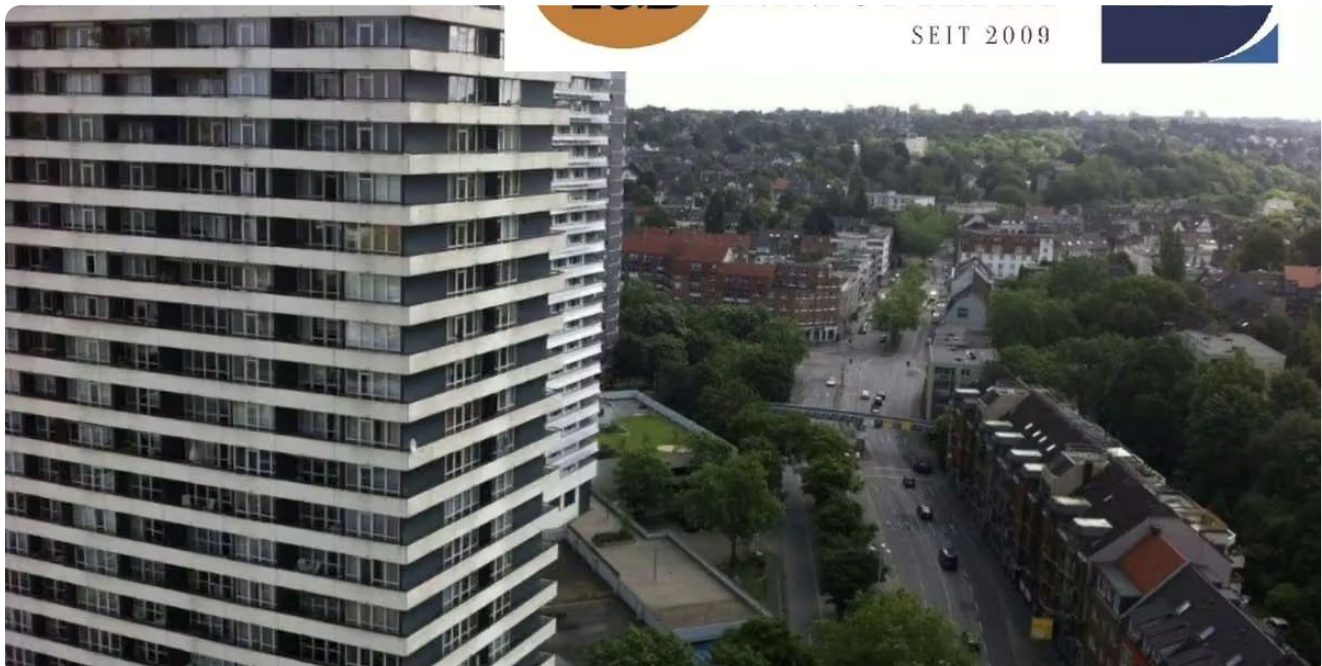




APARTMENT · BUY · PROPERTY REF. 7545A

Let 1-Room Apartment with Balcony and Panoramic Views

45468 Mülheim an der Ruhr · Mitte · exact address on request

49.900 € Purchase price

Exposé as PDF

ROOMS

1

LIVING SPACE

28,24 m²

YEAR BUILT

1973

ENERGY CLASS

F

All details at a glance

Property ref.	7545a
Property type	Apartment
Property types	Apartment, flat
Marketing type	For sale

Purchase price	49.900 €
Commission	€4,000 including VAT. The commission is due upon notarisation of the purchase agreement.
Address	45468 Mülheim an der Ruhr, Mitte
Rooms	1
Living space	28,24 m²
Year built	1973
Floor	14th floor
Balcony/terrace	Yes
Lift	Yes
Parking space	Yes
Floors in Building	22
Floor Level	14
Bathrooms	1
Service Charge	€329
Rental Income	€540 / month
Heating Type	Central Heating
Online since	2.9.2026
Last updated	22.9.2026

Features

● Balcony/Terrace

● Passenger lift

Description

For sale is a well-maintained one-room apartment on the 14th floor of a solidly constructed residential building dating from 1973. The living space measures approximately 28.24 m² and, thanks to its elevated position, offers a lovely view.

The apartment is particularly suitable for investors, as it has already been let since 2022 and thus provides an existing rental income.

- Basic rent: €360 per month
- Advance payment for utilities: €180 per month
- Total payment: €540 per month

The apartment comprises:

- a bright living/sleeping area
- a separate kitchen
- a bathroom
- a balcony
- a hallway/entrance area

The compact and functional layout makes the apartment particularly appealing to singles and working professionals.

In addition to the apartment, there is the option to purchase an underground parking space for €10,000.

The parking space is currently let and generates a monthly rent of €70.

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



Energy efficiency class F

165,4 kWh/(m²·a) final energy consumption

Certificate type

Demand-Based Certificate

Energy source

–

Heating system year

1973

Year of construction

1973

Location

The apartment is located at Hans-Böckler-Platz in a central position in Mülheim an der Ruhr. The surrounding area is characterised by a mix of residential and commercial use and offers good infrastructure for everyday needs.

Thanks to its central location, shops, dining options, doctors, pharmacies and other

everyday amenities are easily accessible. Mülheim's city centre, with its diverse shopping and leisure opportunities, is also in the immediate vicinity.

A particular advantage is the excellent connection to public transport. Bus and rail links provide quick access to the surrounding districts as well as neighbouring towns in the Ruhr region. The connection to the regional road network is also convenient.

Mülheim an der Ruhr is centrally located in the western Ruhr region, between Duisburg and Essen. The cities of Oberhausen, Duisburg and Essen are easily reachable both by car and by public transport. This makes the location particularly attractive for commuters.

For relaxation and leisure, the numerous green spaces and local recreation areas along the River Ruhr, as well as the city's diverse leisure facilities, are ideal.

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

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. 7545a · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.