



## Germany. Bochum and Oberhausen. 2 apartment buildi



### Info Agente

Nombre:	Юрий М
Correo electrónico:	youland@mail.ru
Nombre empresa:	EUROPE GmbH
País:	Rusia
Specialties:	
Teléfono:	+7921 (906) 737-7
Languages:	English, Russian
Sitio web:	<a href="http://www.youland.org">http://www.youland.org</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 2,614,953

### Ubicación

País:	Alemania
Estado/Región/Provincia:	Renania del Norte-Westfalia
Ciudad:	Bochum
Dirección:	Boхум
Publicado:	19/02/2025

### Descripción:

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

Teléfono: +7921 (90673) 77-  
IMLIX ID: IX6.655.881

