



APARTMENT · BUY · PROPERTY REF. 7182S

PLEASE READ THE DESCRIPTION! Well-maintained 1-room apartment in Wuppertal

42107 Wuppertal · Elberfeld · exact address on request

25.000 € Purchase price

Exposé as PDF

ROOMS

1

LIVING SPACE

43 m²

YEAR BUILT

1899

All details at a glance

Property ref.	7182s
Property type	Apartment
Property types	Apartment

Marketing type	For sale
Purchase price	25.000 €
Commission	€3,000 incl. VAT The commission is due upon the effectiveness of the purchase agreement (KV)!
Address	42107 Wuppertal, Elberfeld
Rooms	1
Living space	43 m²
Year built	1899
Floor	5th floor
Balcony/terrace	No
Lift	No
Parking space	No
Condition	well maintained
Floors in the building	5
Floor level	5
Bedrooms	1
Bathrooms	1
Usable area approx.	43
Available from	by arrangement
Fittings	Standard
Service charge	360 €
Rental income	491 € / month

Heating type	Central heating
Primary energy source	Gas
Online since	2.9.2026
Last updated	22.9.2026

Features

The rear building (courtyard building) is to be demolished. Demolition has already been approved; corresponding quotations are available. The special levies required for this have already been resolved and paid.

However, at the last owners' meeting it became known that long-standing damp damage in the rear building has meanwhile also caused impairments to the front building. For this reason, additional refurbishment works to the staircases are now required. Further special levies are currently being raised for this purpose.

Whether further costs will arise beyond this cannot be guaranteed with certainty at present. According to the current assessment, however, the measures already resolved should initially be sufficient.

- Cellar

Description

Offered for sale is a let 43 m² one-room apartment, located in a distinguished, historic building dating from 1899.

The apartment is situated on the top, 5th floor and offers a living area of approx. 43 m². It has been fully renovated and fitted with a new central gas heating system. A private cellar compartment also belongs to the apartment.

The apartment is let for €491 including service charges. Of this, the basic rent is €300 and the service charges are €191.

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



Energy efficiency class –

Certificate type

–

Energy source

Gas

Heating system year

–

Year of construction

1899

Location

The location in the centre of Wuppertal offers excellent infrastructure: public transport stops, various shopping facilities, banks, medical practices and everything needed for daily life are all in the immediate vicinity.

Wuppertal is the largest city in the Bergisches Land region in the west of North Rhine-Westphalia. The city is regarded as the capital, as well as the economic, industrial and cultural centre of the region. Known as the "metropolis in green", Wuppertal lies south of the Ruhr area, at the geographical heart of the Rhine-Ruhr metropolitan region. Düsseldorf is only about 30 km away, Cologne approximately 40 km, and Essen around 23 km.

As a university city with around 354,000 inhabitants, Wuppertal is the seventh-largest city in North Rhine-Westphalia and ranks among the state's most significant cities.

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 beigelegte 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

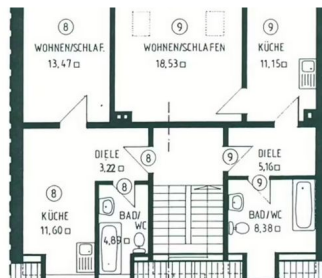


Image 9

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. 7182s · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.