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· info@immobiliya.com

MÜLHEIM AN DER RUHR-MITTE · APARTMENT · LET

Let one-room flat on the 14th floor with balcony in Mülheim an der Ruhr

Tenant in place since 2022, paying 360 € net rent a month for 28 m² on the 14th floor

€49,900

28.24 m²

1 room

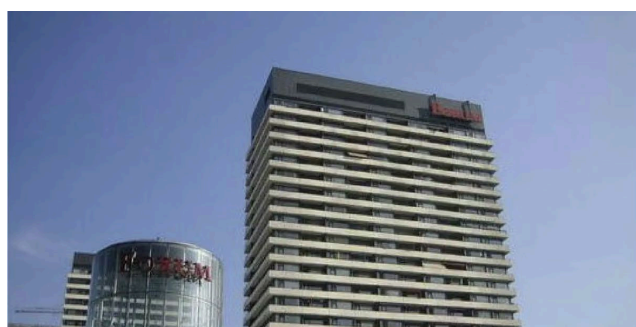
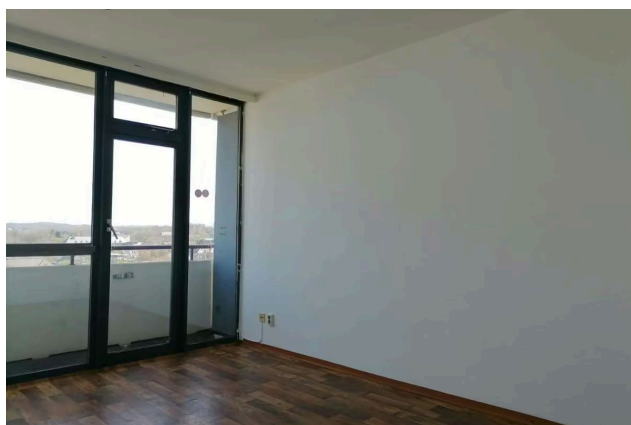
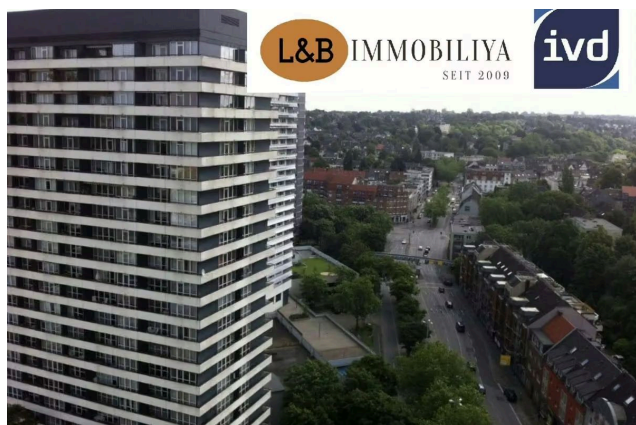
already let



Luba Baumgärtner

Your contact for this property

Luba Baumgärtner · +49 30 762 149 76 · WhatsApp +49 151 226 875 19 ·
info@immobiliya.com · <https://immobiliya.com/properties/apartment-mulheim-an-der-ruhr-7545a>





The property

A one-room flat of 28.24 m² on the 14th floor of a residential tower built in 1973 in solid construction. A lift serves the building. From this height the balcony and the main room look out over the city. The flat is in good condition.

It is let, and has been since 2022. The tenant pays 360 € net rent per month, plus 180 € as an advance on service charges, so 540 € in total. The net rent comes to 4,320 € a year. The buyer takes over the existing tenancy, so the flat is not available for personal use in the near term.

The layout is simple. A hallway leads to the bright living and sleeping room, with a separate kitchen and a bathroom off it. The balcony opens from the main room. A space in the underground car park can be bought separately for 10,000 €. It is also let, at 70 € per month.

The energy efficiency class is F. This is common for blocks of this age and means heating costs and possible future energy upgrades should be factored into the calculation.

Let since 2022

360 € net rent per month

14th floor with lift

Balcony with open view

Separate kitchen

Optional underground parking space, let

Central location in Mülheim Mitte

Key facts

Type	Apartment
Town	Mülheim an der Ruhr, Mitte
Federal state	North Rhine-Westphalia
Postcode	45468
Living area	28.24 m ²
Rooms	1
Floor	14th floor
Year of construction	1973

Status	already let
Features	balcony or terrace, lift, parking space
Energy efficiency class	F
Energy demand	165.4 kWh/(m²·a)
Reference	7545a

The location

The building stands at Hans-Böckler-Platz in Mitte, the central district of Mülheim an der Ruhr. The immediate surroundings mix housing with shops and offices, and the town centre with its shopping streets is close by. Everyday needs such as doctors, pharmacies and restaurants are within easy reach, and buses and trams connect the area to the rest of the city.

Mülheim an der Ruhr is a city of around 170,000 people in North Rhine-Westphalia, on the river Ruhr in the western Ruhr area. It lies directly between Essen and Duisburg, with Oberhausen to the north, and all three are easily reached by car or public transport. Green areas along the river provide space for walking and cycling.

Who it suits. An investor looking for a small, already let unit in the centre of a Ruhr city with steady rental income, rather than a buyer who wants to move in soon.

[More properties in Mülheim an der Ruhr →](#)

What it costs in total

Real estate transfer tax (North Rhine-Westphalia, 6.5%)	€3,244
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Notary and land register (approx. 1.5–2%)	€748–998
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Agency commission	€4,000 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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L&B Immobiliya EuRuS GmbH

WhatsApp +49 151 226 875 19

Mobile +49 151 226 875 19

Phone +49 30 762 149 76

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