



## Germany. Dusseldorf. Apartment 36m2



### Agent Info

Naam:	Юрий М
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Specialties:	
Telefoon:	+7921 (906) 737-7
Languages:	English, Russian
Website:	<a href="http://www.youland.org">http://www.youland.org</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 163,000

### Locatie

Aanbevolen Auto Onderdelen:	Germany
Staat/Regio/Pronvincie:	North Rhine-Westphalia
Plaats:	Düsseldorf
Adres:	Дюссельдорф
Geplaatst:	07-02-2025

### Omschrijving:

Germany. Dusseldorf. Apartment 36m2

Apartment in 40476 Düsseldorf, 36 m2

Object code: 17515

Online viewing Remote purchase

163,000 €

4,528 €/m2

Year of construction 1972

Attic floor (DG)

elevator available

Total area 36 m2

Object status-rented

Number of rooms-2 rooms

Annual income (actual) on request €

Are you looking for the perfect liquid apartment for a small investment or a suburban apartment in the city center?

Then we have exactly what you need!

A small charming apartment of 36 m<sup>2</sup> is perfect for renting out.

The apartment is fully furnished.

We would like to point out that a special contribution of around 5,000 euros will probably be calculated for the roof renovation in the coming year 2023.

Derendorf is a beautiful, central district of Düsseldorf that is developing rapidly.



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It is located two kilometers north of the city center and is a lively Wilhelminian district, popular with young and old people.

- Balcony facing south
- Fully furnished
- Storage room
- Kitchen included in the price
- Modernized bathroom
- Laminate flooring
- Intercom
- Separate basement
- New insulation on the outer facade
- Bathroom with washing machines

the property is well maintained

central gas heating

Hausgeld: 237 Euro

Commission from the seller's agent for the Buyer + 2.38% of the property value.

Transaction support and consulting + 3.57% of the apartment 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**

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+7921 (90673) 77-

IMLIX ID:

IX6.650.930

