



## Germany. Düsseldorf. Plot of land with building pe



### Informazioni sull'Agente

Nome: Юрий М  
E-mail: youland@mail.ru  
Nome della ditta: EUROPE Gmbh  
Nazione: Russia  
Specialties:  
Telefono: +7921 (906) 737-7  
Languages: English, Russian  
Sito web: <http://www.youland.org>

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: USD 4,691,042.6

#### Posizione

Nazione: Germany  
Stato / Regione / Provincia: North Rhine-Westphalia  
Città: Düsseldorf  
Indirizzo: Дюссельдорф  
Pubblicato: 22/07/2025

#### Descrizione:

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).



---

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 m<sup>2</sup>

Planned number of apartments 95 student apartments with common areas

Apartment area approx. 22.75 m<sup>2</sup> each

Total living area (incl. common areas) approx. 3,022.10 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

Telefono:

+7921 (90673) 77-

IMLIX ID:

IX6.917.684

