



## Германия. Оберхаузен. Квартира 52м2. Квартира в 46



### Agent Info

Name: Юрий М  
Email: [youland@mail.ru](mailto:youland@mail.ru)  
Company: EUROPE Gmbh  
Name:  
Country: Russia  
Specialties:  
Phone: +7921 (906) 737-7  
Languages: English, Russian  
Website: <http://www.youland.org>

### Listing details

Property for: Sale  
Price: USD 85,709.46

### Location

Country: Germany  
State/Region/Province: North Rhine-Westphalia  
City: Oberhausen  
Address: Оберхаузен  
Posted: Jun 19, 2025

### Description:

Germany. Oberhausen. Apartment 52m2. Apartment in 46049 Oberhausen, 52 m2

Object code: 17975

Online viewing Remote purchase

€73,476

€1,413/m2

Floor 2

Total area 52 m2

Object status rented

Number of rooms 2 rooms

Annual income (actual) on request €

Annual income (possible) on request €

Apartment in Germany – Oberhausen

Address: Roonstraße 46, 46049 Oberhausen

Apartment area: 52 m<sup>2</sup>

Floor: second from the ground (1OG)

Year of construction: 1925

A cozy 2-room apartment, ideal for both personal residence and for renting out.

The building is an old one, with typical early 20th century architecture.

The living area of 52 m<sup>2</sup> ensures functional use of space.



---

Situated in a quiet residential area of Oberhausen with good transport accessibility.

Advantages:

Low investment entry threshold

Potential for value increase after renovation

Convenient second floor - good liquidity in the rental market

Developed infrastructure nearby: shops, schools, public transport

Commission:

Commission for the Buyer +3.57% of the property value (including VAT), paid by the Buyer.

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**

IMLIX ID:

IX7.188.720

