



APARTMENT · BUY · PROPERTY REF. 7543

Well-maintained, tenanted apartment of approx. 31 m² in Oberhausen

46117 Oberhausen · Osterfeld-West · exact address on request

39.900 € Purchase price

Exposé as PDF

ROOMS

1

LIVING SPACE

31 m²

YEAR BUILT

1960

ENERGY CLASS

E

All details at a glance

Property ref.	7543
Property type	Apartment
Property types	Ground-floor apartment, Apartment

Marketing type	For sale
Purchase price	39.900 €
Commission	4,000 euros incl. 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
Balcony/terrace	No
Lift	No
Parking space	No
Service charge	239.41 €
Rental income	390 € / month
Heating type	Central heating
Primary energy source	District heating
Online since	2.9.2026
Last updated	22.9.2026

Features

! Please note: in the same building, a vacant apartment in need of renovation with the same floor plan is also for sale on the 2nd floor. A package sale is preferred.

- Basement/Cellar

Description

Offered for sale is a compact apartment at Greenstraße 23, 46117 Oberhausen. The apartment is located on the ground floor of a solidly built multi-family house, which comprises a total of four full storeys plus a converted attic storey.

Due to its manageable size, the approx. 31.06 m² apartment is particularly suitable for singles, commuters, or as a compact investment property. The building, constructed in 1960, was modernised according to the available valuation documents.

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

The apartment has been let since 2017. The gross rent amounts to EUR 390/month. Of this, the net cold rent is EUR 230, and the advance payment for heating and ancillary costs is EUR 160.

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, in an established residential area. Shops, services, and public transport are available in the immediate vicinity. The Osterfeld Mitte bus stop and Oberhausen-Osterfeld Süd railway station are both easily accessible. The Osterfelder Markt and various leisure facilities are also nearby.

The location thus offers short distances for everyday needs as well as good connections to public transport.

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

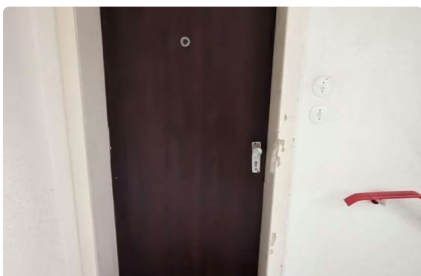


Image 5



Image 6

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. 7543 · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.