



Germany. Neuss. 1-room apartment



Emlakçı Bilgisi

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İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 80,153.25

Konum

Ülke:	Germany
Eyalet/Bölge/ Şehir:	North Rhine-Westphalia
Şehir/İlçe:	Neuss
Adres:	Нойс
Yayınlandı:	26.06.2025

Açıklama:

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 m²

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 m² 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.



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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.

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Lease terms

Date Available:

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