



APARTMENT · BUY · PROPERTY REF. 6614C

## Let, Furnished 2-Room Investment Property with Balcony and Parking Space – approx. 6.55% Rental Yield

09337 Hohenstein-Ernstthal · exact address on request

**49.500 €** Purchase price

Exposé as PDF

ROOMS

**2**

LIVING SPACE

**44,9 m<sup>2</sup>**

YEAR BUILT

**1989**

### All details at a glance

|                |                                     |
|----------------|-------------------------------------|
| Property ref.  | 6614c                               |
| Property type  | Apartment                           |
| Property types | Apartment on upper floor, Apartment |

|                       |                                                                                                                     |
|-----------------------|---------------------------------------------------------------------------------------------------------------------|
| Marketing type        | For sale                                                                                                            |
| Purchase price        | 49.500 €                                                                                                            |
| Commission            | €3,000 incl. VAT The commission is due upon the effectiveness of the purchase agreement and is payable immediately. |
| Address               | 09337 Hohenstein-Ernstthal                                                                                          |
| Rooms                 | 2                                                                                                                   |
| Living space          | 44,9 m²                                                                                                             |
| Year built            | 1989                                                                                                                |
| Floor                 | 3th floor                                                                                                           |
| Balcony/terrace       | No                                                                                                                  |
| Lift                  | No                                                                                                                  |
| Parking space         | Yes                                                                                                                 |
| Floor level           | 3                                                                                                                   |
| Rental income         | €383 / month                                                                                                        |
| Heating type          | Central heating                                                                                                     |
| Primary energy source | Gas                                                                                                                 |
| Online since          | 2.9.2026                                                                                                            |
| Last updated          | 22.9.2026                                                                                                           |

## Features

- 2 rooms
- approx. 45 m² living space
- Laminate flooring in the living areas, tiles in the hallway and bathroom
- Fitted kitchen
- Furnished

- Interior bathroom with bathtub
- Balcony
- Outdoor parking space
- Quiet residential location

With its furnishings, fitted kitchen, balcony, private parking space, cellar and existing tenancy, the flat offers excellent conditions for investors.

● Cellar

● Fitted kitchen

## Description

For sale is a let two-room apartment in a well-maintained multi-family building built in 1989, located in a quiet and attractive residential area of Hohenstein-Ernstthal.

The residential complex was divided into individual freehold apartments in the mid-1990s. Since the conversion, the owners' association has continuously invested in the maintenance and modernisation of the common property. Measures already carried out include the replacement of the windows, the redesign of the façade and entrance areas, the renewal of the heating system, and the creation of car parking spaces.

The apartment is located on the 3rd floor and has a living area of approximately 45 m<sup>2</sup>. The well-thought-out floor plan comprises a cosy bedroom, a bright living room, and a separate kitchen with an existing fitted kitchen. The bathroom is equipped with a bathtub. Laminate flooring throughout the living areas creates a pleasant and homely ambience.

A private outdoor parking space and a separate cellar compartment complement the offer, providing additional comfort and practical storage space. Heating is provided via a gas central heating system.

The apartment is fully furnished and freshly let, making it particularly suitable for investors seeking an already tenanted property with a manageable investment volume.

The monthly cold rent is €270, plus €113 for heating and utility costs. The monthly warm rent therefore totals €383.

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



## Energy efficiency class –

107 kWh/(m<sup>2</sup>·a) final energy consumption

### Certificate type

Consumption certificate

### Energy source

Gas

### Heating system year

1989

### Year of construction

1989

## Location

The apartment is located in Wüstenbrand, a district of Hohenstein-Ernstthal in the district of Zwickau (Saxony). The district lies approximately 7 km east of Hohenstein-Ernstthal and around 20 km south of Chemnitz.

The surroundings are quiet and close to nature. Nearby forests and fields offer ideal opportunities for walks and leisure activities. At the same time, good infrastructure is available: shopping facilities, schools, kindergartens, and medical facilities are all within easy reach.

The A4 motorway can be reached in around 15 minutes, providing good connections to Chemnitz, Dresden, and Leipzig. Public transport is within walking distance.

This location combines relaxed living amid greenery with excellent transport connections.

## 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](mailto: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](mailto: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

---

**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. 6614c · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.