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APARTMENT · BUY · PROPERTY REF. 7156P

# LEASEHOLD (Erbbaurecht) for 99 years, a secure capital investment!

50997 Cologne · Meschenich · exact address on request

**84.900 €** Purchase price

Exposé as PDF

| ROOMS | LIVING SPACE | YEAR BUILT |
|---|---|---|
| 3 | 64,6 m² | 1974 |

## All details at a glance

| | |
|---|---|
| Property ref. | 7156p |
| Property type | Apartment |
| Property types | Apartment, Flat |

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|---|---|
| Marketing type | For sale |
| Purchase price | 84.900 € |
| Commission | EUR 5,000 incl. VAT The commission is earned upon effectiveness of the purchase agreement and is payable immediately! |
| Address | 50997 Cologne, Meschenich |
| Rooms | 3 |
| Living space | 64,6 $m^2$ |
| Year built | 1974 |
| Floor | 5th floor |
| Balcony/terrace | Yes |
| Lift | Yes |
| Parking space | Yes |
| Condition | well-maintained |
| Floors in building | 16 |
| Floor level | 5 |
| Bedrooms | 1 |
| Bathrooms | 1 |
| Available from | by arrangement |
| Fittings | Simple |
| Service charge | €392 |
| Rental income | €850 / month |
| Heating type | District heating |

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|---|---|
| Primary energy source | District heating |
| Online since | 2.9.2026 |
| Last updated | 22.9.2026 |

## Features

The apartment is located on the 5th floor of a multi-family building comprising a total of 167 apartments. It offers a living area of 64.6 $m^2$ and comprises 3 rooms. The apartment is unrenovated and is being sold as such, giving prospective buyers the opportunity to fit it out according to their own wishes.

Roof: Flat roof

Exterior walls: Exposed aggregate concrete facade

Windows: PVC windows, partly double-glazed

Bathroom: The bathroom is tiled

Heating/hot water: District heating supply

Loggia: The apartment features a loggia, providing additional outdoor space.

- Balcony/Terrace
- Passenger lift

## Description

For sale is a 3-room apartment, type D.

The apartment and the multi-family building are situated on a plot of land that has been under leasehold (Erbbaurecht) since 1972. The leasehold has a term of 99 years and expires in 2071. The entire ground rent has already been paid in full, meaning the new owner will incur no costs as a result.

The apartment has been permanently let since 01.06.2023.

Basic rent: EUR 550.00 per month

Operating costs: EUR 300.00 per month

Total rent (incl. utilities): EUR 850.00 per month

Service charges: EUR 414.00 per month

The apartment represents a solid source of income. For investors, this offers the opportunity for stable returns, while the unrenovated property holds potential for future value appreciation.

This multi-family building represents an attractive opportunity for investors seeking a stable return through long-term rental income. The leasehold offers long-term use of the land until 2071, which should be taken into account when determining the price.

## Energy certificate (mandatory disclosures under the German Buildings Energy Act, GEG)

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**Energy efficiency class –**

| Certificate type | Energy source | Heating system year |
|---|---|---|
| Consumption certificate | District heating | 1974 |

Year of construction
1974

## Location

The apartment is located in the Mechernich district, a quiet and green area in the south of Cologne, with good access to public transport and major roads. The surrounding area offers a pleasant mix of urban comfort and rural charm. Shopping facilities, schools and leisure amenities are all in the immediate vicinity.

### Cancellation policy & 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.de) 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.de) 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

## More photos

Image 2

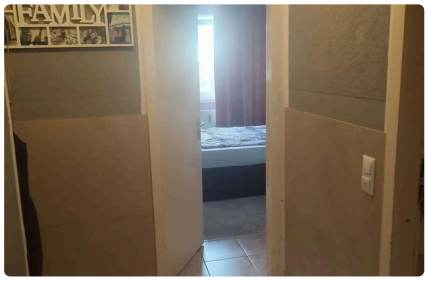

Image 3

Image 4

Image 5

Image 6

Image 7

YOUR CONTACT PERSON


## Kate Lehmann

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