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OBERHAUSEN · APARTMENT · LET

Let one-room apartment in Oberhausen, 43.89 m², third floor

Let 43.89 m² one-room apartment, renovated around 2019, cold rent €260 a month, never increased

€43,000

43.89 m² | 1 room | already let



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Your contact for this property

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The property

A one-room apartment of 43.89 m², sold with the sitting tenant. It is on the third floor of a four-storey block of flats built in 1976. There is no lift.

The flat was renovated around 2019 and let again at that time. The tenant pays €260 a month in cold rent, which has not been raised since. With service charges the total rent comes to €423. The cold rent works out at roughly €5.90 per m², so a buyer may have room for future increases within the limits of German tenancy law. The monthly service charge to the owners' association (Hausgeld) is €211.

The layout is simple. A hallway leads to the main living and sleeping room, which is bright and generously sized for a one-room unit. The kitchen adjoins it, and there is a shower room. There is no balcony.

Heating is supplied by district heating. No energy efficiency class has been provided.

- Let with sitting tenant
- Renovated around 2019
- Cold rent €260, never increased
- 43.89 m² on the third floor
- District heating
- No lift, no balcony

Key facts

Type	Apartment
Town	Oberhausen
Federal state	North Rhine-Westphalia
Postcode	46045
Living area	43.89 m²
Rooms	1
Floor	3rd floor
Year of construction	1976
Status	already let

Energy demand	171.6 kWh/(m²·a)
Energy source	district heating
Reference	7538k

The location

Oberhausen is a city of about 210,000 people in the Ruhr area of North Rhine-Westphalia, between Duisburg and Essen. It grew as a coal and steel town and is now largely residential, with good links to the rest of the Ruhr conurbation.

The building is in a side street in the Osterfeld part of the city, among other multi-storey residential buildings. Local public transport stops can be reached on foot, and shops for daily needs, schools, doctors and sports grounds are in the surrounding area. The A42 motorway provides road access to the wider region. Centro, one of the largest shopping centres in Germany, is a few minutes away.

Who it suits. This apartment suits an investor looking for a small, already let unit in the Ruhr area with modest running costs and a rent that has stayed unchanged since 2019.

What it costs in total

Real estate transfer tax (North Rhine-Westphalia, 6.5%)	€2,795
Notary and land register (approx. 1.5–2%)	€645–860
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

Purchase costs

Total cost	**€49,655**

Yield

Gross rental yield	11.80 %
Net rental yield	7.98 %

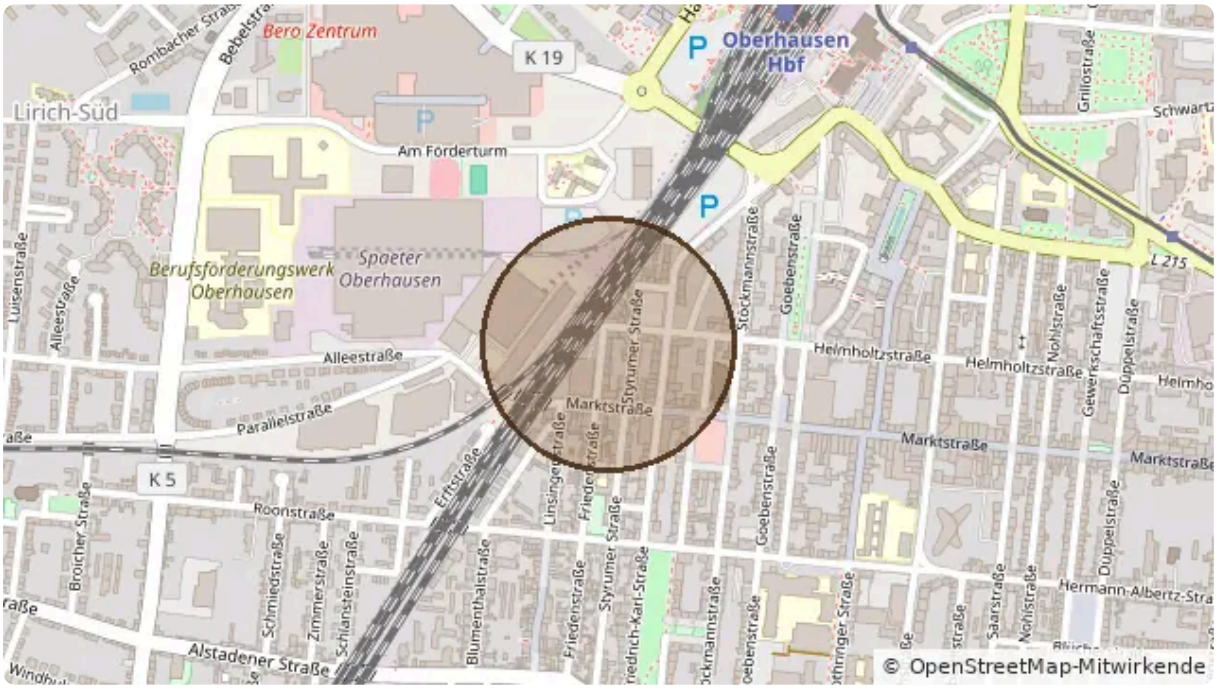
Financing

Loan	€34,759
Monthly instalment	€180 / month
Monthly surplus (before tax)	**€151 / 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

46045 Oberhausen · View on Google Maps

Bus Untere Marktstraße	1 min walk
Bus Friedrich-Karl-Straße	2 min walk
Railway station Oberhausen Hbf	10 min walk

Supermarket Hayat Supermarkt	1 min walk
Bakery Kamps	5 min walk
Pharmacy Industrie-Apotheke	5 min walk
Doctor Hautarztpraxis Klaus Christoph Nückel	5 min walk
Nursery Städtische Kita Oberhausen	4 min walk
School Anne-Frank-Realschule	8 min walk
Park Saporoshje-Platz	6 min walk

29 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



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