



APARTMENT · BUY · PROPERTY REF. 6614C

Let, Furnished 2-Room Investment Property with Balcony and Parking Space - approx. 6.55% Rental Yield

09337 Hohenstein-Ernstthal · exact address on request

49.500 € Purchase price

Exposé as PDF

ROOMS

2

LIVING SPACE

44,9 m²

YEAR BUILT

1989

All details at a glance

Property ref.	6614c
Property type	Apartment

Property types	Apartment on upper floor, Apartment
Marketing type	For sale
Purchase price	49.500 €
Commission	€3,000 incl. VAT The commission is due upon the effectiveness of the purchase agreement and is payable immediately.
Address	09337 Hohenstein-Ernstthal
Rooms	2
Living space	44,9 m²
Year built	1989
Floor	3th floor
Balcony/terrace	No
Lift	No
Parking space	Yes
Floor level	3
Rental income	€383 / month
Heating type	Central heating
Primary energy source	Gas
Online since	2.9.2026
Last updated	22.9.2026

Features

- 2 rooms
- approx. 45 m² living space
- Laminate flooring in the living areas, tiles in the hallway and bathroom

- Fitted kitchen
- Furnished
- Interior bathroom with bathtub
- Balcony
- Outdoor parking space
- Quiet residential location

With its furnishings, fitted kitchen, balcony, private parking space, cellar and existing tenancy, the flat offers excellent conditions for investors.

● Cellar

● Fitted kitchen

Description

For sale is a let two-room apartment in a well-maintained multi-family building built in 1989, located in a quiet and attractive residential area of Hohenstein-Ernstthal.

The residential complex was divided into individual freehold apartments in the mid-1990s. Since the conversion, the owners' association has continuously invested in the maintenance and modernisation of the common property. Measures already carried out include the replacement of the windows, the redesign of the façade and entrance areas, the renewal of the heating system, and the creation of car parking spaces.

The apartment is located on the 3rd floor and has a living area of approximately 45 m². The well-thought-out floor plan comprises a cosy bedroom, a bright living room, and a separate kitchen with an existing fitted kitchen. The bathroom is equipped with a bathtub. Laminate flooring throughout the living areas creates a pleasant and homely ambience.

A private outdoor parking space and a separate cellar compartment complement the offer, providing additional comfort and practical storage space. Heating is provided via a gas central heating system.

The apartment is fully furnished and freshly let, making it particularly suitable for investors seeking an already tenanted property with a manageable investment volume.

The monthly cold rent is €270, plus €113 for heating and utility costs. The monthly warm rent therefore totals €383.

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



Energy efficiency class -
107 kWh/(m²·a) final energy consumption

Certificate type	Energy source	Heating system year
Consumption certificate	Gas	1989
Year of construction		
1989		

Location

The apartment is located in Wüstenbrand, a district of Hohenstein-Ernstthal in the district of Zwickau (Saxony). The district lies approximately 7 km east of Hohenstein-Ernstthal and around 20 km south of Chemnitz.

The surroundings are quiet and close to nature. Nearby forests and fields offer ideal opportunities for walks and leisure activities. At the same time, good infrastructure is available: shopping facilities, schools, kindergartens, and medical facilities are all within easy reach.

The A4 motorway can be reached in around 15 minutes, providing good connections to Chemnitz, Dresden, and Leipzig. Public transport is within walking distance.

This location combines relaxed living amid greenery with excellent transport connections.

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 will expire 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) of your decision to cancel this contract by means of a clear statement (e.g. a letter sent by post or an email). You may use the attached model cancellation form, although it is not mandatory.

To meet the cancellation deadline, it is sufficient for you to send your communication concerning the 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 the costs of delivery (with the exception of the supplementary costs resulting from your choice of a type of delivery other than the least expensive type of standard delivery offered by us), without undue delay and in any event not later than fourteen days from the day on which we received notification of your cancellation of this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless expressly agreed otherwise with you; in any event, you will not incur any fees as a result of such reimbursement.

More photos



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



Image 8



Image 9



Image 10

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Property no. 6614c · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.