



APARTMENT · BUY · PROPERTY REF. 4001A

Let 2-room apartment in a central location in Pinneberg – a rewarding investment in the Hamburg area

25421 Pinneberg · exact address on request

129.900 € Purchase price

Exposé as PDF

ROOMS

2

LIVING SPACE

42,94 m²

YEAR BUILT

1969

ENERGY CLASS

G

All details at a glance

Property ref.	4001a
Property type	Apartment
Property types	Apartment, Flat

Marketing type	For sale
Purchase price	129.900 €
Commission	€5,000 incl. VAT The commission is earned upon the due date of the notarial purchase agreement (KV)!
Address	25421 Pinneberg
Rooms	2
Living space	42,94 m ²
Year built	1969
Floor	3th floor
Balcony/terrace	No
Lift	Yes
Parking space	No
Condition	well maintained
Floors in building	9
Floor level	3
Bedrooms	1
Bathrooms	1
Usable area approx.	42.94
Available from	by arrangement
Fittings	Simple
Service charge	€294
Rental income	€320 / month

Heating type	District heating
Online since	22.9.2026
Last updated	22.9.2026

Features

Breakdown of living space:

Living room: 21.63 m²

Bedroom: 8.25 m²

Hallway: 4.26 m²

Kitchen: 3.96 m²

Bathroom with WC: 3.84 m²

Storage room: 1.00 m²

The apartment has been let since 1 May 2015 and is particularly suitable as an investment property with an existing, long-standing tenancy agreement.

Rental details:

Basic rent: €320.00 per month

Service charge advance payment: €165.00 per month

Total rent (incl. service charges): €485.00 per month

Annual net basic rent: €3,840.00

The heating system is a combined heat and power (CHP) unit. This means that one system generates both electricity and heat simultaneously.

● Passenger lift

● Cellar

Description

This is a let two-room apartment with a living area of 42.94 square metres. The property is located on the second floor of an apartment building constructed in 1969.

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



Energy efficiency class G

146,1 kWh/(m²·a) final energy consumption

Certificate type

Consumption certificate

Energy source

–

Heating system year

1969

Year of construction

1969

Location

The apartment is situated in a central location in Pinneberg, directly on the north-western edge of the Hamburg metropolitan region. Due to its proximity to Hamburg, the location is particularly popular among commuters.

Pinneberg railway station and various bus connections are easily accessible. The S-Bahn line S3 provides a direct connection to Hamburg city centre. The A23 motorway also offers good access towards Hamburg and the surrounding area by car.

Shops for daily needs, doctors, restaurants and various service providers are located in the immediate vicinity. The combination of good infrastructure, short distances to amenities and proximity to Hamburg makes this location attractive both for tenants and for investors.

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

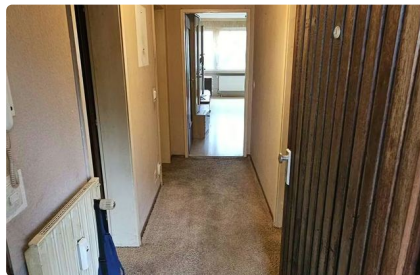


Image 9

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. 4001a · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.