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COLOGNE-MESCHENICH · APARTMENT · LET

Let 3-room flat with loggia in Cologne-Meschenich, leasehold to 2071

Let since June 2023 at €550 net cold rent per month, 64.6 m² on the 5th floor with lift

€84,900

64.6 m²

3 rooms

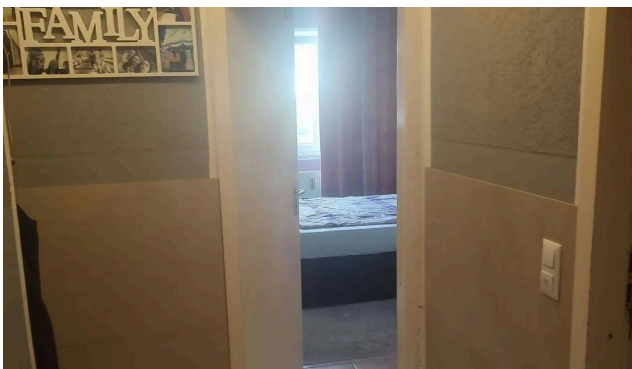
already let



Kate Lehmann

Your contact for this property

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<https://immobiliya.com/properties/apartment-cologne-7156p>





The property

A 3-room apartment of 64.6 m² on the fifth floor of a large residential building from 1974, sold with the sitting tenant. The tenancy began on 1 June 2023. The tenant pays €550 net cold rent plus €300 in advance payments for running costs, so €850 a month in total. That is about €8.50 per m² before costs.

The flat is unrenovated and was let in that state. The bathroom is tiled. The windows are uPVC, partly double-glazed. Heating and hot water come from the district heating network. A loggia gives a sheltered outdoor space, and a parking space is included. The building has a lift.

The block contains 167 apartments under a flat roof, with an exposed aggregate concrete facade typical of its decade. The monthly service charge (Hausgeld) is €414. Part of it is passed on to the tenant through the running-cost payments, but the share that cannot be recovered should be set against the rent when calculating the return. No energy class is stated.

The building stands on leasehold land (Erbbaurecht). The buyer acquires the apartment but not the land beneath it. The leasehold was granted in 1972 for 99 years and expires in 2071. The ground rent for the entire term has already been paid, so the new owner has no annual ground rent to pay. The rules for the end of the term are set out in the leasehold contract and should be read before purchase, as the limited term affects both value and financing.

Let since June 2023

€550 net cold rent per month

Ground rent prepaid until 2071

Fifth floor with lift

Loggia and parking space

District heating

Key facts

Type	Apartment
Town	Cologne, Meschenich
Federal state	North Rhine-Westphalia
Postcode	50997
Living area	64.6 m ²
Rooms	3
Floor	5th floor

Year of construction	1974
Status	already let
Features	balcony or terrace, lift, parking space
Energy source	district heating
Reference	7156p

The location

Meschenich is a district on the southern edge of Cologne, in the borough of Rodenkirchen, roughly 10 km from the city centre and next to the town of Brühl. It grew from a small village and is still surrounded partly by fields.

The district also contains the Kölnberg, a high-rise estate from the early 1970s that has a difficult reputation in Cologne. Buyers should check where exactly the building stands and visit the surroundings in person before deciding.

Who it suits. An investor looking for an already let flat in Cologne with a modest entry price who is comfortable with a leasehold ending in 2071 and an unrenovated interior.

[More properties in Cologne →](#)

What it costs in total

Real estate transfer tax (North Rhine-Westphalia, 6.5%) €5,518

Notary and land register (approx. 1.5–2%) €1,274–1,698

Agency commission €5,000 incl. VAT

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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