



APARTMENT · BUY · PROPERTY REF. 7156P

LEASEHOLD (Erbbaurecht) for 99 years, a secure capital investment!

50997 Cologne · Meschenich · exact address on request

84.900 € Purchase price

Exposé as PDF

ROOMS

3

LIVING SPACE

64,6 m²

YEAR BUILT

1974

All details at a glance

Property ref.	7156p
Property type	Apartment
Property types	Apartment, Flat

Marketing type	For sale
Purchase price	84.900 €
Commission	EUR 5,000 incl. VAT The commission is earned upon effectiveness of the purchase agreement and is payable immediately!
Address	50997 Cologne, Meschenich
Rooms	3
Living space	64,6 m²
Year built	1974
Floor	5th floor
Balcony/terrace	Yes
Lift	Yes
Parking space	Yes
Condition	well-maintained
Floors in building	16
Floor level	5
Bedrooms	1
Bathrooms	1
Available from	by arrangement
Fittings	Simple
Service charge	€392
Rental income	€850 / month
Heating type	District heating

Primary energy source	District heating
Online since	2.9.2026
Last updated	22.9.2026

Features

The apartment is located on the 5th floor of a multi-family building comprising a total of 167 apartments. It offers a living area of 64.6 m² and comprises 3 rooms. The apartment is unrenovated and is being sold as such, giving prospective buyers the opportunity to fit it out according to their own wishes.

Roof: Flat roof

Exterior walls: Exposed aggregate concrete facade

Windows: PVC windows, partly double-glazed

Bathroom: The bathroom is tiled

Heating/hot water: District heating supply

Loggia: The apartment features a loggia, providing additional outdoor space.

● Balcony/Terrace

● Passenger lift

Description

For sale is a 3-room apartment, type D.

The apartment and the multi-family building are situated on a plot of land that has been under leasehold (Erbbaurecht) since 1972. The leasehold has a term of 99 years and expires in 2071. The entire ground rent has already been paid in full, meaning the new owner will incur no costs as a result.

The apartment has been permanently let since 01.06.2023.

Basic rent: EUR 550.00 per month

Operating costs: EUR 300.00 per month

Total rent (incl. utilities): EUR 850.00 per month

Service charges: EUR 414.00 per month

The apartment represents a solid source of income. For investors, this offers the opportunity for stable returns, while the unrenovated property holds potential for future value appreciation.

This multi-family building represents an attractive opportunity for investors seeking a stable return through long-term rental income. The leasehold offers long-term use of the land until 2071, which should be taken into account when determining the price.

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



Energy efficiency class -

Certificate type

Consumption certificate

Energy source

District heating

Heating system year

1974

Year of construction

1974

Location

The apartment is located in the Mechernich district, a quiet and green area in the south of Cologne, with good access to public transport and major roads. The surrounding area offers a pleasant mix of urban comfort and rural charm. Shopping facilities, schools and leisure amenities are all in the immediate vicinity.

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 the contract is concluded.

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 declaration (e.g. a letter sent by post or an email) of your decision to cancel this contract. You may use the enclosed model cancellation form, although this is not mandatory.

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

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 cheapest standard delivery offered by us), without undue delay and no later than fourteen days from the day on which we received notice of your cancellation of this contract. For this reimbursement, we shall use the same means of payment that you used for the original transaction, unless expressly agreed otherwise with you; in no case will you be charged any fees as a result of this reimbursement.

More photos



Image 2



Image 3

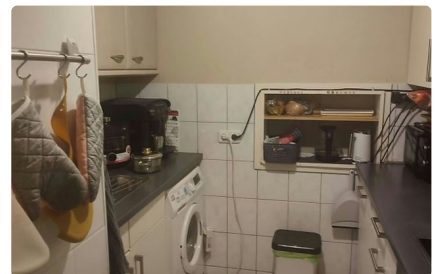


Image 4



Image 5



Image 6



Image 7

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. 7156p · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.