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OYBIN · COMMERCIAL PROPERTY · VACANT

19th-century building with permit for 28 senior flats, Lückendorf

3,983 m² building on a 5,030 m² plot near the Czech border, approved for 28 age-appropriate flats

€279,000

3,983 m²



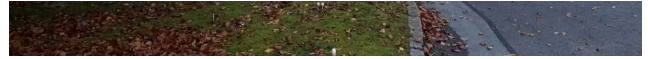
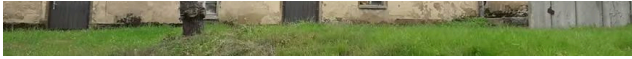
Luba Baumgärtner

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The property

A large 19th-century building with about 3,983 m² of floor space, standing on a plot of roughly 5,030 m² in Lückendorf, part of the municipality of Oybin. It is sold as a conversion project. The building needs renovation throughout, and the price reflects a property that will require substantial investment before it can be used again.

The main point in its favour is planning. A permit has already been issued for conversion into 28 flats designed for older residents. That removes a step that often takes months in Germany and gives a buyer a defined starting point for costing the work.

Other uses are possible. The layout lends itself to a care or retirement home, a hotel or a scheme of serviced apartments, though any route other than the approved 28 flats would need its own application. Floor plans are available on request.

The documents give two different years of construction, 1861 and 1891. Either way, this is a building from the second half of the 19th century, and a structural survey before purchase is sensible.

Approx. 3,983 m² floor space

Plot of approx. 5,030 m²

Permit for 28 senior flats

Hotel or care home possible

Floor plans on request

Recognised health resort village

Requires full renovation

Key facts

Type	Commercial property
Town	Oybin
Federal state	Saxony
Postcode	02797
Living area	3,983 m ²
Year of construction	1861
Status	vacant

The location

Lückendorf lies in the far south-east of Saxony, in the district of Görlitz, directly on the border with the Czech Republic. It sits at 450 to 550 metres above sea level and is the only village on the south-facing side of the Zittau Mountains, a small range south of the town of Zittau. The village holds official status as a Luftkurort, a German designation for resorts with recognised clean air.

The area lives mainly from walking and holiday tourism, with accommodation open all year. Nearby are the castle and monastery ruins on the Oybin rock and several sandstone formations popular with hikers. The village keeps many restored Umgebinderhäuser, the timber-framed houses typical of this border region. An old trade route between Prague and northern Europe, the Gabler Straße, runs through the village and today leads across the border into the Czech Republic.

Who it suits. This suits an investor or developer with experience in large conversions who wants a project in senior housing or tourism where a building permit is already in place.

[More properties in Oybin →](#)

What it costs in total

Real estate transfer tax (Saxony, 5.5%)	€15,345
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Notary and land register (approx. 1.5–2%)	€4,185–5,580
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Agency commission	3.57% 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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