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APARTMENT · BUY · PROPERTY REF. 7536K

Let 3-Room Apartment in Wuppertal

42277 Wuppertal · exact address on request

45.000 € Purchase price

ROOMS	LIVING SPACE	YEAR BUILT	ENERGY CLASS
3	55 m²	1960	F

All details at a glance

Property ref.	7536k
Property type	Apartment
Property types	Apartment, Flat
Marketing type	For sale

Purchase price	45.000 €
Commission	€3,000 incl. VAT The commission is due upon notarisation of the purchase contract.
Address	42277 Wuppertal
Rooms	3
Living space	55 m^2
Year built	1960
Floor	1th floor
Balcony/terrace	No
Lift	No
Parking space	No
Floor Level	1
Service Charge	€266
Rental Income	€564 / month
Heating Type	Central heating
Primary Energy Source	Oil
Online since	19.3.2026
Last updated	7.11.2026

Features

Please note that at the owners' meeting in 2024, the roof renovation, partial façade renovation and heating system renovation were approved.
The exact offers and amounts will be decided at the next meeting. The estimated costs for this apartment are expected to range between €10,000 and €15,000.

Description

This well-maintained 3-room apartment on the 1st floor of a multi-family house built in 1960 offers an attractive opportunity for investors. The apartment has been let to reliable tenants since 2014 and is ideally suited for long-term capital investment. The warm rent amounts to €564/month. The service charge amounts to €266 per month.
Divided into three well-proportioned rooms, a separate kitchen, a bathroom and a hallway, the apartment offers a functional living concept. A cellar room also belongs to the unit.
The building is heated via a central heating system using heating oil.

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

F

Energy efficiency class F

173,3 kWh/(m²·a) final energy consumption

Certificate type	Energy source	Heating system year
Demand-based certificate	Oil	1960

Year of construction

1960

Location

You will find further listings at www.immobiliya.de

The apartment is located in a central position in Wuppertal-Oberbarmen, just approx. 3 minutes' walk from the Wuppertal-Oberbarmen S-Bahn station – ideal for commuters or tenants requiring good transport connections.
Shops, schools, doctors and other everyday amenities are conveniently accessible. The nearby green spaces and the River Wupper also offer recreational opportunities.

More photos



IMG_7397



IMG_7393



IMG_7394



IMG_7396



YOUR CONTACT PERSON

Luba Baumgärtner

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Property no. 7536k · As of 7.11.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.

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@internationale-immobilienvermittlung.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@internationale-immobilienvermittlung.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