

immobiliya.com · Exposé · L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin
· info@immobiliya.com

ZWICKAU-GEBIET REICHENBACHER STR./FREIHEITSSIEDLUNG · APARTMENT · VACANT

Vacant 2-room apartment in Zwickau, 49 m², first floor, built 1930

Empty 2-room apartment of 49.27 m² on the first floor, in a building renovated in 1997

€36,000

49.27 m²

2 rooms

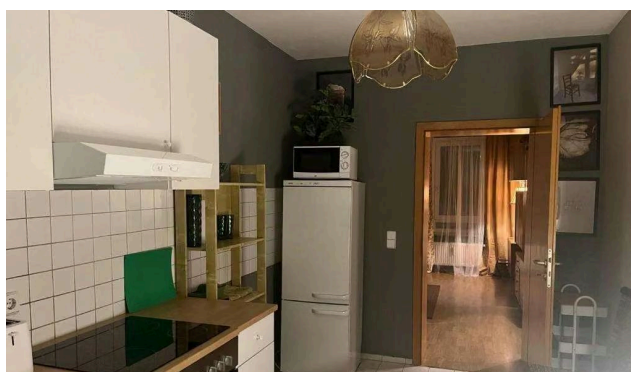
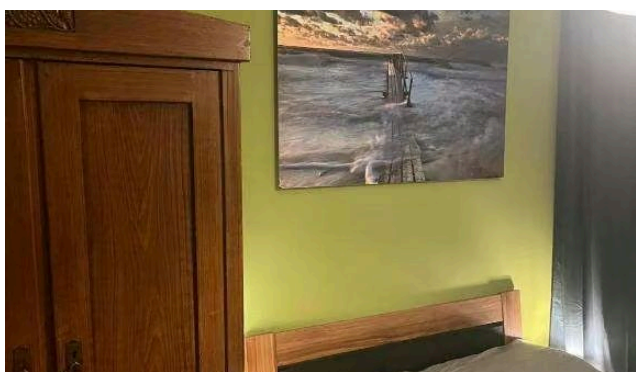
vacant



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-6891m>





The property

A two-room apartment of 49.27 m² on the first floor of a residential and commercial building from 1930. The building was thoroughly renovated in 1997. The apartment is currently empty, so a buyer can move in or let it at today's market rent without taking over an existing tenancy.

The living room is the largest room at 16.90 m². The second room, 9.14 m², serves as the bedroom. The kitchen is unusually generous for a flat of this size: 11.98 m², tiled and with its own window, so there is space for a dining table. The bathroom, 5.07 m², has a bathtub and a window. A hallway of 6.18 m² connects the rooms.

The windows are double-glazed PVC units. Heating runs on gas. A cellar room belongs to the apartment. No energy efficiency class has been provided.

The monthly service charge (Hausgeld) is currently €272. The last major renovation of the building took place nearly 30 years ago, which a buyer should keep in mind when planning for future works by the owners' association.

- Vacant, no existing tenancy
- Kitchen of 11.98 m² with window
- Bathroom with bathtub and window
- Building renovated in 1997
- Double-glazed PVC windows
- Private cellar room

Key facts

Type	Apartment
Town	Zwickau, Gebiet Reichenbacher Str./Freiheitssiedlung
Federal state	Saxony
Postcode	08056
Living area	49.27 m ²
Rooms	2
Floor	1st floor

Year of construction	1930
Status	vacant
Energy demand	99 kWh/(m²·a)
Energy source	gas
Reference	6891m

The location

Zwickau is a city of around 87,000 people in the west of Saxony, roughly 40 km south-west of Chemnitz and about 80 km south of Leipzig. It has a long history in car manufacturing: Audi was founded here, the Trabant was built here, and Volkswagen today produces 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 the birthplace of the composer Robert Schumann.

The apartment is in the Reichenbacher Straße/Freiheitssiedlung area. According to the seller, everyday services, restaurants and public transport are within a few minutes, and the Stadtpark and the embankment along the Mulde river are close by for walks.

Who it suits. Suits a buyer looking for a modestly sized flat in a Saxon university and industrial town, either to let freely from day one or as a base for a student at the Westsächsische Hochschule Zwickau.

[More properties in Zwickau →](#)

What it costs in total

Real estate transfer tax (Saxony, 5.5%) €1,980

Notary and land register (approx. 1.5–2%) €540–720

Agency commission €3,000 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

Your contact for this property



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