



HOUSE · BUY · PROPERTY REF. 6000G

5% Yield! Multi-Family House with Additional Rental Potential in Plauen!

08525 Plauen · Haselbrunn · exact address on request

450.000 € Purchase price

Exposé as PDF

ROOMS

16

LIVING SPACE

560 m²

PLOT

505 m²

YEAR BUILT

1995

ENERGY CLASS

D

All details at a glance

Property ref.

6000g

Property type	House
Property types	House, Multi-family house
Marketing type	For sale
Purchase price	450.000 €
Commission	17,850 incl. VAT The commission is due upon notarisation of the purchase agreement.
Address	08525 Plauen, Haselbrunn
Rooms	16
Living space	560 m²
Plot	505 m²
Year built	1995
Balcony/terrace	No
Lift	No
Parking space	No
Condition	well-maintained
Storeys in the building	4
Usable area approx.	560
Last modernisation	1995
Fittings	Standard
Rental income	€1,928.77 / month
Heating type	Central heating
Primary energy source	Heavy fuel gas

Online since	2.9.2026
Last updated	22.9.2026

Features

The flats are in a normal, well-maintained condition. Some living areas are fitted with laminate flooring. The bathrooms and kitchens feature tiled surfaces. The building as a whole presents itself in a solid overall condition.

The heating system was installed in 1995. The energy certificate was issued on 24 April 2019. The energy consumption value is 147 kWh/(m²·a), energy efficiency class D.

The property is suitable both for capital investors and investors interested in future development potential and additional income opportunities.

- Cellar

Description

For sale is a multi-family house located on Morgenbergstraße in Plauen. According to the energy certificate, the building was constructed in 1905 and comprises four storeys with seven residential units, offering a total living area of approximately 561.60 m². Currently, six of the seven flats are let. The current monthly net cold rent income amounts to €1,928.77. The recoverable service charges total €1,273.23 per month, resulting in a current gross monthly rent (including heating and utilities) of approximately €3,222.

There is also further potential for rental income growth:

A garage is currently under negotiation for letting, which could generate additional net income of approximately €240 per month. In addition, a small unit on the ground floor right, with an area of approximately 15.59 m², is currently vacant. Upon re-letting, additional monthly income of around €100–150 or potentially more could be achieved.

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



Energy efficiency class D

102,47 kWh/(m²·a) final energy consumption

Certificate type	Energy source	Heating system year
Consumption certificate	Heavy natural gas	1905
Year of construction		
1995		

Location

The property is located on Morgenbergstraße in Plauen, the largest city in the Vogtland region. The location is characterised by good infrastructure and solid transport connections. Shops, schools, kindergartens, and facilities for daily needs are all within a short distance.

The surrounding area also offers numerous leisure and recreational opportunities. Green spaces, the municipal forest, sports facilities, and other recreational amenities are located nearby. At the same time, residents benefit from good access to public transport, with bus and tram connections.

Plauen itself impresses as the economic and cultural centre of the Vogtland region, featuring historic architecture, diverse shopping opportunities, and good connections to the A72 motorway as well as regional rail services.

Morgenbergstraße has recently undergone infrastructural modernisation, including road construction works and renewal of the road surface.

The city has approximately 64,000 inhabitants.

For both large and small business owners, the city is very conveniently located in terms of transport connections.

The A72 motorway, located directly on the outskirts of the city, connects to the A9 Munich–Berlin motorway 30 km away.

The 'Lace City', internationally renowned for its 'Plauen Lace', records a low unemployment rate (the third-lowest in Saxony).

The city centre can be reached within a short time by public transport.

Facilities for daily needs (shops, day-care centres, schools) are within walking distance.

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@immobiliya.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@immobiliya.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

More photos



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



Image 8



Image 9



Image 10

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Property no. 6000g · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.