



# IMLIX

سوق العقارات IMLIX  
<https://www.imlix.com/ar/>

## Germany. Bochum and Oberhausen. 2 apartment buildi

### معلومات الوكيل

Юрий М : اسم:  
youland@mail.ru : البريد الإلكتروني:  
EUROPE Gmbh : اسم الشركة:  
Russia : بلد:  
Specialties:  
+7921 (906) 737-7 : هاتف:  
English, Russian : Languages:  
<http://www.youland.org> : موقع الكتروني:



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 2,614,953

### موقع

بلد: Germany  
الدولة / المنطقة / المحافظة: North Rhine-Westphalia  
مدينة: Bochum  
عنوان: Бохум  
نشر: 19/02/2025  
وصف:

Germany. Bochum and Oberhausen. 2 apartment buildings. Package of 2 apartment buildings, in 46117 Oberhausen and 44866 Bochum, 2037 m<sup>2</sup>

Object code: 17851

Online viewing Remote purchase

€1,257,421

€617/m<sup>2</sup>

Object type apartment buildings

Year of construction 1965/2023 and 1910/2020

Floor 1-2-3-4

Total area 2037 m<sup>2</sup>

Object status rented

Number of rooms on request

Annual income (actual) €158,153

Full market value of the houses = €2,614,953,

but the investor only needs his own money to buy: €1,257,421, the package of these houses is purchased through the purchase of the GmbH company, the loan is issued earlier by a German bank - is taken over by the buyer.

MFH 46117 Oberhausen

house built in 1965 (reinforced concrete floors)

2019-2023 was renovated

11 apartments in the house



total area of the house is 1139 m2:  
- living area 794 m2  
- area of 1 room = 345 m2

the house is not fully rented out (currently 1 apartment is free from the tenant)

Actual annual income: 87528.00 euros

Income per year with full rent: 89461.72 (7.19%)

and the second apartment building MFH in 44866 Bochum

The house has a very good location in the city and directly with a green park!

Situated in a lush park, this unique residential building offers apartments, each with its own balcony or

terrace, offering residents tranquil views of the park.

nearby within walking distance of 2 grocery supermarkets

building built in 1910 (good high ceilings)

the building is well maintained

8 apartments in the building

4 parking spaces

total area of the building is 897.53 m2:

the building is fully rented out - everything is rented out, but there is potential to raise the rent for some

apartments!

(since the rent has not been raised for a long time for tenants)

Actual annual income: €70,625 (~5.14%)

Actual annual income with a rent increase at market rate: €81,150 (5.91%)

Total total actual income: €158,153 (12.57%)

Total total possible total income with a rent increase: €170,

## Lease terms

Date Available:

## Contact information

+7921 (90673) 77-

IX6.655.881

هاتف:

IMLIX ID:

