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· info@immobiliya.com

ZWICKAU-NORDVORSTADT · APARTMENT · VACANT

Renovated one-room period flat near Zwickau city centre, vacant

Vacant 38 m² flat in a building from around 1900, about 300 metres from Zwickau's centre

€34,999

37.97 m²

1 room

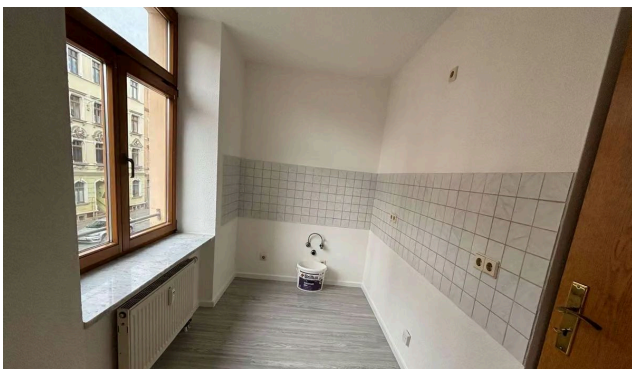
vacant

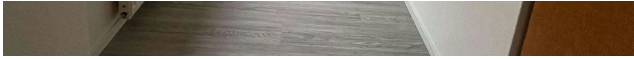


Luba Baumgärtner

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-zwickau-6317x>





The property

A one-room flat of 37.97 m² on the first floor of an apartment building from around 1900. The flat is empty and can be handed over without a tenant. The building was comprehensively renovated between 1994 and 1996.

The layout is compact. A hallway leads to the living room, where a sleeping alcove can be separated off. The kitchen has its own window. The bathroom, with shower and WC, is an internal room without a window. A semicircular bay window in the living room is the main period feature left from the original architecture.

The monthly service charge (Hausgeld) is currently €147. Since the flat is vacant, there is no rent coming in at present. A buyer can set a new rent or use the flat personally.

The renovation is now almost thirty years old, so the state of the fittings is worth checking at a viewing. No energy certificate class has been provided.

37.97 m² on the first floor

Vacant, no sitting tenant

Building renovated 1994 to 1996

Separable sleeping alcove

Kitchen with window

Period bay window

About 300 m to the centre

Key facts

Type	Apartment
Town	Zwickau, Nordvorstadt
Federal state	Saxony
Postcode	08058
Living area	37.97 m ²
Rooms	1
Floor	1st floor
Year of construction	1900

Status	vacant
Reference	6317x

The location

Zwickau is a city of roughly 87,000 people in the south-west of Saxony, about 40 km from Chemnitz. It has a long history in car manufacturing, and Volkswagen builds electric cars at its plant in the Mosel district. The city is also home to the Westsächsische Hochschule Zwickau, a university of applied sciences, and is known as the birthplace of the composer Robert Schumann.

The building stands on the edge of the Nordvorstadt, a residential quarter of late 19th-century buildings, about 300 metres from the city centre. Public transport can be reached on foot within a few minutes, and supermarkets, schools and various service providers are in the immediate area.

Who it suits. It suits a buyer looking for a small, vacant flat close to the centre of Zwickau, either to let at a freely set rent or to house a student at the local university.

[More properties in Zwickau →](#)

What it costs in total

Real estate transfer tax (Saxony, 5.5%)	€1,925
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Notary and land register (approx. 1.5–2%)	€525–700
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Agency commission	€3,000 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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Luba Baumgärtner

L&B Immobiliya EuRuS GmbH

WhatsApp +49 151 226 875 19

Mobile +49 151 226 875 19

Phone +49 30 762 149 76

Email info@immobiliya.com