



APARTMENT · BUY · PROPERTY REF. 7544

## Attention tradespeople! Apartment in need of substantial renovation, approx. 31 m<sup>2</sup> in Oberhausen

46117 Oberhausen · Osterfeld-West · exact address on request

**29.900 €** Purchase price

Exposé as PDF

ROOMS

**1**

LIVING SPACE

**31 m<sup>2</sup>**

YEAR BUILT

**1960**

ENERGY CLASS

**E**

### All details at a glance

|                |                 |
|----------------|-----------------|
| Property ref.  | 7544            |
| Property type  | Apartment       |
| Property types | Apartment, Flat |
|                |                 |

|                       |                                                                                                |
|-----------------------|------------------------------------------------------------------------------------------------|
| Marketing type        | For sale                                                                                       |
| Purchase price        | 29.900 €                                                                                       |
| Commission            | EUR 4,000 inclusive of VAT. The commission is due upon notarisation of the purchase agreement. |
| Address               | 46117 Oberhausen, Osterfeld-West                                                               |
| Rooms                 | 1                                                                                              |
| Living space          | 31 m <sup>2</sup>                                                                              |
| Year built            | 1960                                                                                           |
| Floor                 | 2th floor                                                                                      |
| Balcony/terrace       | No                                                                                             |
| Lift                  | No                                                                                             |
| Parking space         | No                                                                                             |
| Floor                 | 2                                                                                              |
| Available from        | immediately                                                                                    |
| Service charge        | €246.18                                                                                        |
| Heating type          | Central heating                                                                                |
| Primary energy source | District heating                                                                               |
| Online since          | 2.9.2026                                                                                       |
| Last updated          | 22.9.2026                                                                                      |

## Features

! Please note: an occupied apartment on the ground floor with the same layout is also for sale in the same building. A package sale is preferred.

- Basement

## Description

For sale is a compact apartment located at Greenstr. 23 in 46117 Oberhausen. The apartment is situated on the 2nd floor of a solidly built multi-family house with a total of four full storeys and a converted attic.

With approximately 31.06 m<sup>2</sup> of living space, the apartment is particularly suitable for singles, commuters, or as a compact investment property due to its manageable size. According to the available valuation documents, the building, constructed in 1960, has been modernised.

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

The apartment is currently unoccupied. Following the departure of the last tenant, the apartment is in need of substantial renovation and is being sold in its current condition.

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



Energy efficiency class E

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

|                                 |                  |                     |
|---------------------------------|------------------|---------------------|
| Certificate type                | Energy source    | Heating system year |
| Demand-based energy certificate | District heating | 1960                |
| Year of construction            |                  |                     |
| 1960                            |                  |                     |

## Location

The property is located on Greenstraße in Oberhausen-Osterfeld, within an established residential area. Shopping facilities, services, and public transport are all available in the immediate vicinity. The bus stop Osterfeld Mitte and the Oberhausen-Osterfeld Süd railway station are easily accessible. The Osterfelder Markt and various leisure facilities are also located nearby.

The location therefore offers short distances for daily 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](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) 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

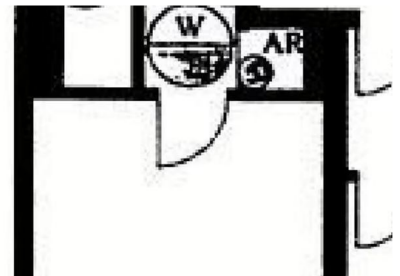


Image 4

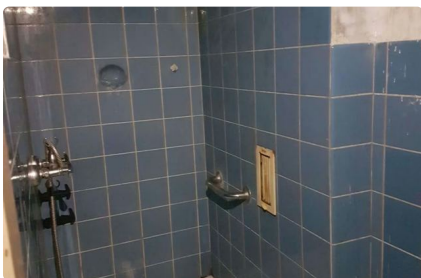


Image 5

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**L&B Immobiliya EuRuS GmbH** · Frankfurter Allee 18 · 10247 Berlin · Ihr Ansprechpartner: Luba Baumgärtner, Telefon +49 30 76214976, [luba.baumgaertner@immobiliya.de](mailto:luba.baumgaertner@immobiliya.de) · [info@immobiliya.de](mailto:info@immobiliya.de)

Property no. 7544 · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.