

Exposé

Wohnung in Köln

**Köln: Renovated 3-room apartment, approx. 5% ROI,
Commission-FREE [INVESTMENT]**



Objekt-Nr. OM-472826

Wohnung

Verkauf: **260.000 €**

Ansprechpartner:
Jule

50996 Köln
Nordrhein-Westfalen
Deutschland

Baujahr	1962	Übernahme	Nach Vereinbarung
Zimmer	3,00	Zustand	saniert
Wohnfläche	75,00 m ²	Schlafzimmer	2
Nutzfläche	75,00 m ²	Badezimmer	1
Energieträger	Fernwärme	Etage	2. OG
Hausgeld mtl.	350 €	Heizung	Zentralheizung

Exposé - Beschreibung

Objektbeschreibung

Built for expat buyers who want to invest in German real estate the right way, with a focus on cashflow-generating properties for people building wealth, without the obstacles of financing, paperwork, or navigating an unfamiliar market alone.

The process runs start to finish: the right property gets sourced, renovations are overseen where needed, and owners are connected with reliable property management once the purchase is complete. No money down on these properties, so buyers can grow a portfolio without tying up large amounts of capital upfront.

Description:

This freshly renovated 3-room apartment in Köln is being offered directly, with the seller covering all closing costs.

The apartment is 75 m², well laid out, and bright. It suits investors buying their first property as well as those adding to an existing portfolio, and it can be handed over already rented, so income starts right away.

Price breakdown:

- Net purchase price (Nettokaufpreis): €260,000 (excluding closing costs)
- Closing costs of ~€22,000 are covered by the seller, so you pay €0

Key figures:

- Approx. 5% ROI
- Approx. €1,100 cold rent per month
- €0 closing costs for the buyer
- No agent, no commission
- Financing support available to help minimize the equity you need to put in

If you're an expat looking to invest in Germany and want to understand how this process works, reach out to discuss how it all comes together. If this particular unit is no longer available, let the seller know what you're looking for. There are usually other properties available.

No agent inquiries, please.

Ausstattung

Fußboden:

Laminat, Fliesen

Weitere Ausstattung:

Balkon, Keller, Duschbad

Sonstiges

All information in this listing is based on my own knowledge as well as information provided to me by third parties. Despite careful review, I cannot accept any liability for the accuracy, completeness or up-to-dateness of the information contained herein. All details, in particular regarding floor areas, tenancy conditions, returns, fixtures and other property data, are provided solely as non-binding preliminary information. Errors, changes and prior sale remain expressly reserved. Only the provisions of the notarised purchase contract are legally binding.

Lage

Honestly, the location is one of the things I like most about this apartment. It sits in a well-connected residential part of Köln, one of Germany's largest and most in-demand rental markets, with everything close by and the rest of the Rhineland within easy reach.

Shops, doctors, schools and kindergartens are just a few minutes away, and the city centre, with its cafés, restaurants and the buzz around the Altstadt and the Rhine, is close at hand. There's plenty of green nearby too, from the Kölner Grüngürtel to the parks and promenades along the river, which makes the whole area very pleasant to live in.

And the connections are excellent: a strong public transport network with KVB trams and S-Bahn, plus quick access to the autobahn ring (A1, A3, A4 and A57), so you can quickly reach Düsseldorf, Bonn, Leverkusen and the surrounding business hubs. Exactly the kind of location that stays in demand, whether you want to move in yourself or rent it out.

Infrastruktur:

Apotheke, Lebensmittel-Discount, Allgemeinmediziner, Kindergarten, Grundschule, Hauptschule, Realschule, Gymnasium, Gesamtschule, Öffentliche Verkehrsmittel

Exposé - Energieausweis

Energieausweistyp	Verbrauchsausweis
Erstellungsdatum	ab 1. Mai 2014
Endenergieverbrauch	112,00 kWh/(m ² a)
Energieeffizienzklasse	D

Exposé - Galerie



Bathroom

Exposé - Galerie



Room 3



Kitchen

Exposé - Galerie



Living room