

EXPOSÉ

Frauenschuhstr. 24
85591 Vaterstetten

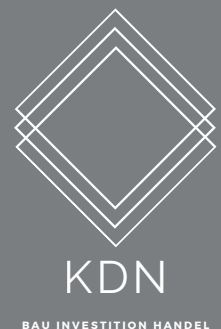
Commission-Free – Your New 5-Bedroom Semi-Detached House
in Vaterstetten



Kdn-Bau
Daniela Hampp

Kontakt:
info@kdn-bau.de
+49 157 35176332
www.kdn-bau.de

SCAN ME



Property Data

Typ:	Semi-detached house	Bedrooms:	4
Floors:	3	Bathrooms:	2
Living area:	155 m ²	Terrace:	1
Usable area:	190 m ²	Parking spaces:	2
Plot size	200 m ²	Available from:	03.2026

Highlights at a Glance

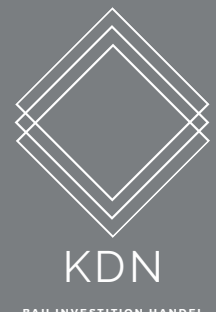
- Solid brick construction, fully basemented
- Representative hipped roof with four dormers
- Large triple-glazed windows
- Wide lift-and-slide doors
- Electric shutters
- Continuous underfloor heating (incl. basement)
- Heat pump from a premium manufacturer
- Solid concrete staircases
- High-quality sanitary fittings
- Elegant tiles and parquet flooring
- Secure front door and interior doors in premium quality
- Modern stainless steel railings



Kdn-Bau
Daniela Hampp

Kontakt:
info@kdn-bau.de
+49 157 35176332
www.kdn-bau.de

SCAN ME





Description

Welcome to Vaterstetten – where modern living meets comfort and well-being.

This elegant semi-detached house impresses with bright, light-filled rooms, generous window façades, and clear architectural design. With approx. 155 m² of living space, it offers a home that provides room for family, retreat, and shared moments.

The sunny garden invites you to relax, while sustainable construction methods and high-quality materials ensure lasting living comfort. Move-in Q1 2026 – commission-free directly from the developer.

Location

Vaterstetten is one of the most sought-after residential areas in the Munich region.

The semi-detached house is located in a quiet, family-friendly neighborhood with excellent infrastructure. Schools, kindergartens, shopping facilities, and sports facilities are all within close proximity. Thanks to the S-Bahn, Munich city center can be reached in a short time, as well as the surrounding recreational areas.

Kdn-Bau
Daniela Hampp

Kontakt:
info@kdn-bau.de
+49 157 35176332
www.kdn-bau.de

SCAN ME



Features

The shell construction was carried out by the renowned company Riepl.

1. Construction & Architecture

- Solid brick construction (regional)
- Hipped roof (higher quality than a gable roof) with 4 dormers in anthracite color
- Optimized floor plan design without loss of space
- Solid concrete staircase
- Stainless steel railings (colorless finish)
- With WU additive (waterproof concrete): reinforced concrete walls in the basement and external thermal insulation with 120 mm WLZ037

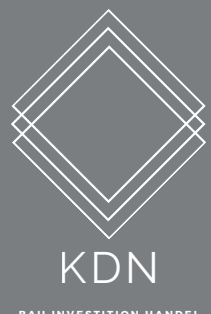
2. Windows & Doors

- Interior window frames in white / exterior in anthracite, German manufacturers
- Triple glazing with argon gas filling and high-quality insulation
- French balcony with modern stainless steel railing
- Extra-wide lift-and-slide doors (3.80 m) in premium quality
- Glass canopy at the entrance area
- Front door with security technology and high-quality interior doors (by company Raumpfinger)
- Electric shutters on all windows
- Optional digital control for electric window systems

Kdn-Bau
Daniela Hampp

Kontakt:
info@kdn-bau.de
+49 157 35176332
www.kdn-bau.de

SCAN ME



Features

3. Interior Finishes

- Parquet flooring with oak wood veneer (3 mm oak, not the 2.5 mm standard)
- High-quality tiles from renowned manufacturers, choice of tiles possible (value up to €50/sqm)
- Plastering in Q2–Q3 quality
- Professional painting works and final cleaning included

4. Sanitary & Bathrooms

- Floor-level showers with ESG glass partitions
- Rimless toilets with branded fittings
- Washbasins and bathtubs from premium brands such as VIGOUR and Villeroy & Boch

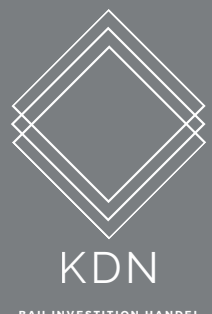
5. Building Services & Energy

- Heat pump from a premium manufacturer (5-year warranty)
- Underfloor heating with room thermostats in all rooms (optionally digitally controllable)
- Automated ventilation system for living and sleeping areas
- Energy performance certificate / energy consultation booklet available
- Preparations for photovoltaic system & wallbox

Kdn-Bau
Daniela Hamppe

Kontakt:
info@kdn-bau.de
+49 157 35176332
www.kdn-bau.de

SCAN ME



Features

6. Electrical & Smart Home

- Busch-Jaeger electrical installation and video intercom system with monitor on every floor

7. Basement & Parking

- Large windows and light wells (135/80 cm) for bright basement rooms (4 units in the hobby room)
- Underfloor heating also in the basement
- Duplex parking system by Laumer (suitable for SUVs up to 1.70 m height, incl. EV charging cable)

Construction Progress

The shell construction is already completed – more than 70% of the work has been finished. Only a few steps remain until completion, so your new home will be ready for occupancy in just a few months.

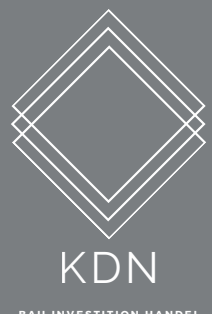
One major advantage: you can already visit the property today and get a precise impression of the room layout, lighting conditions, and overall living atmosphere on site.



Kdn-Bau
Daniela Hampp

Kontakt:
info@kdn-bau.de
+49 157 35176332
www.kdn-bau.de

SCAN ME



We look forward to hearing from you!

Besuchen Sie gerne unsere Webseite: www.kdn-bau.de

Feel free to visit our website: www.kdn-bau.de

The sale is commission-free – you buy directly from us as the owners and project developers. This gives you all information first-hand and allows you to contact us at any time regarding the details of the project. We manage the entire planning and implementation and know every phase in detail.

You are welcome to contact us via the details provided – Ms. Hampp is always available for personal consultation. Alternatively, you can also reach us directly via our website www.kdn-bau.de – whether through the contact form, chat, or by booking an individual consultation or property viewing.

Even easier: simply scan the QR code and access all contact options at a glance.

Special Offer for International Clients

For our international clients, we are happy to provide full support – whether with travel arrangements, administrative matters, or even rental management of the property. We take care of all the details, ensuring that you experience a smooth and effortless process.



Kdn-Bau
Daniela Hampp

Kontakt:
info@kdn-bau.de
+49 157 35176332
www.kdn-bau.de

SCAN ME

