

SEMI-DETACHED HOUSE IN GRÜNWALD

A unique semi-detached house with potential and a stunning garden – Prime location on Portenlängerstraße in Grünwald



PROPERTY NO. OM-506154

Semi-detached house €1,850,000

For sale:

Contact:
Sven Malcherrek

Portenlängerstraße 15 A
82031 Grünwald
Marmara - Bursa
Germany

Year of construction	1986	Takeover	immediately
Plot area	511 m²	Condition	well-maintained
Floors	2	Bedrooms	2
Rooms	6	Bathrooms	4
Living space	170.93 m²	Garages	1
Usable floor area	337.3 m²	Heating	Underfloor heating
Energy source	Geothermal energy		



Description

Property description

The interior photographs show a spacious, very light-filled house with classic architecture and plenty of potential for contemporary modernisation. Particularly striking are the numerous large windows and French doors offering views of the greenery, which provide excellent natural light and a strong connection between the indoor and outdoor areas.

On the lower floor, facing the garden, there is a spacious room with direct access to the terrace and garden. The large openings and wide window front make this area particularly attractive for an open-plan living, dining or family area. The existing tiled floor and parts of the wall and ceiling finishes appear dated and therefore offer scope for redesign.

A curved natural stone staircase with a metal balustrade connects the storeys and forms a striking architectural feature of the house. The staircase and hallway areas are comparatively spacious and are partly lit by natural light from adjoining rooms and windows.

On another floor, there is a bright room with several floor-to-ceiling windows and French doors, as well as access to a balcony. The large glazed areas and unobstructed view into the garden create a pleasant, open atmosphere here. The currently yellowish wall finish and flooring could be modernised as part of a renovation.

The top floor features an exceptionally spacious room with pronounced sloping ceilings. Several standard windows and a large roof window allow plenty of daylight to flood in. Despite the sloping ceilings, the room's size offers a wide range of potential uses, such as a bedroom, studio, workspace or a spacious private suite.

The photographs show at least two different bathroom areas. One bathroom in the loft is situated beneath the sloping roof and features a bath, washbasin, toilet and roof window. Another bathroom has already been given a distinctly more modern design and features large-format grey tiles, a floor-level or walk-in shower with a large overhead shower head and hand shower, as well as a modern washbasin. Daylight enters this room through a window.

Overall, the interior gives a solid and spacious impression. Particular highlights include the good natural light, the generous room volumes, numerous windows, access to the garden and balcony, and the spacious attic. At the same time, the wall colours, some floor coverings, doors, lighting and parts of the bathrooms in particular show varying degrees of modernisation. As a result, the house offers a good basis for combining the existing classical architecture with a cohesive, contemporary interior design.

Features

Flooring:

Carpet, tiles

Other features:

Balcony, terrace, garden, cellar, full bathroom, shower room, guest WC, fireplace

Location

Location – Living in one of Grünwald's most sought-after areas

The semi-detached house is situated at Portenlängerstraße 15A in 82031 Grünwald, in an attractive, established residential area of this renowned municipality south of Munich. The neighbourhood is characterised by well-maintained houses, spacious plots and plenty of green space, conveying the peaceful, upmarket residential atmosphere for which Grünwald has been prized for decades.

Portenlängerstraße itself is a residential street, offering a pleasant environment away from the major thoroughfares. At the same time, Grünwald's town centre and amenities for everyday needs are easily accessible. Shopping facilities, doctors, restaurants and cafés, as well as nurseries and schools, are located in Grünwald and the immediate vicinity.

Families in particular benefit from the combination of peaceful living, good infrastructure and a wide range of leisure activities. The natural surroundings, with the Isar Valley and the extensive woodland and green spaces around Grünwald, offer excellent opportunities for leisure and relaxation – ideal for walking, jogging and cycling.

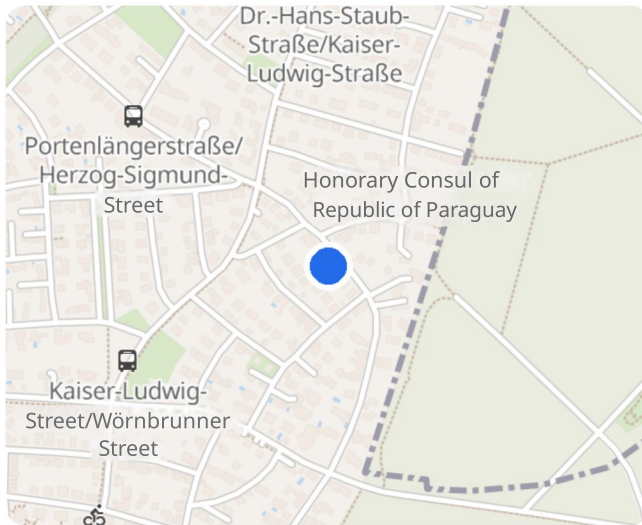
Another advantage of the location is its good connections to Munich. Munich city centre is easily accessible via the road network; at the same time, tram line 25 from Grünwald provides a direct public transport link to Munich. The location thus combines the benefits of a peaceful and exclusive residential environment with proximity to the state capital.

Portenlängerstraße thus offers precisely the combination that makes Grünwald such a sought-after place to live: peace and privacy, a high-quality residential environment, plenty of nature, and short distances to local amenities and Munich.

Amenities:

Pharmacy, discount supermarket, GP, secondary school, public transport

Location



Micro-location



Macro-location

Map data: © OpenMapTiles, © OpenStreetMap contributors

Location check

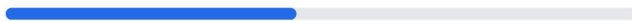
Child-friendly



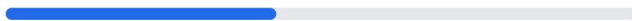
Health



Culture



Restaurants



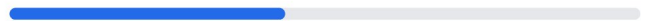
Nature



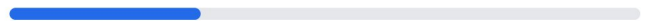
Sport



Shopping



Nightlife



Energy performance certificate

Energy performance certificate type

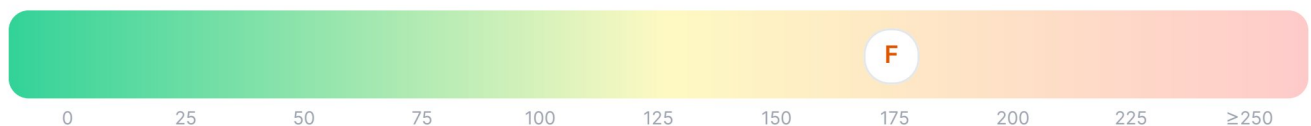
Final energy consumption

Energy efficiency class

Consumption certificate

171.8 kWh/(m²a)

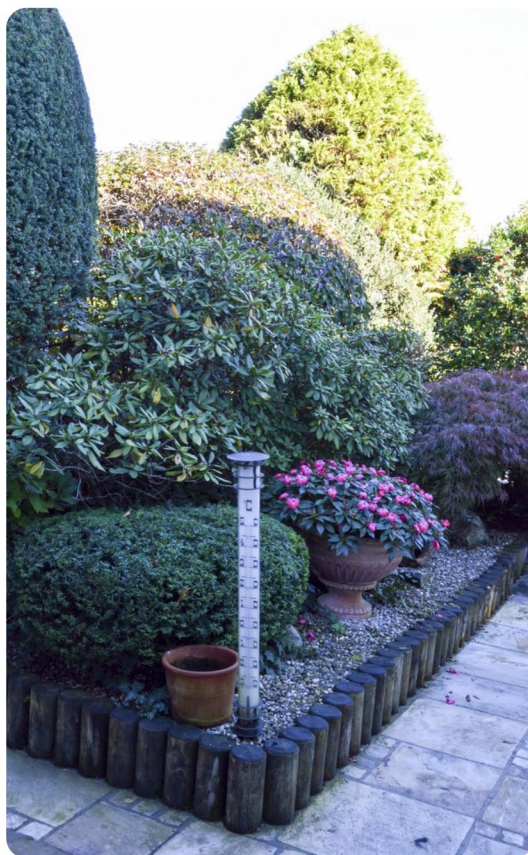
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Gallery



Double garage



Front garden

Gallery



View of the house from the garden



Terrace View from the garden

Gallery



View of the outdoor seating area



Side view with bay window

Gallery



Side view with garden view



Terrace

Gallery



Garden view from the upper-floor balcony



Garden

Gallery



View of the garden from the upper-floor balcony



Ground floor hallway

Gallery



Kitchen opening onto the living room, ground floor



Bedroom, first floor

Gallery

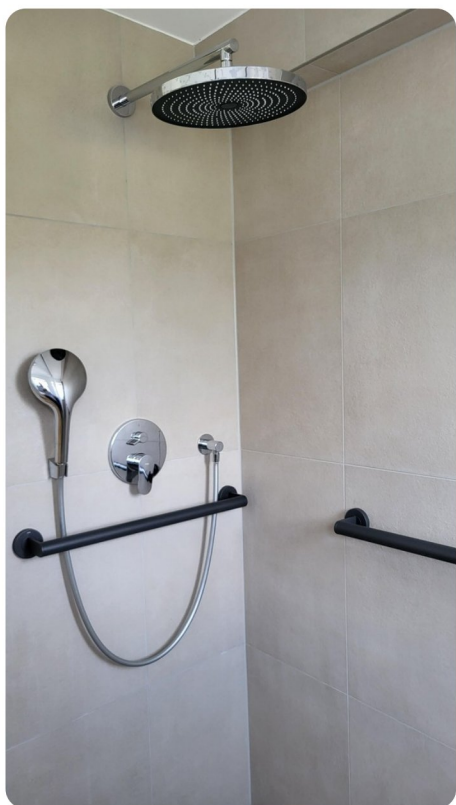


Shower room, first floor



Shower room, upper floor

Gallery



Shower room, first floor



Staircase to the top floor



Top floor



Stairs to the basement



Large cellar room with natural light

Gallery



Geothermal system

Appendices

1. Energy Performance Certificate

ENERGY PERFORMANCE CERTIFICATE

for residential buildings

in accordance with Sections 79 et seq. of the Building Energy Act (GEG) dated ¹16 October 2023

Valid until: **14 October 2036**

Registration number:

BY-2026-006682102

1

Building

Building type	Detached house		
Address	Portenlängerstraße 15A 82031 Grünwald		
Building section ²	Entire building		
Year of construction ³	1986		
Year of construction of heat generator ^{3, 4}	2013		
Number of flats	1		
Usable floor area (A _N)	205.2 m ²	☒ calculated from the living area in accordance with Section 82 of the GEG	
Main energy sources for heating ³	Local/district heating from heating plants, renewable		
Key energy sources for hot water ³	Local/district heating from heating plants, renewable		
Renewable energy sources ³	Type:	Use:	
Type of ventilation ³	☒ Window ventilation ☐ Shaft ventilation ☐ Ventilation system with heat recovery ☐ Ventilation system without heat recovery		
Type of cooling ³	☐ Passive cooling ☐ Cooling capacity ☐ Electric cooling ☐ Cooling using heat		
Air-conditioning systems subject to inspection ⁵	Number: 0	Next inspection due date:	
Reason for issuing the Energy Performance Certificate	☐ New build ☐ Refurbishment ☐ Other (optional) ☒ Let / Sale ☐ (Alteration / Extension)		

Notes on the information regarding the building's energy performance

A building's energy performance can be determined by calculating its **energy demand** based on standardised boundary conditions or by analysing its **energy consumption**. The reference area used is the energy-related building floor area as defined by the GEG, which generally differs from standard living space figures. The comparative figures provided are intended to enable rough comparisons (**for further details, see page 5**). The energy performance certificate includes recommendations for modernisation (page 4).

- ☐ The energy performance certificate was drawn up on the basis of **energy demand** calculations (energy demand certificate). The results are shown on **page 2**. Additional information on consumption is provided on a voluntary basis.
- ☒ The energy performance certificate was drawn up on the basis of analyses of **energy consumption** (energy consumption certificate). The results are shown on **page 3**.

Data collection on demand/consumption by

☒ Owner

☐ Issuer

- ☐ Additional information on energy performance is attached to the energy performance certificate (voluntary information).

Notes on the use of the energy performance certificate

Energy performance certificates are provided for information purposes only. The details in the energy performance certificate relate to the entire building or the part of the building specified above. The energy performance certificate is intended solely to enable a rough comparison of buildings.

Issuer (with address and job title)

Bauexperts Sachverständigen-gesellschaft mbH
Oguzcan Yanar
Ostwall 223
47798 Krefeld

Signature of the issuer

Energy adviser
B.-Eng.
Oguzcan Yanar

Ostwall 223
47798 Krefeld

Date of issue

15 October 2026

¹ Date of the GEG applied, or, where applicable, the date of the amending Act to the GEG

² To be entered only in the case of Section 79(2), second sentence, of the GEG

³ Multiple entries permitted

⁴ For district heating networks, the year of construction of the transfer station

⁵ Air-conditioning systems or combined ventilation and air-conditioning systems within the meaning of Section 74 of the GEG

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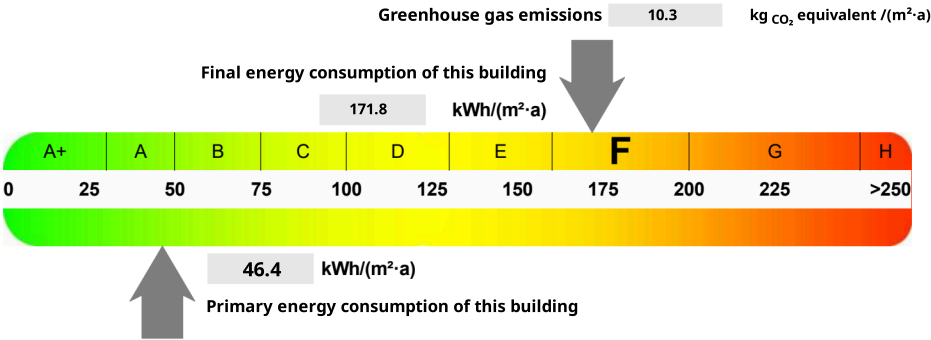
Recorded energy consumption of the building

Registration number:

BY-2026-006682102

3

Energy consumption



Final energy consumption of this building [mandatory information in property advertisements]

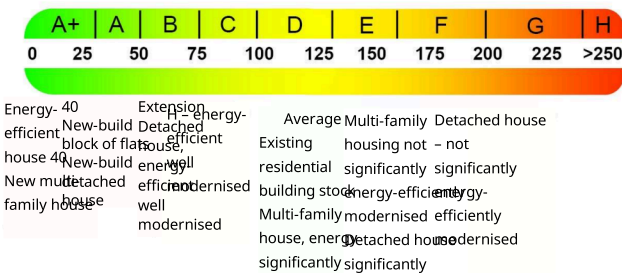
171.8 kWh/(m²·a)

Consumption recording – heating and hot water

Period of	to	Energy source ²	Primary energy factor	Energy consumption [kWh]	Proportion of for hot water [kWh]	Proportion of for heating [kWh]	Climate factor
1 January 2023	31 December 2025	District heating from a heating plant, renewable	0.27	101,919	12,312	89,607	1.04

☐ Further entries in the appendix

Comparative figures for final energy³



The comparative values derived from the model relate to buildings in which heat for heating and hot water is provided by boilers located within the building.

When comparing the energy consumption of a building heated by district or local heating, it should be noted that energy consumption is normally expected to be 15 to 30 per cent lower than in comparable buildings with boiler heating.

Explanatory notes on the method

The method for determining energy consumption is specified by the GEG. The values on the scale are specific values per square metre of building floor area (A_N) as defined by the GEG, which is generally larger than the building's living area. A building's actual energy consumption differs from the stated energy consumption, particularly due to the influence of weather conditions and changing user behaviour.

¹ see footnote 1 on page 1 of the energy performance certificate

² Where applicable, this may also include vacancy surcharges, and flat-rate charges for hot water or cooling in kWh

³ EFH: detached house, MFH: block of flats

ENERGY PERFORMANCE CERTIFICATE

for residential buildings

in accordance with Sections 79 et seq. of the Building Energy Act (GEG) dated ¹ 16 October 2023

Recommendations of the issuer

Registration number:

BY-2026-006682102

4

Recommendations for cost-effective modernisation

Measures for cost-effective improvements to energy efficiency are **Possible** ☐ not possible

Recommended modernisation measures

No.	Building or plant components	Description of the measure in individual steps	Recommended		(optional information)	
			in connection with a major modernisation	as a stand-alone measure	Estimated payback period	estimated cost per kilowatt-hour saved final energy
1	Other	Retrofitting insulation and cost-benefit analysis.		☒		
2	Miscellaneous	Assessment of insulation and window replacement options in terms of technical feasibility and cost-effectiveness.		☒		
3	Miscellaneous	Analysis of the building envelope to assess energy-saving potential and feasibility.		☒		
4	Miscellaneous	On-site consultation regarding the building envelope and energy analysis.		☒		

☐ further entries in the appendix

Note: Recommendations for modernising the building are provided for information purposes only. They are brief guidelines and are not a substitute for an energy assessment.

More detailed information on the recommendations is available from/at: https://www.gmodg.bund.de/GModG/DE/Home/home_node.html

Supplementary explanations regarding the information in the energy performance certificate (voluntary information)

The calculation and recommendations are based solely on the information and documentation provided by the customer regarding the property and energy consumption. The issuer did not carry out an on-site visit. No information is available regarding the building's energy requirements or structural condition, and this has not been verified. To assess the scope and cost-effectiveness of potential modernisation measures more accurately, we recommend an on-site visit with a local energy adviser.

¹ see footnote 1 on page 1 of the energy performance certificate

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in accordance with Sections 79 et seq. of the Building Energy Act (GEG) dated ¹ 16 October 2023

Explanatory notes

5

Specification of building section – Page 1

In the case of residential buildings where a significant proportion is used for purposes other than residential, the energy performance certificate must, in accordance with Section 79(2), second sentence, of the GEG, be limited to the part of the building that is to be treated separately as a residential building (see Section 106 of the GEG for further details). This is made clear in the energy performance certificate by the term 'part of the building'.

Renewable energies – Page 1

This section provides information on the purposes for which, and the manner in which, renewable energies are used. For new buildings, page 2 (information on the use of renewable energies) contains further details on this.

Energy demand – Page 2

Energy demand is presented here as the annual primary energy demand and the final energy demand. These figures are calculated. The values given are calculated on the basis of the building documentation or building-specific data, assuming standardised boundary conditions (e.g. standardised climate data, defined user behaviour, standardised indoor temperature and internal heat gains, etc.). This allows the energy performance of the building to be assessed independently of user behaviour and weather conditions. Particularly because of the standardised boundary conditions, the figures given do not allow any conclusions to be drawn about actual energy consumption.

Primary energy demand – Page 2

Primary energy demand reflects the energy efficiency of the building. In addition to final energy, it also takes into account – by means of primary energy factors – the so-called 'upstream chain' (exploration, extraction, distribution, conversion) of the respective energy sources used (e.g. heating oil, gas, electricity, renewable energies, etc.). A low value indicates low demand and thus high energy efficiency, as well as energy use that conserves resources and protects the environment.

Thermal performance of the building envelope – Page 2

The figure given is the specific heat loss through transmission, relative to the heat-transferring envelope area. It describes the average thermal performance of all heat-transferring envelope surfaces (external walls, ceilings, windows, etc.) of a building. A low value indicates good structural thermal insulation. Furthermore, the GEG sets requirements for the summer thermal protection (protection against overheating) of new buildings.

Final energy demand – Page 2

The final energy demand indicates the annual amount of energy required for heating, ventilation and domestic hot water, calculated in accordance with technical regulations. It is calculated under standard climatic and standard usage conditions and serves as an indicator of a building's energy efficiency and that of its building services systems. Final energy demand is the amount of energy that must be supplied to the building, assuming standardised conditions and taking energy losses into account, in order to ensure the standardised indoor temperature, hot water requirements and the necessary ventilation. A low value indicates low demand and thus high energy efficiency.

Information on the use of renewable energy to comply with the 65% renewable energy rule – Page 2

Section 71(1) of the GEG stipulates that heating systems installed or set up in a building for the purpose of commissioning must, as a general rule, be operated using at least 65 per cent renewable energy. The 65 per cent renewable energy rule applies expressly only to newly installed or set up heating systems and, furthermore, in accordance with a system of transitional rules set out in Sections 71 et seq. of the GEG. In the field 'Details on the use of renewable energy', for systems that are already subject to Sections 71 et seq. of the GEG, compliance may be demonstrated either on a case-by-case basis or by means of a flat-rate

flat-rate compliance option. For existing systems to which Sections 71 et seq. do not apply, or for which transitional provisions under Section 71(8), (9) or Sections 71i–71m of the GEG or other exemptions apply, the renewable energy sources used for heat supply may be listed and the percentage share of the building's heat supply may be stated in each case.

Final energy consumption – Page 3

Final energy consumption for the building is determined on the basis of heating and hot water bills in accordance with the Heating Costs Ordinance or on the basis of other suitable consumption data. The energy consumption data for the entire building, rather than for individual residential units, is used as the basis for this calculation. The recorded energy consumption for heating is converted to a Germany-wide average using specific local weather data and climate factors. For example, high consumption during a single harsh winter does not result in a poorer assessment of the building. Final energy consumption provides an indication of the energy performance of the building and its heating system. A low value indicates low consumption. However, it is not possible to draw conclusions about future expected consumption; in particular, the consumption data for individual residential units may vary significantly, as they depend on the location of the units within the building, their respective use and the individual behaviour of the occupants.

In the case of prolonged periods of vacancy, a flat-rate surcharge is calculated and included in the consumption figures. For the sake of comparability, typical consumption for decentralised, usually electrically operated hot water systems is accounted for via a flat-rate charge. The same applies to the consumption of any room cooling systems that may be present. Whether and to what extent the aforementioned flat-rate charges have been included in the consumption record can be found in the 'Consumption Record' table.

Primary energy consumption – Page 3

Primary energy consumption is derived from the final energy consumption determined for the building. Like primary energy demand, it is calculated using conversion factors that take into account the upstream chain of the respective energy sources used.

Greenhouse gas emissions – pages 2 and 3

The building's greenhouse gas emissions associated with primary energy demand or primary energy consumption are reported as equivalent carbon dioxide emissions.

Mandatory information for property advertisements – pages 2 and 3

Under the GEG, there is an obligation to include the information specified in Section 87(1) of the GEG in property advertisements. The required information can be found in the energy performance certificate, on page 2 or 3 depending on the type of certificate.

Comparative values – pages 2 and 3

The comparative values at the final energy level are model-based estimates and are intended solely as a guide for rough comparisons of this building's values with those of other buildings. Ranges are specified within which the values for the individual comparison categories approximately fall.

¹ See footnote 1 on page 1 of the energy performance certificate