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COLOGNE-MESCHENICH · APARTMENT · LET

Let 2-room apartment on the 13th floor in Cologne-Meschenich

40.3 m², 2 rooms, 13th floor with loggia, let since November 2023 at €390 net rent per month

€64,900

40.3 m²

2 rooms

already let

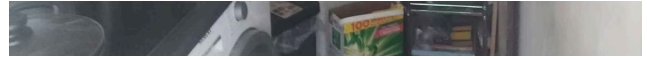


Kate Lehmann

Your contact for this property

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<https://immobiliya.com/properties/apartment-cologne-7158q>





The property

A small two-room apartment of 40.3 m² on the 13th floor of a 1974 high-rise with 167 flats. A lift serves all floors. The apartment has a loggia and a tiled bathroom. It is sold with the tenant in place.

The tenancy began on 16 November 2023 and is open-ended. The tenant pays €390 net rent plus €160 for running costs, so €550 a month in total. The monthly service charge to the owners' association (Hausgeld) is €293. Part of it is normally passed on to the tenant through the running costs, but the exact split should be checked in the statements.

The flat is sold on a leasehold basis, known in Germany as Erbbaurecht. The buyer owns the apartment, not the land beneath the building. The lease was granted in 1973 for 99 years and ends in 2072. The ground rent for the whole term has already been paid, so the new owner has no ground rent to pay. A lease with a fixed end date affects resale value and bank lending as the years pass, and this is reflected in the asking price.

The apartment is unrenovated. Windows are uPVC, only partly double-glazed. The building has a flat roof and an exposed-aggregate concrete facade. Heating and hot water come from district heating, and the energy rating is class F.

Let since November 2023

€390 net rent per month

Ground rent paid until 2072

13th floor with lift

Loggia

District heating

Key facts

Type	Apartment
Town	Cologne, Meschenich
Federal state	North Rhine-Westphalia
Postcode	50997
Living area	40.3 m ²
Rooms	2
Floor	13th floor

Year of construction	1974
Status	already let
Features	balcony or terrace, lift
Energy efficiency class	F
Energy demand	174 kWh/(m ² ·a)
Energy source	district heating
Reference	7158q

The location

Meschenich is a district on the southern edge of Cologne, part of the Rodenkirchen borough. It combines a small old village core with large residential blocks built in the 1970s, and is surrounded largely by open fields. It is an outer district, not an inner-city address.

Cologne itself is the largest city in North Rhine-Westphalia, with a major university and a steady demand for small rental flats.

Who it suits. An investor looking for a low-cost entry into the Cologne rental market who accepts an outer-district location, a leasehold ending in 2072 and an unrenovated flat in exchange for an existing tenancy and no ground rent.

[More properties in Cologne →](#)

What it costs in total

Real estate transfer tax (North Rhine-Westphalia, 6.5%) €4,218

Notary and land register (approx. 1.5–2%) €974–1,298

Agency commission €4,000 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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