOTAL LIVING AREA	143,9

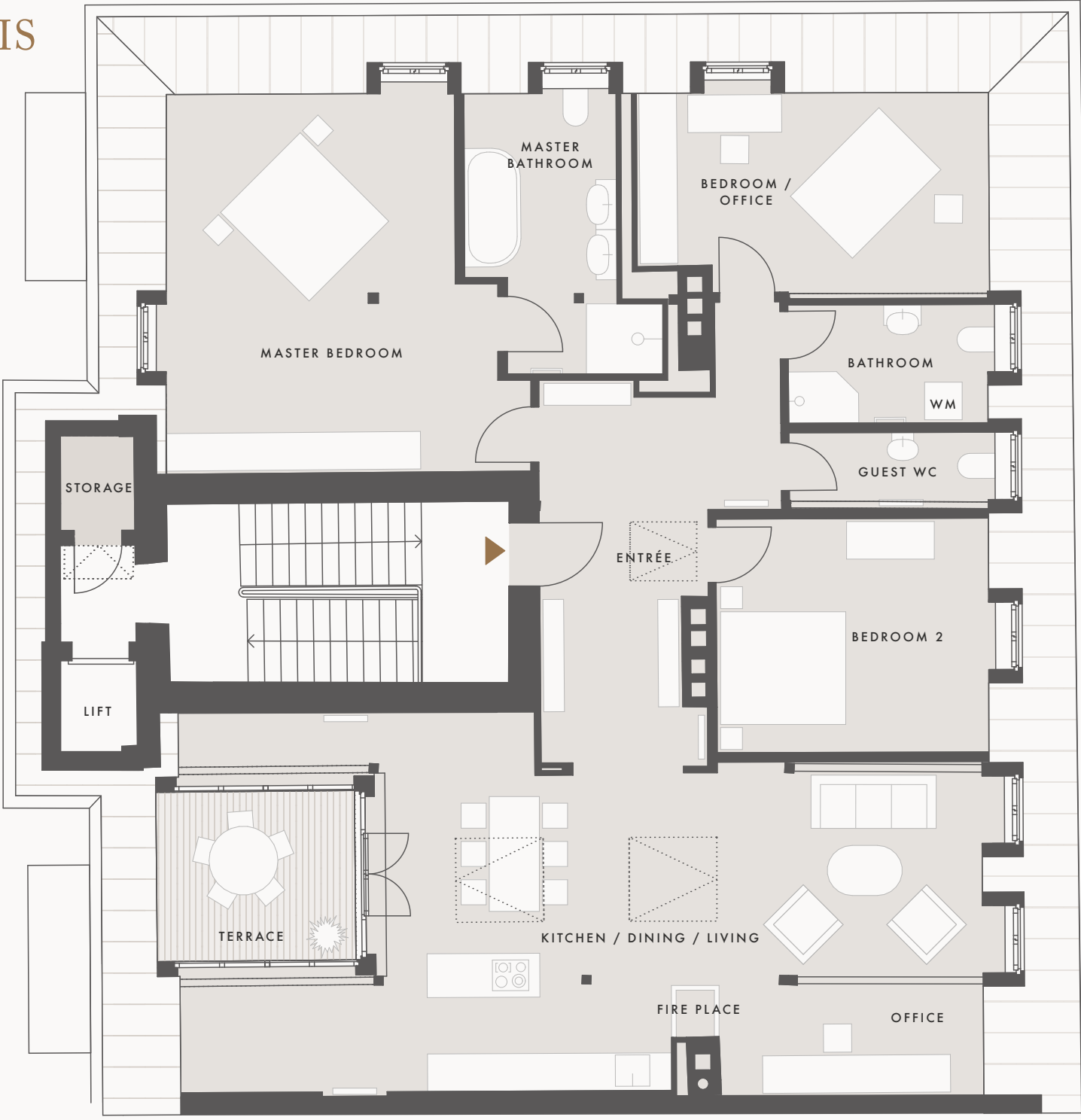
EXTRA AREA	
Storage room	2,0
Bsmt compartment of choice, approx.	2,0

TOTAL AREA 147,9

SPECIAL FEATURES

- Spacious living and dining area
- Sunny and secluded roof terrace
- 33 sqm master bedroom with a wellness bathroom
- Another on-suite bedroom
- Impressive open living area
- Perfectly restaured beam framework
- Large fireplace with its own wood storage box in the yard
- Air conditioning
- Bathrooms with windows

TOP FLOOR
STADTPALAIS



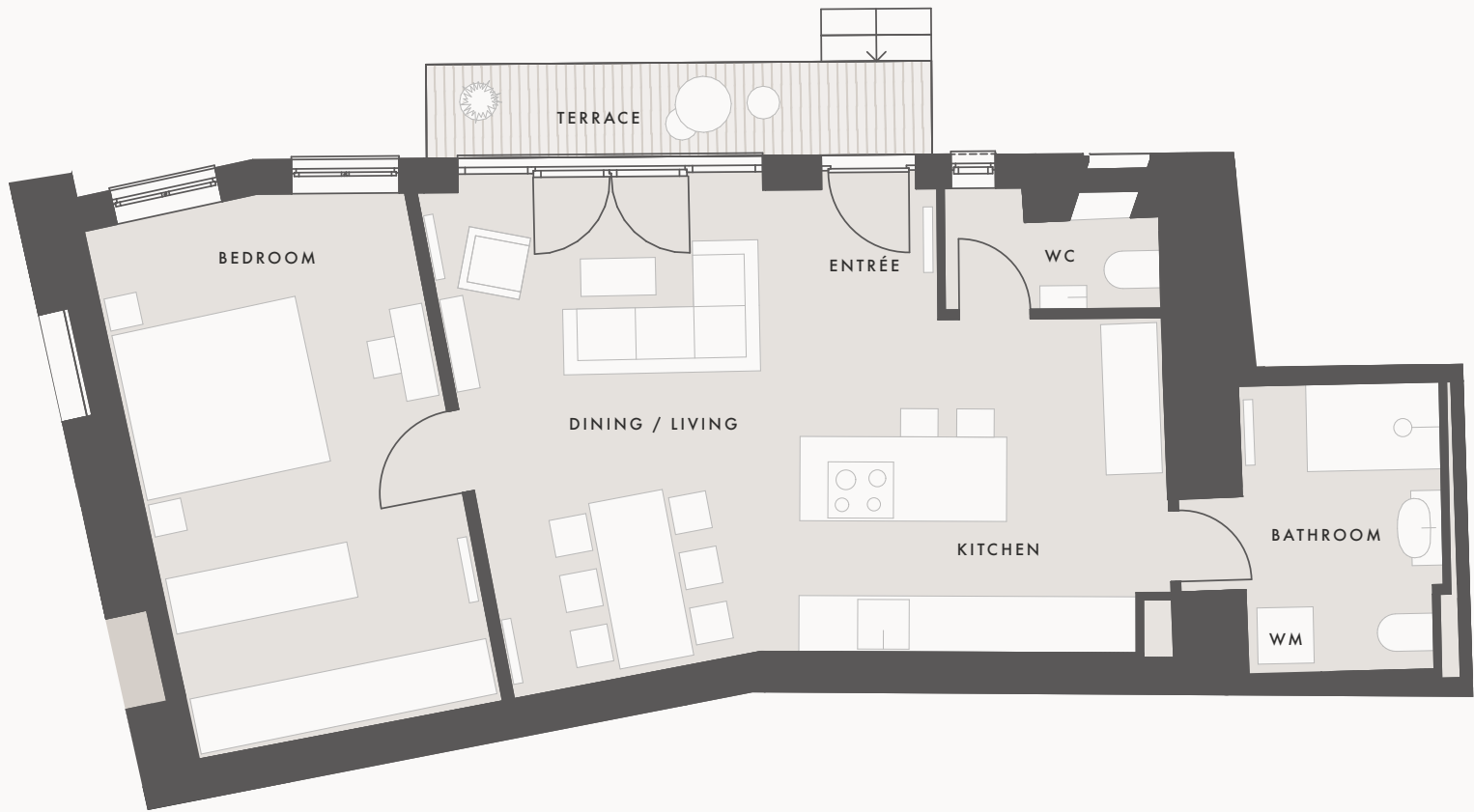
„ROMA“



*Calculation based on WFL ordinance. Outdoor area indicated with ½ m² number.

GF

GARTENWOHNUNG



„VENEZIA“



„VENEZIA“

GROUND FLOOR
2 ROOMS, TERRACE

	sqm
Entrée	3.5
Guest-WC	2.5
Kitchen	12.4
Dining/Living	19.0
Bathroom	7.0
Bedroom/Dressing area	19.4
Terrace at 1/2	2.7
TOTAL LIVING AREA	66.5

EXTRA AREA
Bsmt compartment of choice, approx. 2.0

TOTAL AREA **68.5**

- SPECIAL FEATURES**
- Separate entry, house-in-a-house feeling
 - Magnificent view over the courtyard garden from the living area
 - Beautiful terraces with surrounding flowerbeds
 - Facade isolation and new windows with raffstores

*Calculation based on WFL ordinance. Outdoor area indicated with ½ m² number.

SOUT
GARTENPALAIS

„QUERCIA“



BASEMENT
COMPARTMENTS

„CASTAGNO“



*Calculation based on WFL ordinance. Outdoor area indicated with ½ m² number.

„QUERCIA“ FITNESS & SAUNA

SOUTERRAIN LEFT FITNESS ROOM WITH SAUNA

	sqm
Fitness	26.1
Fitness/Yoga	33.2
Garderobe	2.2
Bathroom	3.7
Sauna	6.0
Storage room	4.1

TOTAL AREA 75.3

SPECIAL FEATURES

- Fitness equipement for all residents
- Sauna to relax after exercising
- Big bathroom with a shower

„CASTAGNO“ ATELIER & BÜRO

SOUTERRAIN RIGHT ATELIER AND OFFICE TERRACE

	sqm
Atelier/Office	53.1
WC	1.6
Storage room	3.8
Terrace at 1/2	3.5

TOTAL AREA 62.0

SPECIAL FEATURES

- Very stylish with herringbone parquet and vaulted ceiling
- Separate entrance
- Charming small terrace in the entry area

BASEMENT COMPARTMENTS

SOUTERRAIN MIDDLE

	sqm
Electrical room	8.3
Corridor	7.5
Basement Compartment 1	4.3
Basement Compartment 2	3.0
Basement Compartment 3	3.0
Basement Compartment 4	2.6
Basement Compartment 5	2.2
Basement Compartment 6	2.2
Basement Compartment 7	2.4
Basement Compartment 8	2.4

TOTAL AREA 37.9

GF
GARTENPALAIS

„MAGNOLIA“



„CIPRESSO“

„PALMA“



*Calculation based on WFL ordinance. Outdoor area indicated with ½ m² number.

„CIPRESSO“

GROUND FLOOR LEFT
3 ROOMS, BALCONY

	sqm
Entrée	5.0
WC	1.9
Kitchen	11.5
Dining	19.9
Living	14.5
Bathroom	4.1
Bedroom	14.8
Storage room	2.2
Balcony at 1/2	1.7
TOTAL LIVING AREA	75.6

EXTRA AREA	
Bsmt compartment of choice, approx.	2.0

TOTAL AREA	77.6
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- SPECIAL FEATURES**
- Big balcony facing the idyllic courtyard
 - Separate guest toilet
 - Beautiful wood-burning stove with its own wood storage box in the yard

„PALMA“

GROUND FLOOR MIDDLE
2 ROOMS, BALCONY

	sqm
Entrée	2.3
Kitchen/Dining/Living	31.6
Bathroom	5.0
Bedroom/Dressing room	23.7
Balcony at 1/2	0.7
TOTAL LIVING AREA	63.2

EXTRA AREA	
Bsmt compartment of choice, approx.	2.0

TOTAL AREA	65.2
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- SPECIAL FEATURES**
- Charming balcony
 - Beautiful wood-burning stove with its own wood storage box in the yard
 - Quiet bedroom with dressing area

„MAGNOLIA“

GROUND FLOOR RIGHT
2 ROOMS, BALCONY

	sqm
Entrée	2.7
Kitchen/Dining/Living	21.7
Bathroom	3.3
Bedroom	13.6
Storage room	2.0
Balcony at 1/2	0.7
TOTAL LIVING AREA	44.0

EXTRA AREA	
Bsmt compartment of choice, approx.	2.0

TOTAL AREA	46.0
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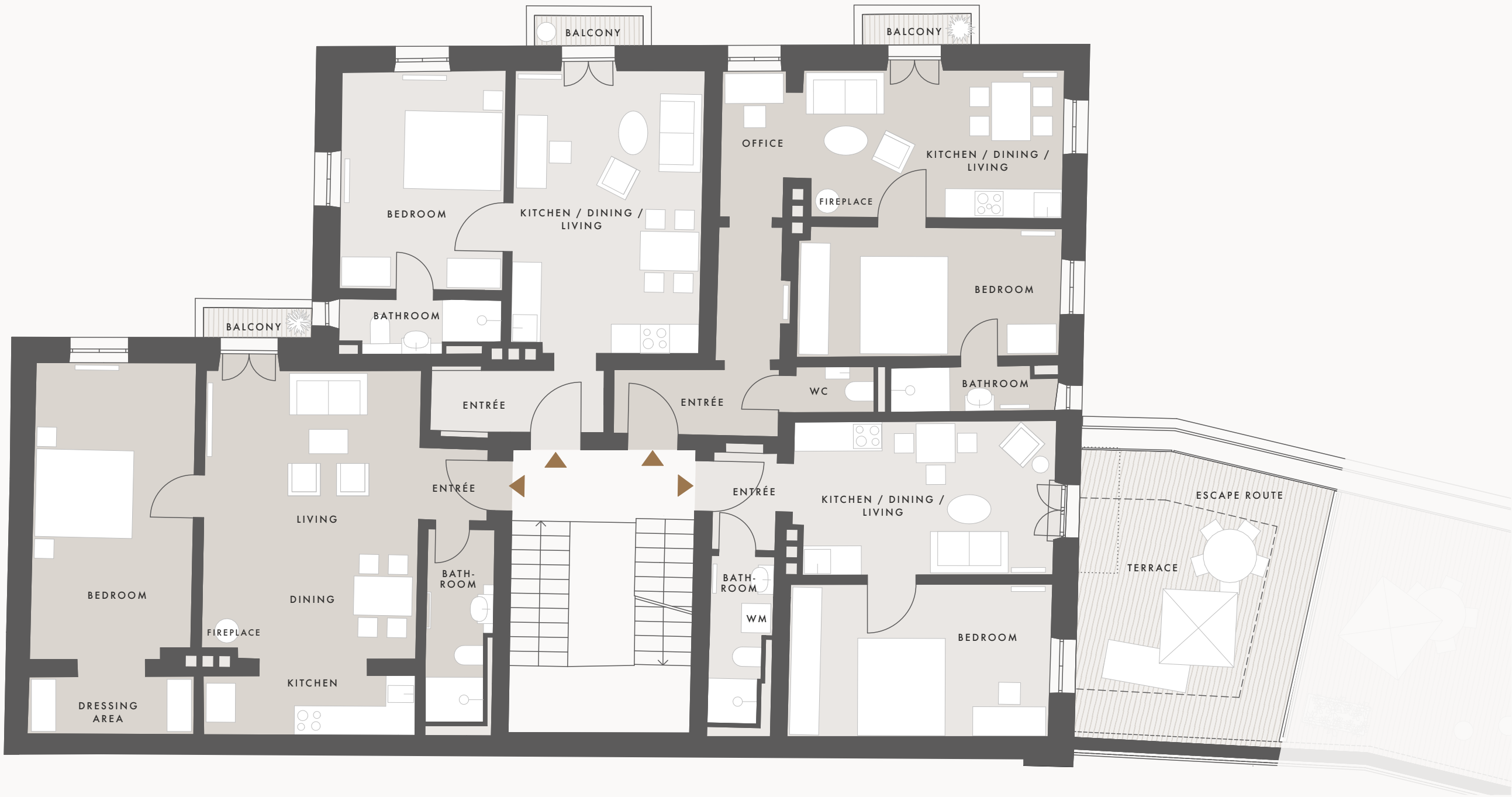
- SPECIAL FEATURES**
- Charming balcony
 - Separate storage room
 - Pleasant ceiling height

1ST FLOOR

GARTENPALAIS

„ORTENSIA“

„MARGHERITA“



„GLADIOLO“

„GERBERA“



„GLADIOLO“

1ST FLOOR LEFT
2 ROOMS, BALCONY

	sqm
Entrée	2.2
Kitchen/Dining/Living	32.5
Bathroom	5.1
Bedroom/Dressing room	24.5
Balcony at 1/2	0.7
TOTAL LIVING AREA	65.0

EXTRA AREA

Bsmt compartment of choice, approx.	2.0
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TOTAL AREA	67.0
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SPECIAL FEATURES

- Charming balcony
- Beautiful wood-burning stove with its own wood storage box in the yard
- Quiet bedroom with dressing area

„ORTENSIA“

1ST FLOOR MIDDLE LEFT
2 ROOMS, BALCONY

	sqm
Entrée	4.7
Kitchen/Dining/Living	22.7
Bathroom	3.3
Bedroom	15.1
Balcony at 1/2	0.7
TOTAL LIVING AREA	46.5

EXTRA AREA

Bsmt compartment of choice, approx.	2.0
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TOTAL AREA	48.5
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SPECIAL FEATURES

- Charming balcony
- Quiet en-suite bedroom facing two cardinal directions
- Bathroom with a window

„MARGHERITA“

1ST FLOOR MIDDLE RIGHT
2 ROOMS, BALCONY

	sqm
Entrée	8.5
WC	1.5
Office	3.9
Kitchen/Dining/Living	16.4
Bathroom	3.0
Bedroom	14.3
Balcony at 1/2	0.7
TOTAL LIVING AREA	48.3

EXTRA AREA

Bsmt compartment of choice, approx.	2.0
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TOTAL AREA	50.3
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SPECIAL FEATURES

- Charming balcony
- Luminous living with window facing two cardinal directions and a beautiful wood-burning stove with its own wood storage box in the yard
- Separate guest toilet
- Stylishly exposed brickwork
- Bathroom with a window

„GERBERA“

1ST FLOOR RIGHT
2 ROOMS, ROOF TERRACE

	sqm
Entrée	2.7
Kitchen/Dining/Living	16.9
Bathroom	4.0
Bedroom	17.0
Terrace at 1/2	8.4
TOTAL LIVING AREA	49.0

EXTRA AREA

Bsmt compartment of choice, approx.	2.0
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TOTAL AREA	51.0
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SPECIAL FEATURES

- 17 sqm sunny roof terrace
- Quiet bedroom with an office corner
- Stylishly exposed brickwork

2ND FLOOR

GARTENPALAIS

„GIGLIO“

„GIRASOLE“



„TULIPANO“

„GIACINTO“



*Calculation based on WFL ordinance. Outdoor area indicated with ½ m² number.

RENTED

„TULIPANO“

2ND FLOOR
2 ROOMS, LEFT
FLOOR PLAN PROPOSAL

	sqm
Entrée	1.9
WC	1.8
Kitchen	5.8
Living/Dining	26.2
Bathroom	4.9
Bedroom/Dressing room	24.9
Balcony at 1/2	0.7
TOTAL LIVING AREA	66.2

EXTRA AREA	
Bsmt compartment of choice, approx.	2.0

TOTAL AREA	68.2
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- SPECIAL FEATURES
- Charming balcony
 - Beautiful wood-burning stove with its own wood storage box in the yard
 - Quiet bedroom with dressing area

„GIGLIO“

2ND FLOOR MIDDLE LEFT
2 ROOMS, BALCONY

	sqm
Entrée	2.4
Kitchen/Dining/Living	22.5
Bathroom	3.4
Bedroom	15.1
Balcony at 1/2	0.7
TOTAL LIVING AREA	44.1

EXTRA AREA	
Bsmt compartment of choice, approx.	2.0

TOTAL AREA	46.1
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- SPECIAL FEATURES
- Charming balcony
 - Quiet en-suite bedroom facing two cardinal directions
 - Bathroom with a window

„GIRASOLE“

2ND FLOOR MIDDLE RIGHT
2 ROOMS, BALCONY

	sqm
Entrée	8.2
WC	1.5
Office	3.9
Kitchen/Dining/Living	16.2
Bathroom	3.1
Bedroom	14.2
Balcony at 1/2	0.7
TOTAL LIVING AREA	47.8

EXTRA AREA	
Bsmt compartment of choice, approx.	2.0

TOTAL AREA	49.8
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- SPECIAL FEATURES
- Charming balcony
 - Luminous living with window facing two cardinal directions and a beautiful wood-burning stove with ist own wood storage box in the yard
 - Separate guest toilet
 - Stylishly exposed brickwork
 - Bathroom with a window

„GIACINTO“

2ND FLOOR RIGHT
2 ROOMS, BALCONY

	sqm
Entrée	2.6
Kitchen/Dining/Living	17.0
Bathroom	4.1
Bedroom	16.8
Balcony at 1/2	0.7
TOTAL LIVING AREA	41.2

EXTRA AREA	
Bsmt compartment of choice, approx.	2.0

TOTAL AREA	43.2
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- SPECIAL FEATURES
- Charming balcony
 - Quiet bedroom with an office corner
 - Stylishly exposed brickwork

3RD FLOOR

GARTENPALAIS

„AMARILLEDE“

„FRESIA“



„NARCISCO“

„ORCHIDEA“



*Calculation based on WFL ordinance. Outdoor area indicated with ½ m² number.

RENTED

„NARCISCO“

3RD FLOOR LEFT
2 ROOMS, BALCONY
FLOOR PLAN PROPOSAL

	sqm
Entrée	6.0
Kitchen/Dining/Living	31.8
Bathroom	3.3
Bedroom/Dressing room	25.0
Storage room	5.8
Balcony at 1/2	1.0
TOTAL LIVING AREA	72.9

EXTRA AREA	
Bsmt compartment of choice, approx.	2.0

TOTAL AREA	74.9
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- SPECIAL FEATURES
- Charming balcony
 - Quiet bedroom with dressing area
 - Big storage room with the possibilty to be converted into a bathroom

„AMARILLEDE“

3RD FLOOR MIDDLE LEFT
2 ROOMS, BALCONY

	sqm
Entrée	2.8
Kitchen/Dining/Living	21.4
Bathroom	3.9
Bedroom	9.4
TOTAL LIVING AREA	37.5

EXTRA AREA	
Bsmt compartment of choice, approx.	2.0

TOTAL AREA	39.5
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- SPECIAL FEATURES
- Quiet en-suite bedroom
 - Very nice atmosphere due to the mansard roof
 - Stylishly exposed beam structure

RENTED

„FRESIA“

3RD FLOOR MIDDLE RIGHT
2 ROOMS
FLOOR PLAN PROPOSAL

	sqm
Entrée	8.4
WC	1.5
Office	3.6
Kitchen/Dining/Living	14.2
Bathroom	3.0
Bedroom	13.7
TOTAL LIVING AREA	44.4

EXTRA AREA	
Bsmt compartment of choice, approx.	2.0

TOTAL AREA	46.4
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- SPECIAL FEATURES
- Quiet en-suite bedroom
 - Separate guest toilet
 - Very nice atmosphere due to the mansard roof

„ORCHIDEA“

3RD FLOOR RIGHT
2 ROOMS

	sqm
Entrée	2.6
Kitchen/Dining/Living	16.1
Bathroom	4.2
Bedroom	16.0
TOTAL LIVING AREA	38.9

EXTRA AREA	
Bsmt compartment of choice, approx.	2.0

TOTAL AREA	40.9
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- SPECIAL FEATURES
- Quiet bedroom with an office corner
 - Very nice atmosphere due to the mansard roof
 - Stylishly exposed beam structure

„ROSA“

ENTIRE TOP FLOOR
4 ROOMS, ROOF TERRACE

	sqm
Entrée	8.5
Guest-WC	1.5
Kitchen/Dining	28.4
Living	50.2
Bathroom	3.4
Bedroom	12.8
Master bathroom	6.4
Master bedroom	17.0
WC	2.8
Storage room	3.0
Terrace at 1/2	3.5
TOTAL LIVING AREA	137.5

EXTRA AREA

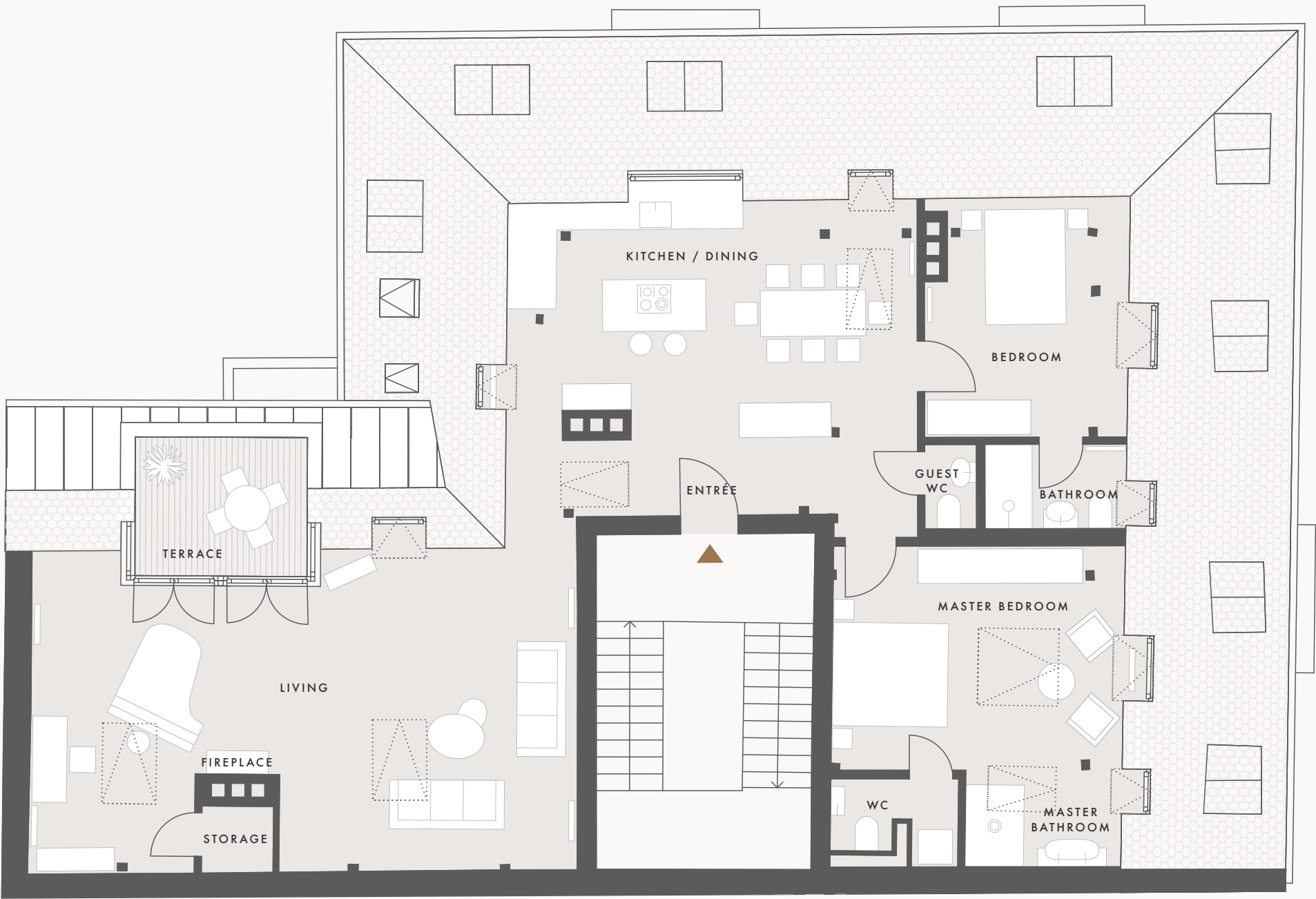
Bsmt compartment of choice, approx.	2.0
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TOTAL AREA **139.5**

SPECIAL FEATURES

- 50 sqm living area with a sunny roof terrace
- Large fireplace with its own wood storage box in the yard
- Impressive kitchen & dining area with a kitchen island and large electronic windows
- 26 sqm „Boutique-Hotel-Style“ master bedroom
- Second en-suite bedroom
- Perfectly restored historic bean framework
- Air conditioning

TOP FLOOR
GARTENPALAIS



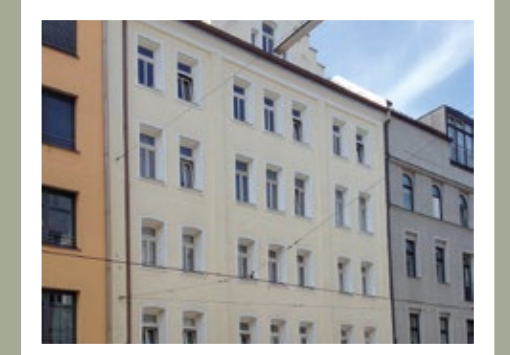
„ROSA“



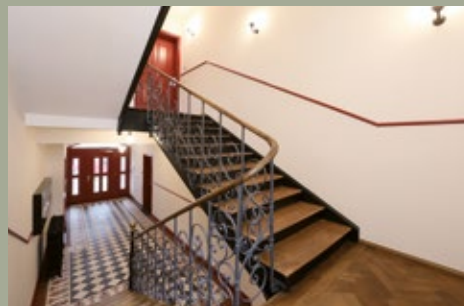
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BEFORE



AFTER



2010–2012

STUCCO BUILDING SENDLING

Renovation and extension of two historic stucco buildings, front building from 1896, rear building from 1885. 15 apartments.

2011–13

STUCCO BUILDING THALKIRCHEN

Renovation and extension of a historic stucco building from 1914. 10 apartments.

2012–2018

APPARTEMENTS SCHWABING

Modernization of an apartment building from 1970 in three construction phases. 34 apartments, 1 restaurant/discotheque. 1 townhouse.

2013–16

MEISTERSTÜCK EDITION I MAXVORSTADT

Conversion of a 1950s factory into six apartments and two London-style townhouses.

2014–18

MEISTERSTÜCK EDITION II MAXVORSTADT

Renovation of a historic stucco building from 1909 and new extension with underground parking. 11 apartments and 1 restaurant.



2017–2021

MEISTERSTÜCK EDITION III
NEUHAUSEN

New construction of a residential building with 13 units. Style highlight: round staircase with a round glass elevator.

2018–2024

STUDIO 145
MAXVORSTADT

Renovation and extension of a residence hall from 1957 into an apartment building with 39 studios with co-working and co-living spaces.

2018–2024

MEISTERSTÜCK EDITION IV
HERZOGPARK

Renovation of a historically listed building from 1909 and new construction of a rear building with underground parking. 9 apartments.

2013–2024

MEISTERSTÜCK EDITION V
FELDAFING

Conversion of a diamond abrasives factory from 1949/1980 into 12 apartments on a large garden plot.

2022–2024

MEISTERSTÜCK EDITION VI
GLOCKENBACHVIERTEL

Renovation of a historically listed Neo-Renaissance palais from 1879. 30 apartments, 1 studio, 1 kindergarten and 1 community fitness room.

PRICES,
CONDITIONS,
PROCESSING

The sales prices are commission-free and are based on the current price list. Price adjustments are expressly reserved. The apartments are sold fully developed and ready to move into. The scope of the finishing and fittings is specified in a building description. Illustrations and information in this brochure may differ from the actual features.

The seller reserves the right to make changes.

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DESIGN

UNIKAT, Communication Design M. Schlüter, Munich

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Status October 2024





MEISTER STÜCK

PRONESTA GMBH

EDITION VI

NEO-RENAISSANCE PALAIS

GLOCKENBACHVIERTEL

THALKIRCHNER STRASSE 80, MUNICH

BUILT IN 1879/1880

REMODELED AND RENOVATED 2022 – 2024

