WUPPERTAL · APARTMENT · LET

Let 3-room flat near Oberbarmen station in Wuppertal

Three-room flat of 55 m² on the first floor, let to the same tenant since 2014

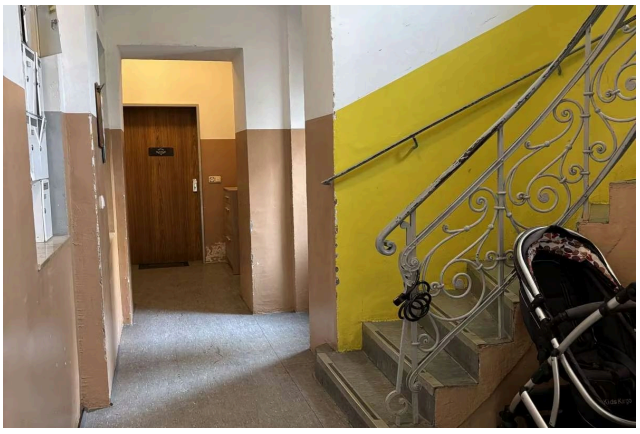
€45,000

55 m² | 3 rooms | already let



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Your contact for this property

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The property

A three-room flat of 55 m² on the first floor of a block of flats built in 1960. It is sold with the sitting tenant, who has lived here since 2014. The rent currently received is €564 a month warm, which means heating and running costs are included. The net rent is not stated separately, so the actual return should be calculated once the figures are in hand.

The layout is simple. Three rooms, a separate kitchen, a bathroom and a hallway, plus a cellar room in the basement that belongs to the flat. The building is heated by an oil-fired central heating system, and the energy efficiency class is F.

One point needs attention. At the owners' meeting in 2024, the owners voted for a new roof, partial work on the façade and renewal of the heating system. The contractors and final amounts will be decided at the next meeting. The share for this flat is currently estimated at between €10,000 and €15,000.

The monthly service charge paid to the owners' association is €266. A buyer should budget for both this charge and the coming works.

- Same tenant since 2014
- Warm rent of €564 a month
- Three-minute walk to S-Bahn
- Separate kitchen and cellar room
- Roof and heating works approved
- Expected cost share €10,000–15,000

Key facts

Type	Apartment
Town	Wuppertal
Federal state	North Rhine-Westphalia
Postcode	42277
Living area	55 m²
Rooms	3
Floor	1st floor
Year of construction	1960
Status	already let

Energy efficiency class	F
Energy demand	173.3 kWh/(m²·a)
Energy source	heating oil
Reference	7536k

The location

Wuppertal is a city of about 350,000 people in North Rhine-Westphalia. It lies along the valley of the river Wupper, between Düsseldorf and the Ruhr. It is best known for its suspension railway, the Schwebebahn, whose eastern terminus is at Oberbarmen.

Oberbarmen is a district in the east of the city. The flat is about three minutes' walk from Wuppertal-Oberbarmen station, which has S-Bahn services. Shops, schools and doctors can be reached without difficulty, and there are green spaces and paths along the Wupper nearby.

Who it suits. This flat suits an investor who wants a long-standing tenancy close to a rail connection and who can fund an estimated €10,000 to €15,000 share of the approved roof, façade and heating works.

More properties in Wuppertal →

What it costs in total

Real estate transfer tax (North Rhine-Westphalia, 6.5%)	€2,925
Notary and land register (approx. 1.5–2%)	€675–900
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).

Price, costs and yield

New online since 06/11/2026

Price comparison

This apartment: 818 €/m². Average for apartments in Wuppertal (2025): 1,785 €/m². **54% below average**



Source: Grundstücksmarktbericht 2026 Stadt Wuppertal

Purchase costs

Total cost	**€51,825**

Yield

Gross rental yield	15.04 %
Net rental yield	10.33 %

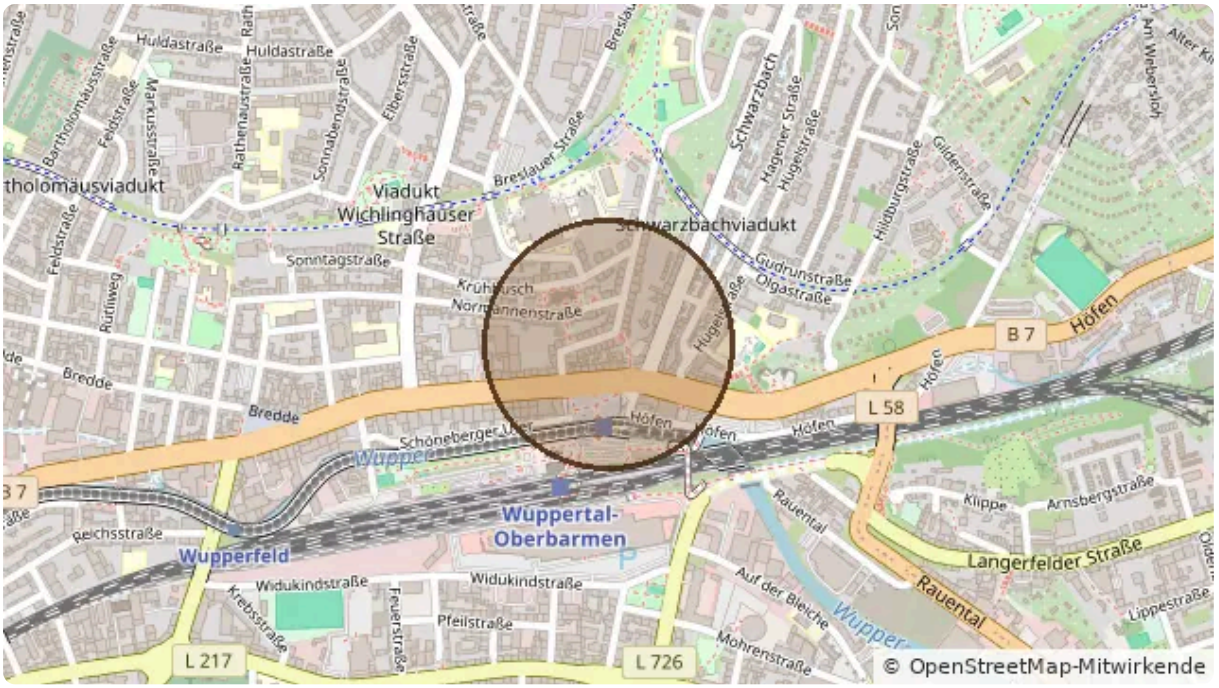
Financing

Loan	€36,278
Monthly instalment	€187 / month
Monthly surplus (before tax)	**€259 / month**

Buyers not resident in Germany usually need 30–40% equity; we can introduce banks that lend to foreign buyers.

Non-binding example with rounded figures, not tax or financing advice. Interest rate: 4.2 % (10/2026).

Location and surroundings



Approximate location · Data © OpenStreetMap contributors

42277 Wuppertal · View on Google Maps

Bus Schule Hügelstraße	2 min walk
Bus Oberbarmen Bahnhof SEV	2 min walk
Railway station Oberbarmen Bahnhof	3 min walk
Supermarket Orient Markt	1 min walk
Bakery Maulawy	2 min walk
Pharmacy Wupper Apotheke	3 min walk
Doctor Brigitte A. Fritsch	3 min walk
Nursery Städtischer Kindergarten	4 min walk
School Hauptschule Oberbarmen	3 min walk
Park Bayer-Platz	7 min walk

17 restaurants and cafés within 500 m

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



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