



## Germany. Oberhausen and Marl. 3 apartment building



### Agent Info

Name: Юрий М  
Email: youland@mail.ru  
Company: EUROPE GmbH  
Name:  
Country: Russia  
Specialties:  
Phone: +7921 (906) 737-7  
Languages: English, Russian  
Website: <http://www.youland.org>

### Listing details

Property for: Sale  
Price: EUR 2,017,008

#### Location

Country: Germany  
State/Region/Province: North Rhine-Westphalia  
City: Oberhausen  
Address: Оберхаузен  
Posted: Feb 19, 2025

#### Description:

Germany. Oberhausen and Marl. 3 apartment buildings. Package of 3 apartment buildings, two in 46045 Oberhausen and one in 45772 Marl, 1633 m<sup>2</sup>

Object code: 17849

Online viewing Remote purchase

€1,052,160

€644/m<sup>2</sup>

Object type apartment buildings

Year of construction 1911+1955+1966

Floor 1-2-3-4-5

Total area 1633 m<sup>2</sup>

Object status for rent

1 commercial space, 21 apartments, 15 parking spaces

Actual annual income €161,290.56 (~ 15.32%)

Possible annual income €168,084.00 (~ 15.97%)

The package consists of 2 houses in Oberhausen (green and blue houses in the photo) and one house in the city of Marl

The full market value of these 3 houses is: 2,017,008 euros

to purchase, the investor must have equity capital of 1,052,160 euros, since the loan is taken over in Oberhausen:

- right house (blue) built in 1911



- left house (light green) built in 1955 reinforced concrete floors

Complete renovation of the left house (in 2016),

3 complete renovations of the right house (in 2023),

facades renovated (in 2021),

central district heating

Total area of the buildings 1046 m<sup>2</sup>:

room area 345 m<sup>2</sup>

11 apartments - living area 701 m<sup>2</sup>

building 5 floors

The two adjacent buildings offer a mix of commercial and residential spaces, reflecting the essence of multifaceted urban life.

The strategic location in the old city center, next to the pedestrian shopping center and the municipal employment center, ensures high pedestrian traffic and convenience.

With the support of the municipality, committed to development, significant investments are aimed at improving and promoting the area, highlighting its potential and value.

the loan was taken at 2.75% until the end of 2027

The properties in Oberhausen are rented out and generate an annual income of 95,994 euros

possible annual income: 99,042 euros, potential = due to rent increases (rent has not been increased for a long time)

House in Marl:

house area 587 m<sup>2</sup>

10 apartments

house built in 1966

apartment renovation

## **Lease terms**

Date Available:

## **Contact information**

Phone:

+7921 (90673) 77-

IMLIX ID:

IX6.655.880

