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APARTMENT · BUY · PROPERTY REF. 7538K

Attractive Spacious 1-Room Apartment as a Capital Investment

46045 Oberhausen · exact address on request

43.000 € Purchase price

ROOMS	LIVING SPACE	YEAR BUILT
1	43,89 m²	1976

All details at a glance

Property ref.	7538k
Property type	Apartment
Property types	Apartment, Flat

Marketing type	For sale
Purchase price	43.000 €
Commission	3,000 euros incl. VAT. The commission is due upon the effectiveness of the purchase agreement and is payable immediately.
Address	46045 Oberhausen
Rooms	1
Living space	43,89 m^2
Year built	1976
Floor	3th floor
Balcony/terrace	No
Lift	No
Parking space	No
Floors in the building	4
Floor level	3
Last modernisation	2020
Service charge	211 €
Rental income	423 € / month
Primary energy source	District heating
Online since	19.3.2026
Last updated	6.11.2026

Features

- **Living space:** approx. 43.89 m^2

- 3rd floor (no lift)
- Central heating
- No balcony

Layout: bright, spacious living/sleeping room with adjoining kitchen, hallway and shower room.

Description

This well-maintained, spacious 1-room apartment on the 3rd floor of a 4-storey apartment building built in 1976 offers an ideal opportunity for investors. With approx. 43.89 m^2 of living space, the unit impresses with its well-thought-out layout.
The apartment was renovated in approximately 2019 and re-let. It achieves a monthly net cold rent of 260 euros (never increased) and a warm rent of 423 €. The monthly service charge (Hausgeld) is 211 €.

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

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Energy efficiency class –
171,6 kWh/(m^2·a) final energy consumption

Certificate type	Energy source	Heating system year
Demand-based energy certificate	District heating	1977

Year of construction
1976

Location

You can find further offers at www.immobiliya.de

The property is located on a side street of Oberhausen in the city centre, in the Osterfeld district. Public transport stops are within easy walking distance. Amenities for daily needs, churches, schools, sports and play areas, and medical care are available in the immediate vicinity. The regional motorway network can be reached via the A42 motorway. The surrounding development consists of multi-storey residential buildings.
The well-known shopping centre “Centro0” can be reached within a few minutes.

More photos









YOUR CONTACT PERSON

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Property no. 7538k · As of 6.11.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.

Cancellation policy & right of withdrawal

Cancellation policy

If a brokerage contract is concluded, consumers have the following right of withdrawal:

Right of withdrawal

You have the right to withdraw from this brokerage contract within fourteen days without giving any reason.

The withdrawal period will expire after fourteen days from the day of the conclusion of the contract.

To exercise the right of withdrawal, you must inform us (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@internationale-immobilienvermittlung.de) of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post or an email). You may use the attached model withdrawal form, but it is not obligatory.

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

Effects of withdrawal

If you withdraw from 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 are informed about your decision to withdraw from this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless you have expressly agreed otherwise; in any event, you will not incur any fees as a result of such reimbursement.

If you requested to begin the performance of services during the withdrawal period, you shall pay us an amount which is in proportion to what has been provided until you have communicated to us your withdrawal from this contract, in comparison with the full coverage of the contract.

End of cancellation policy

German original

Widerrufsbelehrung

Im Falle eines zustande kommenden Maklervertrages haben Verbraucher das folgende Widerrufsrecht:

Widerrufsrecht

Sie haben das Recht, binnen vierzehn Tagen ohne Angabe von Gründen den Maklervertrag zu widerrufen.

Die Widerrufsfrist beträgt vierzehn Tage ab dem Tag des Vertragsabschlusses.

Um Ihr Widerrufsrecht auszuüben, müssen Sie uns (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@internationale-immobilienvermittlung.de) mittels einer eindeutigen Erklärung (z. B. ein mit der Post versandter Brief oder eine E-Mail) über Ihren Entschluss, diesen Vertrag zu widerrufen, informieren. Sie können dafür das beigefügte Muster-Widerrufsformular verwenden, das jedoch nicht vorgeschrieben ist.

Zur Wahrung der Widerrufsfrist reicht es aus, dass Sie die Mitteilung über die Ausübung des Widerrufsrechts vor Ablauf der Widerrufsfrist absenden.

Folgen des Widerrufs

Wenn Sie diesen Vertrag widerrufen, haben wir Ihnen alle Zahlungen, die wir von Ihnen erhalten haben, einschließlich der Lieferkosten (mit Ausnahme der zusätzlichen Kosten, die sich daraus ergeben, dass Sie eine andere Art der Lieferung als die von uns angebotene, günstigste Standardlieferung gewählt

haben), unverzüglich und spätestens binnen vierzehn Tagen ab dem Tag zurückzuzahlen, an dem die Mitteilung über Ihren Widerruf dieses Vertrags bei uns eingegangen ist. Für diese Rückzahlung verwenden wir dasselbe Zahlungsmittel, das Sie bei der ursprünglichen Transaktion eingesetzt haben, es sei denn, mit Ihnen wurde ausdrücklich etwas anderes vereinbart; in keinem Fall werden Ihnen wegen dieser Rückzahlung Entgelte berechnet.

Haben Sie verlangt, dass die Dienstleistungen während der Widerrufsfrist beginnen soll, so haben Sie uns einen angemessenen Betrag zu zahlen, der dem Anteil der bis zu dem Zeitpunkt, zu dem Sie uns von der Ausübung des Widerrufsrechts hinsichtlich dieses Vertrags unterrichten, bereits erbrachten Dienstleistungen im Vergleich zum Gesamtumfang der im Vertrag vorgesehenen Dienstleistungen entspricht.

Ende der Widerrufsbelehrung