



## Germany. Neuss. 1-room apartment



### Στοιχεία μεσίτη

Όνομα: Юрій М  
Email: youland@mail.ru  
Όνομα εταιρείας: EUROPE Gmbh  
Χώρα: Russia  
Specialties:  
Τηλέφωνο: +7921 (906) 737-7  
Languages: English, Russian  
Site: <http://www.youland.org>

### Στοιχεία καταχώρησης

Ακίνητο για: Πώληση  
Τιμή: USD 81,250.22

### Τοποθεσία

Χώρα: Germany  
Νομός/Περιοχή/Επαρχία: North Rhine-Westphalia  
Πόλη: Neuss  
Διεύθυνση: Hořc  
Δημοσιεύθηκε: 26/06/2025

### Περιγραφή:

Germany. Neuss. 1-room apartment with balcony and a beautiful view directly at the Rheinparkcenter. Rented.

North Rhine-Westphalia

Hammfeld, 41460 Neuss

69,000 €

Floor 9 of 16

30 m<sup>2</sup>

Available after consultation

Room 1

Bedroom 1

Bathroom 1

Year of construction 1972

Property condition Well-kept

Central heating

This studio apartment for rent with a view of the Rhine is located in a well-kept apartment building built in 1972 in Neuss, right next to the popular Rheinparkcenter amusement park.

The 30 m<sup>2</sup> living area includes a kitchenette, while the adjoining living room with access to the covered balcony also houses the sleeping area. Finally, the apartment has a bathroom with a shower.

The offer includes a cellar.

The apartment has been rented out since the beginning of 2011. The windows in the entire apartment



were replaced in 2013.

The rental income has been adjusted as of December 1, 2024 and is calculated as follows:

€270.00 base rent +

€250.00 operating costs prepaid =

€520.00 rent, including heating

According to the current budget, the monthly maintenance fee for the condominium is €331.00. Since there is currently only one person using it, the actual consumption is significantly lower than €331.00, so you can count on a discount.

The non-transferable part of the operating costs, including deductions to reserves, is €75.00.

There is a satellite system for TV reception. The heating is centralized, gas-fired. The property is looked after and maintained by a caretaker service. The property is located in the Barbaraviertel in the northeast of Neuss.

The infrastructure is very well developed.

We will sell your apartment or house.

There is a choice of apartments and houses in various budgets, including commercial properties.

## Lease terms

Date Available:

## Contact information

Τηλέφωνο:

+7921 (90673) 77-

IMLIX ID:

IX6.655.219

