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· info@immobiliya.com

OYBIN · PROPERTY · VACANT

19th-century building for hotel or senior flats in Lückendorf

Building of approx. 3,983 m² on a 5,030 m² plot, permit for 28 senior apartments already granted

€279,000

3,983 m²

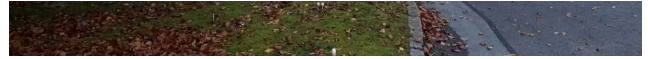
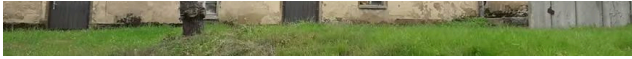


Kate Lehmann

Your contact for this property

Kate Lehmann · +49 30 762 149 75 · WhatsApp +49 162 100 85 16 · info@immobiliya.com ·
<https://immobiliya.com/properties/property-oybin-6700bb>





The property

A large 19th-century building in Lückendorf, a village in the municipality of Oybin. The floor area is approx. 3,983 m², on a plot of approx. 5,030 m². It needs full renovation.

The most useful fact is the planning position. A permit already exists for converting the building into 28 apartments designed for older residents. That removes a slow and uncertain step from the start of any project.

Other uses are also possible: a care home, a hotel or ordinary apartments. Any change from the approved scheme would need its own application. Floor plans of each level are available on request.

This is a conversion project, not a ready investment. The renovation budget will be substantial and should be costed by an architect before an offer is made.

Approx. 3,983 m² floor area

Plot of approx. 5,030 m²

Permit for 28 senior apartments

Hotel or care home possible

Floor plans available on request

Health resort near Czech border

Full renovation required

Key facts

Type	Property
Town	Oybin
Federal state	Saxony
Postcode	02797
Living area	3,983 m ²
Year of construction	1861
Status	vacant
Reference	6700bb

The location

Lückendorf lies in the far south-east of Saxony, in the district of Görlitz, directly on the border with the Czech Republic. It sits at 450 to 550 m above sea level and is the only village on the southern, sunny side of the Zittau Mountains, a small low range known for its sandstone rock formations. The village holds the status of a state-recognised health resort for its clean air.

This is countryside, not a town. The surroundings are meadows, forest and walking trails, with views towards the mountains of northern Bohemia. Oybin itself is known for the ruins of its castle and monastery on a rock above the village. The historic Gabler Straße, once a trade route between Prague and northern Europe, leads from Lückendorf across the border. Tourism is year-round, and the village keeps many traditional Upper Lusatian timber-framed houses.

Who it suits. A developer or operator with experience in large conversions, who can use the existing permit for 28 senior apartments or run a hotel in a walking and holiday region on the Czech border.

[More properties in Oybin →](#)

What it costs in total

Real estate transfer tax (Saxony, 5.5%)	€15,345
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Notary and land register (approx. 1.5–2%)	€4,185–5,580
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Agency commission	3.57% incl. VAT
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Guide figures based on the asking price. The commission and who pays it are set out in the brokerage agreement, in line with German law (§§ 656a–656d BGB).

Information on your right of withdrawal

Cancellation policy

If a brokerage contract is concluded, consumers have the following right of withdrawal:

Right of withdrawal

You have the right to withdraw from this brokerage contract within fourteen days without giving any reason.

The withdrawal period will expire after fourteen days from the day of the conclusion of the contract.

To exercise the right of withdrawal, you must inform us (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@immobiliya.com) of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post or an email). You may use the attached model withdrawal form, but it is not obligatory.

To meet the withdrawal deadline, it is sufficient for you to send your communication concerning your

exercise of the right of withdrawal before the withdrawal period has expired.

Effects of withdrawal

If you withdraw from this contract, we shall reimburse to you all payments received from you, including the costs of delivery (with the exception of the supplementary costs resulting from your choice of a type of delivery other than the least expensive type of standard delivery offered by us), without undue delay and in any event not later than fourteen days from the day on which we are informed about your decision to withdraw from this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless you have expressly agreed otherwise; in any event, you will not incur any fees as a result of such reimbursement.

If you requested to begin the performance of services during the withdrawal period, you shall pay us an amount which is in proportion to what has been provided until you have communicated to us your withdrawal from this contract, in comparison with the full coverage of the contract.

End of cancellation policy

German original

Widerrufsbelehrung

Im Falle eines zustande kommenden Maklervertrages haben Verbraucher das folgende Widerrufsrecht:

Widerrufsrecht

Sie haben das Recht, binnen vierzehn Tagen ohne Angabe von Gründen den Maklervertrag zu widerrufen.

Die Widerrufsfrist beträgt vierzehn Tage ab dem Tag des Vertragsabschlusses.

Um Ihr Widerrufsrecht auszuüben, müssen Sie uns (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@immobiliya.com) mittels einer eindeutigen Erklärung (z. B. ein mit der Post versandter Brief oder eine E-Mail) über Ihren Entschluss, diesen Vertrag zu widerrufen, informieren. Sie können dafür das beigefügte Muster-Widerrufsformular verwenden, das jedoch nicht vorgeschrieben ist.

Zur Wahrung der Widerrufsfrist reicht es aus, dass Sie die Mitteilung über die Ausübung des Widerrufsrechts vor Ablauf der Widerrufsfrist absenden.

Folgen des Widerrufs

Wenn Sie diesen Vertrag widerrufen, haben wir Ihnen alle Zahlungen, die wir von Ihnen erhalten haben, einschließlich der Lieferkosten (mit Ausnahme der zusätzlichen Kosten, die sich daraus ergeben, dass Sie eine andere Art der Lieferung als die von uns angebotene, günstigste Standardlieferung gewählt haben), unverzüglich und spätestens binnen vierzehn Tagen ab dem Tag zurückzuzahlen, an dem die Mitteilung über Ihren Widerruf dieses Vertrags bei uns eingegangen ist. Für diese Rückzahlung verwenden wir dasselbe Zahlungsmittel, das Sie bei der ursprünglichen Transaktion eingesetzt haben, es sei denn, mit Ihnen wurde ausdrücklich etwas anderes vereinbart; in keinem Fall werden Ihnen wegen dieser Rückzahlung Entgelte berechnet.

Haben Sie verlangt, dass die Dienstleistungen während der Widerrufsfrist beginnen soll, so haben Sie uns einen angemessenen Betrag zu zahlen, der dem Anteil der bis zu dem Zeitpunkt, zu dem Sie uns von der Ausübung des Widerrufsrechts hinsichtlich dieses Vertrags unterrichten, bereits erbrachten Dienstleistungen im Vergleich zum Gesamtumfang der im Vertrag vorgesehenen Dienstleistungen entspricht.

Ende der Widerrufsbelehrung

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WhatsApp	+49 162 100 85 16
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