



APARTMENT · BUY · PROPERTY REF. 4001A

Let 2-room apartment in a central location in Pinneberg – a rewarding investment in the Hamburg area

25421 Pinneberg · exact address on request

129.900 € Purchase price

Exposé as PDF

ROOMS

2

LIVING SPACE

42,94 m²

YEAR BUILT

1969

ENERGY CLASS

G

All details at a glance

Property ref.	4001a
Property type	Apartment
Property types	Apartment, Flat

Marketing type	For sale
Purchase price	129.900 €
Commission	€5,000 incl. VAT The commission is earned upon the due date of the notarial purchase agreement (KV)!
Address	25421 Pinneberg
Rooms	2
Living space	42,94 m ²
Year built	1969
Floor	3th floor
Balcony/terrace	No
Lift	Yes
Parking space	No
Condition	well maintained
Floors in building	9
Floor level	3
Bedrooms	1
Bathrooms	1
Usable area approx.	42.94
Available from	by arrangement
Fittings	Simple
Service charge	€294
Rental income	€320 / month

Heating type	District heating
Online since	22.9.2026
Last updated	22.9.2026

Features

Breakdown of living space:

Living room: 21.63 m²

Bedroom: 8.25 m²

Hallway: 4.26 m²

Kitchen: 3.96 m²

Bathroom with WC: 3.84 m²

Storage room: 1.00 m²

The apartment has been let since 1 May 2015 and is particularly suitable as an investment property with an existing, long-standing tenancy agreement.

Rental details:

Basic rent: €320.00 per month

Service charge advance payment: €165.00 per month

Total rent (incl. service charges): €485.00 per month

Annual net basic rent: €3,840.00

The heating system is a combined heat and power (CHP) unit. This means that one system generates both electricity and heat simultaneously.

● Passenger lift

● Cellar

Description

This is a let two-room apartment with a living area of 42.94 square metres. The property is located on the second floor of an apartment building constructed in 1969.

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



Energy efficiency class G

146,1 kWh/(m²·a) final energy consumption

Certificate type

Consumption certificate

Energy source

–

Heating system year

1969

Year of construction

1969

Location

The apartment is situated in a central location in Pinneberg, directly on the north-western edge of the Hamburg metropolitan region. Due to its proximity to Hamburg, the location is particularly popular among commuters.

Pinneberg railway station and various bus connections are easily accessible. The S-Bahn line S3 provides a direct connection to Hamburg city centre. The A23 motorway also offers good access towards Hamburg and the surrounding area by car.

Shops for daily needs, doctors, restaurants and various service providers are located in the immediate vicinity. The combination of good infrastructure, short distances to amenities and proximity to Hamburg makes this location attractive both for tenants and for investors.

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 notice of 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 the additional costs resulting from your having chosen 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 such reimbursement.

More photos



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



Image 8



Image 9

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. 4001a · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.