



## Germany. Gelsenkirchen. Apartment building



### Agenten-Info

Name: Юрий М  
E-Mail: youland@mail.ru  
Name der Firma: EUROPE GmbH  
Land: Russland  
Spezialgebiete:  
Telefon: +7921 (906) 737-7  
Sprachen: English, Russian  
Webseite: <http://www.youland.org>

### Anzeigen-Details

Immobilie für: Kaufen  
Preis: USD 779,649.42

#### Standort

Land: Deutschland  
Staat/Region/Provinz: Nordrhein-Westfalen  
Stadt: Gelsenkirchen  
Adresse: Гельзенкирхен  
Veröffentlicht: 18.06.2025

#### Beschreibung:

Germany. Gelsenkirchen. Apartment building in the city center. Apartment building in the very center  
45879 Gelsenkirchen - Stadtmitte, 463 m<sup>2</sup> (plot of land 280 m<sup>2</sup>)

Object code: 16803

Online viewing Remote purchase

€670,000

€1,447/m<sup>2</sup>

Object type

apartment buildings

Year of construction

1911/1965/2003/2021

Floor

1-2-3-4

Total area

463 m<sup>2</sup>

Object status

rented

Number of rooms

8 apartments

Annual income (actual)

€37,980 (5.66%)



---

Annual income (potential)

€43,980

Apartment building with 8 apartments. Major renovations were made in 2021. (the price includes repairs).

The following was replaced in the house:

- the heating system (a new boiler, a boiler were installed, new pipes were laid),
- new windows with 3-chamber double-glazed windows were installed,
- the electrics, wiring, sockets, switches were completely replaced, a new electrical panel was installed, new distribution boxes in each apartment
- the doors in the entrance and interior doors in the apartments were replaced,
- new plumbing was installed in the bathrooms and tiles were laid according to modern standards,
- new wallpaper was pasted in all apartments, the walls were painted, new laminate flooring was laid.

At the moment, 8 out of 8 apartments have already been rented out, the annual income is 37,980 euros / year.

For example, the buyer can leave 1 apartment in the house for personal use.

Year of construction 1911. Renovations were carried out in 1965/2003/2021.

Number of floors 4 floors.

Living area 463 m<sup>2</sup>

Rental rates:

For example - a one-room apartment of 36 m<sup>2</sup> is rented at a price of (KM 275 euros + 125 euros NK) = WM 400 euros (including heating)

For example, a 3-room apartment of 78 m<sup>2</sup> in this house is rented for (KM 550 euros + 180 euros NK) = WM 730 euros (including heating)

Annual income can be increased upon purchase to - 43980 €

The house is conveniently located: only 300 m to the central shopping pedestrian street and 500 m to the central station!

Buyer's co

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

Telefon:

+7921 (90673) 77-

IMLIX ID:

IX6.652.315

