



## Germany. Dusseldorf. Residential apartment buildin



### Information de l'agent

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### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 3,008,557.37

#### Location

Pays: Allemagne  
État/Région/Province: Rhénanie du Nord-Westphalie  
Ville: Düsseldorf  
Adresse: Дюссельдорф  
Soumis: 14/06/2025

#### Description:

Germany. Dusseldorf. Residential apartment building.

Investment project in Dusseldorf, Germany, 1635 m2

Dusseldorf Object code: 17783

Online viewing Remote purchase

2,575,000 €

€/m2

Object type

investment projects

Year of construction

2025

Floor

1-2-3-4-5

Total area

of apartments and townhouses 1610 sq. m. m2

Object status

available

Number of rooms

20 residential units, 17 parking spaces

Annual income (actual)

actual 781,000 (~ 30.33%) €



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The project provides for the construction of a residential complex with a restaurant and underground parking in the city of Dusseldorf

Land area 1635 sq. m.

Total area of apartments and townhouses 1610 sq. m.

Restaurant area 200 sq. m.

Residential units 20, including 4 townhouses

Above-ground parking spaces 17 units

Cost of land with registration: 2,575,000 euros

Preliminary cost of construction: 6,370,000 euros

Total costs 8,945,000 euros

Project implementation 10,507,000 euros

Expected income 1,562,000 euros

Our company is co-founding the turnkey project with the investor.

Profits from the project are distributed in accordance with the established shares.

Required volume of own investments 2,575,000 euros.

The investor's income is 781,000 euros, which is 30.33% of the invested amount for the entire duration of the project or 20.22% per year.

Planned project implementation period: 18 months from the date of receiving the building permit.

Commission for the investor + 3.57% of the investment amount

Additional information can be provided upon request.

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**

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IX6.645.950

