



Germany. Düsseldorf. Plot of land with building pe



Στοιχεία μεσίτη

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Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 4,581,166.72

Τοποθεσία

Χώρα:	Germany
Νομός/Περιοχή/Επαρχία:	North Rhine-Westphalia
Πόλη:	Düsseldorf
Διεύθυνση:	Дюссельдорф
Δημοσιεύθηκε:	22/07/2025

Περιγραφή:

Germany. Düsseldorf. Plot of land with building permit.

Plot of land (with building permit) 40229 Düsseldorf, 1772 m²

Object code: 17961

Online viewing Remote purchase

4,000,000 €

Floor 1-2-3-4

Total plot area 1772 m² (possible to build 2211.9 m²) m²

Object status available

Number of rooms 95 apartments

Annual income (actual) on request €

Annual income (possible) on request €

Düsseldorf Eller (student apartments)

Project for the construction of 95 apartments on a plot of land in Düsseldorf.

The city expresses its clear support for such planning.

The basic project data are as follows:

- The purchase price of the project, including land, building permit and financing: 4,000,000 euros.
- The payment of this amount is subject to a condition precedent, which will also be notarized.
- Distribution of the purchase price:
 - o At the notarization, the amount of 2,800,000 euros will be declared as the purchase price of the property (to optimize the transfer tax).



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- o The remaining 1,200,000 euros will be reflected in a separate invoice, which includes financing from NRW Bank, building permit and other project-related services.
 - o The commission is paid by the Buyer in the amount of +5.95% of 4,000,000 euros after the notarization of the transaction.
 - o submitted for financing 12,000,000 euros to NRW Bank, 6,000,000 euros will have to be repaid on very favorable terms
- Plot of land with building permit for 95 student apartments
40229 Düsseldorf – subsidized new building with financing from NRW.BANK
- Location
Düsseldorf-Eller, cadastral area: Flur 16 / Flurstück 222
Central micro location with excellent transport accessibility and high demand for rent in the student segment.
- Main parameters of the property
Category Details
Property type Land plot with planned development
Plot area 1,772 m²
Planned number of apartments 95 student apartments with common areas
Apartment area approx. 22.75 m² each
Total living area (incl. common areas) approx. 3,022.10 m²

Lease terms

Date Available:

Contact information

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IX6.917.684

