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LEIPZIG-LAUSEN-GRÜNAU · APARTMENT · LET

Let 2-room flat with lift near Kulkwitzer See, Leipzig-Grünau

Let 45.82 m² flat on the fourth floor, cold rent €275.08 a month, close to Kulkwitzer See

€89,900

45.82 m²

2 rooms

already let



Luba Baumgärtner

Your contact for this property

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The property

A two-room flat of 45.82 m² on the fourth floor of a residential complex in Leipzig-Grünau, sold with a sitting tenant. The building dates from 1984 and was modernised in 2001. There is a lift. All windows face south and west, and the flat looks down onto a landscaped green area.

The tenancy began on 1 October 2016. The tenant pays a cold rent of €275.08 a month, which works out at about €6.00 per m². On top of this come €96 for service charges and €46 for heating, giving a total of €417.08 a month. The owner currently pays a monthly charge (Hausgeld) of €167 to the owners' association. Part of this is normally passed on to the tenant through the service charges.

From the entrance hall, doors lead to the bedroom and to an internal bathroom with a bath, washbasin and WC. The bathroom has a connection for a washing machine. The living and dining room is a good size and bright, and a door separates it from the kitchen, which has its own window. The kitchen and bathroom are tiled. The other rooms have laminate or PVC flooring.

Heating and hot water come from district heating. The flat is connected to digital cable for TV, telephone and internet. A cellar storage room belongs to the flat, and there is enough parking in front of the building.

Let since October 2016

Cold rent €275.08 per month

Fourth floor with lift

South- and west-facing windows

Building modernised in 2001

Cellar storage room included

Near Kulkwitzer See lake

Key facts

Type	Apartment
Town	Leipzig, Lausen-Grünau
Federal state	Saxony
Postcode	04207
Living area	45.82 m ²
Rooms	2

Floor	4th floor
Year of construction	1984
Status	already let
Features	lift
Energy demand	77.9 kWh/(m ² ·a)
Energy source	district heating
Reference	6610r

The location

Grünau is a large residential district on the western edge of Leipzig, the biggest city in Saxony. Most of it was built between the late 1970s and the end of the 1980s as one of the largest housing estates in East Germany. The district has its own shopping centres and everyday services. The S-Bahn line S1 and several tram and bus routes connect it to Leipzig city centre.

The Kulkwitzer See lies at the western edge of Grünau. It is a former open-cast lignite mine that was flooded and is now used for swimming, diving and walking. Its water is known for being very clear.

Who it suits. This flat suits an investor looking for a small, already let unit in Leipzig with a modest entry price and a tenancy in place since 2016, rather than a buyer who wants to move in soon.

[More properties in Leipzig →](#)

What it costs in total

Real estate transfer tax (Saxony, 5.5%) €4,944

Notary and land register (approx. 1.5–2%) €1,348–1,798

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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