



APARTMENT · BUY · PROPERTY REF. 7182S

PLEASE READ THE DESCRIPTION! Well-maintained 1-room apartment in Wuppertal

42107 Wuppertal · Elberfeld · exact address on request

25.000 € Purchase price

Exposé as PDF

ROOMS

1

LIVING SPACE

43 m²

YEAR BUILT

1899

All details at a glance

Property ref.	7182s
Property type	Apartment
Property types	Apartment

Marketing type	For sale
Purchase price	25.000 €
Commission	€3,000 incl. VAT The commission is due upon the effectiveness of the purchase agreement (KV)!
Address	42107 Wuppertal, Elberfeld
Rooms	1
Living space	43 m²
Year built	1899
Floor	5th floor
Balcony/terrace	No
Lift	No
Parking space	No
Condition	well maintained
Floors in the building	5
Floor level	5
Bedrooms	1
Bathrooms	1
Usable area approx.	43
Available from	by arrangement
Fittings	Standard
Service charge	360 €
Rental income	491 € / month

Heating type	Central heating
Primary energy source	Gas
Online since	2.9.2026
Last updated	22.9.2026

Features

The rear building (courtyard building) is to be demolished. Demolition has already been approved; corresponding quotations are available. The special levies required for this have already been resolved and paid.

However, at the last owners' meeting it became known that long-standing damp damage in the rear building has meanwhile also caused impairments to the front building. For this reason, additional refurbishment works to the staircases are now required. Further special levies are currently being raised for this purpose.

Whether further costs will arise beyond this cannot be guaranteed with certainty at present. According to the current assessment, however, the measures already resolved should initially be sufficient.

- Cellar

Description

Offered for sale is a let 43 m² one-room apartment, located in a distinguished, historic building dating from 1899.

The apartment is situated on the top, 5th floor and offers a living area of approx. 43 m². It has been fully renovated and fitted with a new central gas heating system. A private cellar compartment also belongs to the apartment.

The apartment is let for €491 including service charges. Of this, the basic rent is €300 and the service charges are €191.

Energy certificate (mandatory disclosures under the German Buildings Energy



Energy efficiency class -

Certificate type

-

Energy source

Gas

Heating system year

-

Year of construction

1899

Location

The location in the centre of Wuppertal offers excellent infrastructure: public transport stops, various shopping facilities, banks, medical practices and everything needed for daily life are all in the immediate vicinity.

Wuppertal is the largest city in the Bergisches Land region in the west of North Rhine-Westphalia. The city is regarded as the capital, as well as the economic, industrial and cultural centre of the region. Known as the "metropolis in green", Wuppertal lies south of the Ruhr area, at the geographical heart of the Rhine-Ruhr metropolitan region. Düsseldorf is only about 30 km away, Cologne approximately 40 km, and Essen around 23 km.

As a university city with around 354,000 inhabitants, Wuppertal is the seventh-largest city in North Rhine-Westphalia and ranks among the state's most significant cities.

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 attached model cancellation form, although this is not obligatory.

To meet the cancellation deadline, it is sufficient for you to send your communication concerning your exercise of the right to cancel 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 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 expressly agreed otherwise with you; in no event will you incur any fees as a result of such reimbursement.

More photos



Image 2

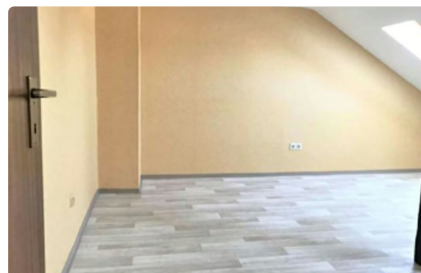


Image 3



Image 4

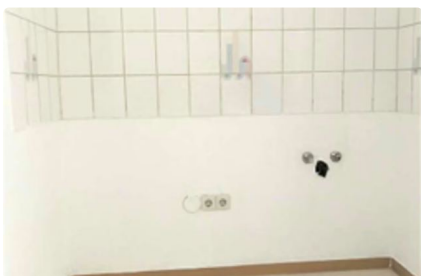


Image 5



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. 7182s · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.