



APARTMENT · BUY · PROPERTY REF. 7158Q

Solid Capital Investment on Leasehold Land!!!

50997 Cologne · Meschenich · exact address on request

64.900 € Purchase price

Exposé as PDF

ROOMS

2

LIVING SPACE

40,3 m²

YEAR BUILT

1974

ENERGY CLASS

F

All details at a glance

Property ref.	7158q
Property type	Apartment
Property types	Apartment, Flat

Marketing type	For sale
Purchase price	64.900 €
Commission	EUR 4,000 incl. VAT The commission is earned upon the effectiveness of the notarised purchase contract (KV) and is payable immediately!
Address	50997 Cologne, Meschenich
Rooms	2
Living space	40,3 m²
Year built	1974
Floor	13th floor
Balcony/terrace	Yes
Lift	Yes
Parking space	No
Floors in building	16
Floor level	13
Bedrooms	1
Bathrooms	1
Available from	by arrangement
Service charge	€250
Rental income	€550 / month
Main energy source	District heating
Online since	2.9.2026

Last updated

22.9.2026

Features

The apartment is located on the 13th floor of a multi-family building comprising a total of 167 apartments. It offers a living area of 40.30 m² and comprises 2 rooms. The apartment is unrenovated and is being let in its current condition, giving prospective buyers the opportunity to design it according to their own preferences.

Roof: Flat roof

Exterior walls: Exposed aggregate concrete façade

Windows: PVC windows, partially 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

This offer relates to a 2-room apartment, type B.

The apartment and the multi-family building are situated on a plot of land that has been under leasehold (Erbbaurecht) since 1973. The leasehold has a term of 99 years and expires in 2072. The entire leasehold ground rent has already been paid in full, meaning the new owner will incur no further costs in this respect.

The apartment has been continuously let since 16 November 2023.

Basic rent (cold rent): EUR 390.00 per month

Operating costs: EUR 160.00 per month

Total rent (warm rent): EUR 550.00 per month

Service charge (Hausgeld): EUR 293.00 per month

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

This multi-family building presents an attractive opportunity for investors seeking stable returns through long-term rental income. The leasehold arrangement allows use of the land until 2072, which should be taken into account when determining the price.

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



Energy efficiency class F
174 kWh/(m²·a) final energy consumption

Certificate type	Energy source	Heating system year
Consumption certificate	District heating	174
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 connections 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 within close proximity.

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) 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 enclosed sample cancellation form, although this 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 delivery costs (with the exception of any additional costs resulting from your choice of a type of delivery other than the least expensive standard delivery offered by us), without undue delay and in any event not 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 event will you be charged any fees as a result of such reimbursement.

More photos



Image 2

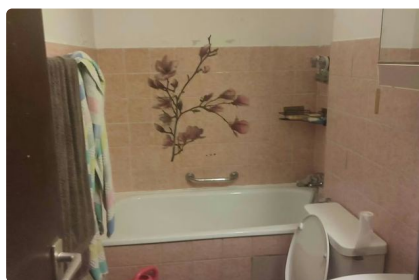


Image 3

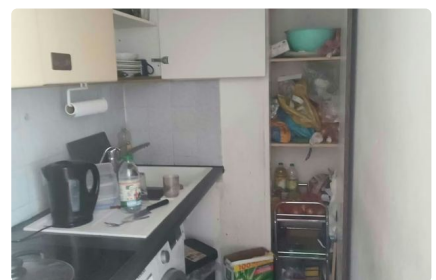


Image 4

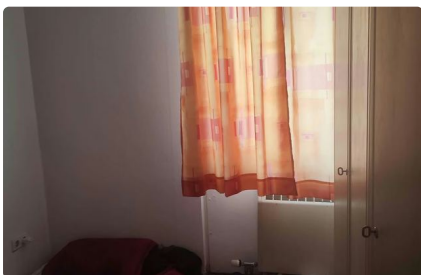


Image 5



Image 6

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. 7158q · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.