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COLOGNE-MESCHENICH · APARTMENT · LET

## Let 2-room apartment on the 16th floor in Cologne-Meschenich

Tenanted since March 2022 at €460 net cold rent per month, ground rent prepaid until 2071

€74,900

50.3 m<sup>2</sup>

2 rooms

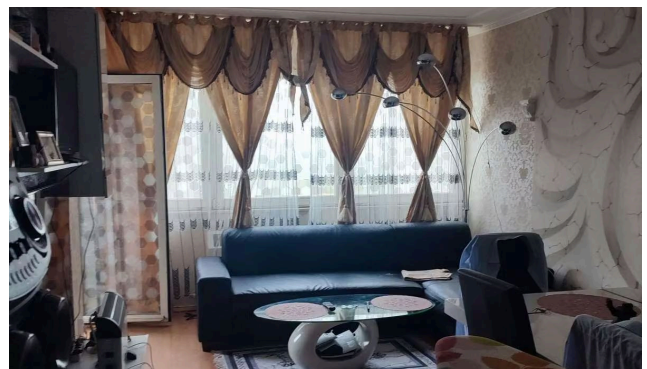
already let

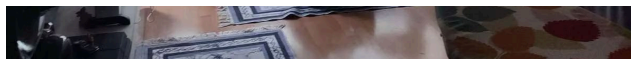


**Kate Lehmann**

Your contact for this property

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<https://immobiliya.com/properties/apartment-cologne-7157p>





## The property

This is a 2-room apartment of 50.3 m<sup>2</sup> on the 16th floor of a large residential block built in 1974. The building has 167 apartments, a lift and a flat roof, and the apartment comes with a loggia and a parking space. It is sold with the sitting tenant.

The tenancy began on 1 March 2022 and is open-ended. The tenant pays €460 net cold rent plus €190 for operating costs, so €650 a month in total. The monthly service charge to the owners' association is €325. Part of this is covered by the operating-cost payment the tenant makes, but not all of it.

The property is leasehold, known in Germany as Erbbaurecht. The buyer owns the apartment but not the land beneath it. The land right was granted in 1972 for 99 years and runs until 2071. The ground rent for the whole term has already been paid in advance, so the new owner has no further ground-rent costs. The limited remaining term matters for value and resale, and it is reflected in the price.

The apartment has not been renovated and is let in that state. The bathroom is tiled. The windows are uPVC, some of them double-glazed. Heating and hot water come from the district heating network. The energy efficiency class is F. Any modernisation would normally wait until the apartment becomes vacant.

Let since March 2022

€460 net cold rent monthly

Ground rent prepaid until 2071

16th floor with loggia

Lift and parking space

District heating

## Key facts

|               |                        |
|---------------|------------------------|
| Type          | Apartment              |
| Town          | Cologne, Meschenich    |
| Federal state | North Rhine-Westphalia |
| Postcode      | 50997                  |
| Living area   | 50.3 m <sup>2</sup>    |
| Rooms         | 2                      |
| Floor         | 16th floor             |

|                         |                                         |
|-------------------------|-----------------------------------------|
| Year of construction    | 1974                                    |
| Status                  | already let                             |
| Features                | balcony or terrace, lift, parking space |
| Energy efficiency class | F                                       |
| Energy demand           | 174 kWh/(m <sup>2</sup> ·a)             |
| Energy source           | district heating                        |
| Reference               | 7157p                                   |

## The location

Meschenich is a district on the southern edge of Cologne, in the borough of Rodenkirchen, close to the city boundary with Brühl. It combines an old village core with a large high-rise housing estate built in the 1970s. The apartment is in that estate.

Cologne is the largest city in North Rhine-Westphalia and has a steady rental market. Rents in Meschenich are below the city average.

**Who it suits.** It suits an investor looking for a low entry price and current rental income in Cologne, who accepts a leasehold ending in 2071 and an unrenovated apartment in a large 1970s block.

[More properties in Cologne →](#)

## What it costs in total

|                                                         |        |
|---------------------------------------------------------|--------|
| Real estate transfer tax (North Rhine-Westphalia, 6.5%) | €4,868 |
|---------------------------------------------------------|--------|

|                                           |              |
|-------------------------------------------|--------------|
| Notary and land register (approx. 1.5–2%) | €1,124–1,498 |
|-------------------------------------------|--------------|

|                   |                  |
|-------------------|------------------|
| Agency commission | €4,000 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](mailto: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](mailto: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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