



## Germany. Neuss. 1-room apartment



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 80,153.25

### Location

Country: Germany  
State/Region/Province: North Rhine-Westphalia  
City: Neuss  
Address: Нойс  
Posted: Jun 26, 2025

### Description:

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**

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