



HOUSE · BUY · PROPERTY REF. 6000G

5% Yield! Multi-Family House with Additional Rental Potential in Plauen!

08525 Plauen · Haselbrunn · exact address on request

450.000 € Purchase price

Exposé as PDF

ROOMS

16

LIVING SPACE

560 m²

PLOT

505 m²

YEAR BUILT

1995

ENERGY CLASS

D

All details at a glance

Property ref.

6000g

Property type	House
Property types	House, Multi-family house
Marketing type	For sale
Purchase price	450.000 €
Commission	17,850 incl. VAT The commission is due upon notarisation of the purchase agreement.
Address	08525 Plauen, Haselbrunn
Rooms	16
Living space	560 m²
Plot	505 m²
Year built	1995
Balcony/terrace	No
Lift	No
Parking space	No
Condition	well-maintained
Storeys in the building	4
Usable area approx.	560
Last modernisation	1995
Fittings	Standard
Rental income	€1,928.77 / month
Heating type	Central heating
Primary energy source	Heavy fuel gas

Online since	2.9.2026
Last updated	22.9.2026

Features

The flats are in a normal, well-maintained condition. Some living areas are fitted with laminate flooring. The bathrooms and kitchens feature tiled surfaces. The building as a whole presents itself in a solid overall condition.

The heating system was installed in 1995. The energy certificate was issued on 24 April 2019. The energy consumption value is 147 kWh/(m²·a), energy efficiency class D.

The property is suitable both for capital investors and investors interested in future development potential and additional income opportunities.

- Cellar

Description

For sale is a multi-family house located on Morgenbergstraße in Plauen. According to the energy certificate, the building was constructed in 1905 and comprises four storeys with seven residential units, offering a total living area of approximately 561.60 m². Currently, six of the seven flats are let. The current monthly net cold rent income amounts to €1,928.77. The recoverable service charges total €1,273.23 per month, resulting in a current gross monthly rent (including heating and utilities) of approximately €3,222.

There is also further potential for rental income growth:

A garage is currently under negotiation for letting, which could generate additional net income of approximately €240 per month. In addition, a small unit on the ground floor right, with an area of approximately 15.59 m², is currently vacant. Upon re-letting, additional monthly income of around €100–150 or potentially more could be achieved.

Energy certificate (mandatory disclosures under the German Buildings Energy Act, GEG)



Energy efficiency class D
102,47 kWh/(m²·a) final energy consumption

Certificate type	Energy source	Heating system year
Consumption certificate	Heavy natural gas	1905
Year of construction		
1995		

Location

The property is located on Morgenbergstraße in Plauen, the largest city in the Vogtland region. The location is characterised by good infrastructure and solid transport connections. Shops, schools, kindergartens, and facilities for daily needs are all within a short distance.

The surrounding area also offers numerous leisure and recreational opportunities. Green spaces, the municipal forest, sports facilities, and other recreational amenities are located nearby. At the same time, residents benefit from good access to public transport, with bus and tram connections.

Plauen itself impresses as the economic and cultural centre of the Vogtland region, featuring historic architecture, diverse shopping opportunities, and good connections to the A72 motorway as well as regional rail services.

Morgenbergstraße has recently undergone infrastructural modernisation, including road construction works and renewal of the road surface.

The city has approximately 64,000 inhabitants.

For both large and small business owners, the city is very conveniently located in terms of transport connections.

The A72 motorway, located directly on the outskirts of the city, connects to the A9 Munich–Berlin motorway 30 km away.

The 'Lace City', internationally renowned for its 'Plauen Lace', records a low unemployment rate (the third-lowest in Saxony).

The city centre can be reached within a short time by public transport.

Facilities for daily needs (shops, day-care centres, schools) are within walking distance.

Cancellation policy & right of withdrawal

Cancellation Policy

Right of Cancellation

You have the right to cancel this contract within fourteen days without giving any reason.

The cancellation period is fourteen days from the day of conclusion of the contract.

To exercise your right of cancellation, you must inform us (L&B Immobiliya EuRus GmbH, Frankfurter Allee 18, 10247 Berlin, Tel: 030 76214976, Email: info@immobiliya.de) by means of a clear statement (e.g. a letter sent by post or an email) of your decision to cancel this contract. You may use the enclosed sample cancellation form, although this is not obligatory.

To meet the cancellation deadline, it is sufficient for you to send your notice of exercise of the right of cancellation before the cancellation period has expired.

Effects of Cancellation

If you cancel this contract, we shall reimburse to you all payments received from you, including delivery costs (with the exception of any additional costs arising from your choice of a type of delivery other than the least expensive standard delivery offered by us), without undue delay and no later than within fourteen days from the day on which we received notice of your cancellation of this contract. For this reimbursement, we will use the same means of payment that you used for the original transaction, unless expressly agreed otherwise with you; in no event will you be charged any fees for this reimbursement.

More photos



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



Image 8



Image 9

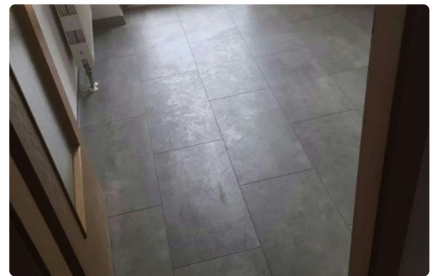


Image 10

L&B Immobiliya EuRuS GmbH · Frankfurter Allee 18 · 10247 Berlin · Ihr Ansprechpartner: Kate Lehmann, Telefon +49 30 76214975, kate.lehmann@immobiliya.de · info@immobiliya.de

Property no. 6000g · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.