



## Germany. Oberhausen. Apartment building.



### Info Agente

|                     |                                                             |
|---------------------|-------------------------------------------------------------|
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| Nombre empresa:     | EUROPE GmbH                                                 |
| País:               | Rusia                                                       |
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| Languages:          | English, Russian                                            |
| Sitio web:          | <a href="http://www.youland.org">http://www.youland.org</a> |

### Detalles del anuncio

|                 |               |
|-----------------|---------------|
| Propiedad para: | Venta         |
| Precio:         | EUR 1,243,518 |

### Ubicación

|                          |                             |
|--------------------------|-----------------------------|
| País:                    | Alemania                    |
| Estado/Región/Provincia: | Renania del Norte-Westfalia |
| Ciudad:                  | Oberhausen                  |
| Dirección:               | Оберхаузен                  |
| Publicado:               | 19/02/2025                  |

### Descripción:

Germany. Oberhausen. Apartment building. Apartment building in 46117 Oberhausen, 1139 m2

Object code: 17838

Online viewing Remote purchase

€1,243,518

€1,092/m2

Object type apartment buildings

Year of construction 1965/2019/2022/2023

Floor 1-2-3

Total area 1139 m2

Object status partially leased

1 commercial space and 11 apartments

Annual income (actual) €87,528.00 (7.03%)

Annual income (potential) €89,461.72 (7.19%)

Building of the building in 1965 (reinforced concrete floors)

Renovations were carried out in 2019-2023

11 apartments in the house

total area of the house is 1139 m2:

- living area 794 m2

- area of 1 room = 345 m2



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the house is not fully rented out (currently 1 apartment is vacated by the tenant)

Actual annual income: 87528.00 euros

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

Buyer's commission + 5.95% of the property value.

Details on request.

We will sell your apartment or house.

There is a choice of apartments and houses in various budgets, including commercial properties.

## **Lease terms**

Date Available:

## **Contact information**

Teléfono:

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IMLIX ID:

IX6.655.878

