

# Germany. Düsseldorf. Plot of land with building pe



## Information de l'agent

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## Détails de l'annonce

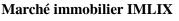
Propriété à: Prix:

Vendre USD 4,637,924.37

### Location

LICCHNICH	
Pays:	Allemagne
État/Région/Province:	Rhénanie du Nord-Westphalie
Ville:	Düsseldorf
Adresse:	Дюссельдорф
Soumis:	20/06/2025
Description:	
Germany. Düsseldorf. Plot of 1	and with building permit.
Plot of land (with building perr	nit) 40229 Düsseldorf, 1772 m2
Object code: 17961	
Online viewing Remote purcha	se
4,000,000 €	
Floor 1-2-3-4	
Total plot area 1772 m2 (possil	ble to build 2211.9 m2) m2
Object status available	
Number of rooms 95 apartmen	ts
Annual income (actual) on requ	iest €
Annual income (possible) on re	equest €
Düsseldorf Eller (student apart	ments)
Project for the construction of	95 apartments on a plot of land in Düsseldorf.
The city expresses its clear sup	port for such planning.
The basic project data are as fo	llows:
• The purchase price of the pro	ject, including land, building permit and financing: 4,000,000 euros.
	s subject to a condition precedent, which will also be notarized.
• Distribution of the purchase p	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  $1.772 \text{ m}^2$ Planned number of apartments 95 student apartments with common areas Apartment area approx.  $22.75 \text{ m}^2$  each Total living area (incl. common areas) approx.  $3,022.10 \text{ m}^2$ 

Lease terms

Date Available:

#### **Contact information**

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