



APARTMENT · BUY · PROPERTY REF. 7158Q

Solid Capital Investment on Leasehold Land!!!

50997 Cologne · Meschenich · exact address on request

64.900 € Purchase price

Exposé as PDF

ROOMS

2

LIVING SPACE

40,3 m²

YEAR BUILT

1974

ENERGY CLASS

F

All details at a glance

Property ref.	7158q
Property type	Apartment
Property types	Apartment, Flat
Marketing type	For sale

Purchase price	64.900 €
Commission	EUR 4,000 incl. VAT The commission is earned upon the effectiveness of the notarised purchase contract (KV) and is payable immediately!
Address	50997 Cologne, Meschenich
Rooms	2
Living space	40,3 m ²
Year built	1974
Floor	13th floor
Balcony/terrace	Yes
Lift	Yes
Parking space	No
Floors in building	16
Floor level	13
Bedrooms	1
Bathrooms	1
Available from	by arrangement
Service charge	€250
Rental income	€550 / month
Main energy source	District heating
Online since	2.9.2026
Last updated	22.9.2026

Features

The apartment is located on the 13th floor of a multi-family building comprising a total of 167 apartments. It offers a living area of 40.30 m² and comprises 2 rooms. The apartment is unrenovated and is being let in its current condition, giving prospective buyers the opportunity to design it according to their own preferences.

Roof: Flat roof

Exterior walls: Exposed aggregate concrete façade

Windows: PVC windows, partially double-glazed

Bathroom: The bathroom is tiled

Heating/hot water: District heating supply

Loggia: The apartment features a loggia, providing additional outdoor space

● Balcony/Terrace

● Passenger lift

Description

This offer relates to a 2-room apartment, type B.

The apartment and the multi-family building are situated on a plot of land that has been under leasehold (Erbbaurecht) since 1973. The leasehold has a term of 99 years and expires in 2072. The entire leasehold ground rent has already been paid in full, meaning the new owner will incur no further costs in this respect.

The apartment has been continuously let since 16 November 2023.

Basic rent (cold rent): EUR 390.00 per month

Operating costs: EUR 160.00 per month

Total rent (warm rent): EUR 550.00 per month

Service charge (Hausgeld): EUR 293.00 per month

The apartment represents a solid source of income. For investors, this offers the opportunity for stable returns, while the unrenovated condition of the property offers potential for future value appreciation.

This multi-family building presents an attractive opportunity for investors seeking stable returns through long-term rental income. The leasehold arrangement allows use of the land until 2072, which should be taken into account when determining the price.

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



Energy efficiency class F

174 kWh/(m²·a) final energy consumption

Certificate type

Consumption certificate

Energy source

District heating

Heating system year

174

Year of construction

1974

Location

The apartment is located in the Mechernich district, a quiet and green area in the south of Cologne, with good connections to public transport and major roads. The surrounding area offers a pleasant mix of urban comfort and rural charm. Shopping facilities, schools and leisure amenities are all within close proximity.

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

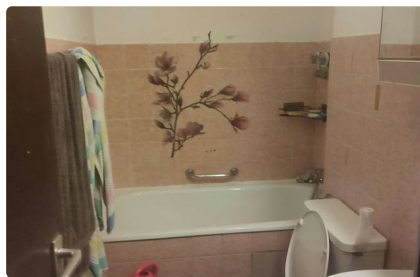


Image 3



Image 4

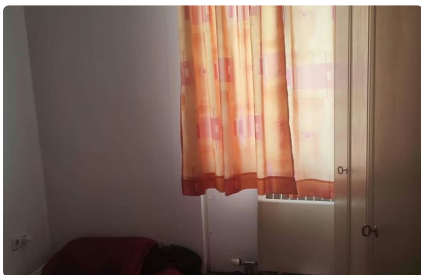


Image 5



Image 6

L&B Immobiliya EuRuS GmbH · Frankfurter Allee 18 · 10247 Berlin · Ihr Ansprechpartner: Kate Lehmann, Telefon +49 30 76214975, kate.lehmann@immobiliya.de · info@immobiliya.de

Property no. 7158q · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.