



APARTMENT · BUY · PROPERTY REF. 7544

Attention tradespeople! Apartment in need of substantial renovation, approx. 31 m² in Oberhausen

46117 Oberhausen · Osterfeld-West · exact address on request

29.900 € Purchase price

Exposé as PDF

ROOMS

1

LIVING SPACE

31 m²

YEAR BUILT

1960

ENERGY CLASS

E

All details at a glance

Property ref.	7544
Property type	Apartment

Property types	Apartment, Flat
Marketing type	For sale
Purchase price	29.900 €
Commission	EUR 4,000 inclusive of VAT. The commission is due upon notarisation of the purchase agreement.
Address	46117 Oberhausen, Osterfeld-West
Rooms	1
Living space	31 m ²
Year built	1960
Floor	2th floor
Balcony/terrace	No
Lift	No
Parking space	No
Floor	2
Available from	immediately
Service charge	€246.18
Heating type	Central heating
Primary energy source	District heating
Online since	2.9.2026
Last updated	22.9.2026

Features

! Please note: an occupied apartment on the ground floor with the same layout is also for sale in the same building. A package sale is preferred.

- Basement

Description

For sale is a compact apartment located at Greenstr. 23 in 46117 Oberhausen. The apartment is situated on the 2nd floor of a solidly built multi-family house with a total of four full storeys and a converted attic.

With approximately 31.06 m² of living space, the apartment is particularly suitable for singles, commuters, or as a compact investment property due to its manageable size. According to the available valuation documents, the building, constructed in 1960, has been modernised.

The building comprises a total of 10 residential units and has a basement.

The apartment is currently unoccupied. Following the departure of the last tenant, the apartment is in need of substantial renovation and is being sold in its current condition.

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



Energy efficiency class E

160 kWh/(m²·a) final energy consumption

Certificate type

Demand-based energy certificate

Energy source

District heating

Heating system year

1960

Year of construction

1960

Location

The property is located on Greenstraße in Oberhausen-Osterfeld, within an established residential area. Shopping facilities, services, and public transport are all available in the immediate vicinity. The bus stop Osterfeld Mitte and the Oberhausen-Osterfeld Süd railway station are easily accessible. The Osterfelder Markt and various leisure facilities are also located nearby.

The location therefore offers short distances for daily needs as well as good connections to public transport.

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 the 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 this is not obligatory.

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

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 are informed about your decision to cancel 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.

More photos



Image 2



Image 3

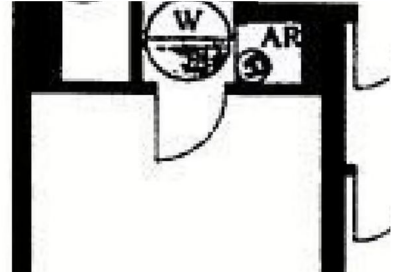


Image 4



Image 5

L&B Immobiliya EuRuS GmbH · Frankfurter Allee 18 · 10247 Berlin · Ihr Ansprechpartner: Luba Baumgärtner, Telefon +49 30 76214976, luba.baumgaertner@immobiliya.de · info@immobiliya.de

Property no. 7544 · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.