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MÜLHEIM AN DER RUHR-MITTE · APARTMENT · VACANT

Furnished 2-room flat on the 18th floor in Mülheim an der Ruhr

Vacant, furnished 49 m² flat on the 18th floor with an 11 m² balcony and
underground parking

€115,000

49 m²

2 rooms

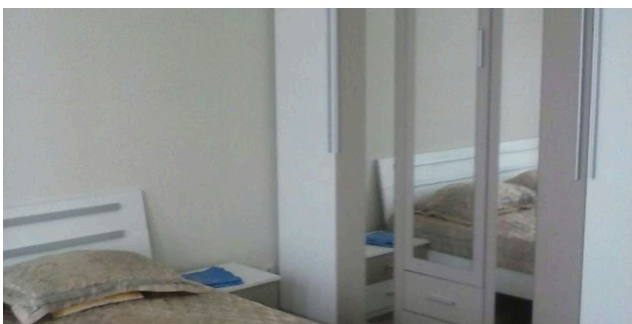
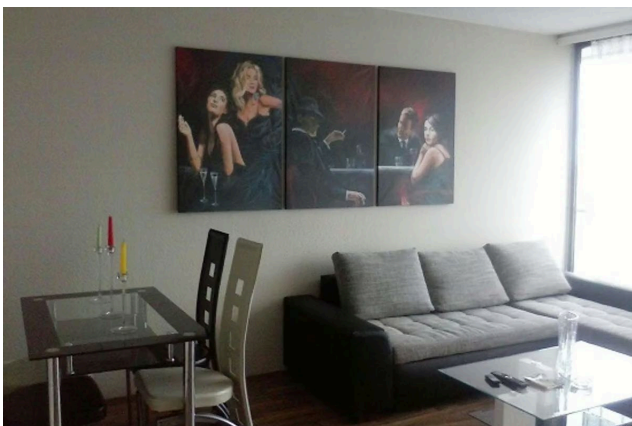
vacant

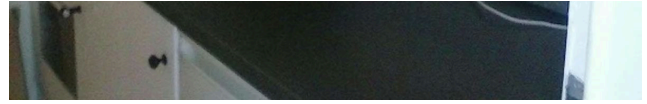
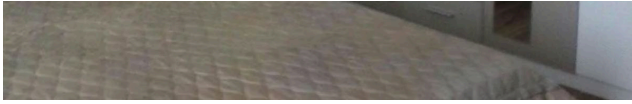


Luba Baumgärtner

Your contact for this property

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The property

A 2-room apartment of 49 m² on the 18th floor of a high-rise built in 1973. A lift serves the building. The flat is high above the street and is described as bright.

It is sold furnished and is in good condition. The balcony measures 11 m², a generous size for a flat of this area. Heating runs on gas and is delivered through underfloor heating, which is not common in buildings of this age.

A space in the underground car park is included in the purchase price. The flat is vacant, so a buyer can move in or let it out without taking over a tenant. No energy certificate class has been provided so far, and this should be requested before a decision.

18th floor with lift

11 m² balcony

Sold furnished and vacant

Underground parking space included

Underfloor heating, gas

Station about five minutes away

Key facts

Type	Apartment
Town	Mülheim an der Ruhr, Mitte
Federal state	North Rhine-Westphalia
Postcode	45468
Living area	49 m ²
Rooms	2
Floor	18th floor
Year of construction	1973
Status	vacant
Features	balcony or terrace, lift, parking space

Energy demand	213.5 kWh/(m²·a)
Energy source	gas
Reference	7428s

The location

Mülheim an der Ruhr is a city of around 170,000 people on the river Ruhr, in the western Ruhr area between Essen, Duisburg and Oberhausen. Düsseldorf lies roughly 30 km to the south.

The building stands in a quiet pedestrian zone in the district of Mitte, directly beside a shopping centre. Mülheim (Ruhr) station is about five minutes away, and the airport is given as 22 minutes away. An Aldi and an Edeka supermarket are next door. A theatre, a restaurant and a gym are also close by.

Who it suits. Suits a buyer who wants a compact, ready-to-use flat in a city centre, for example as a furnished rental or as a home for a student or commuter in the Ruhr area, since it comes vacant, with furniture and a parking space.

[More properties in Mülheim an der Ruhr →](#)

What it costs in total

Real estate transfer tax (North Rhine-Westphalia, 6.5%) €7,475

Notary and land register (approx. 1.5–2%) €1,725–2,300

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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