

# Exposé

## Wohnung in Bonn

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



Objekt-Nr. OM-472829

### Wohnung

Verkauf: **255.000 €**

Ansprechpartner:  
Jule

53115 Bonn  
Nordrhein-Westfalen  
Deutschland

Baujahr	1959	Zustand	saniert
Zimmer	3,00	Schlafzimmer	2
Wohnfläche	76,00 m <sup>2</sup>	Badezimmer	1
Nutzfläche	76,00 m <sup>2</sup>	Etage	1. OG
Hausgeld mtl.	360 €	Heizung	Zentralheizung
Übernahme	sofort		

# 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 Bonn is being offered directly, with the seller covering all closing costs.

The apartment is 76 m<sup>2</sup>, 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): €255,000 (excluding closing costs)
- Closing costs of ~€22,000 are covered by the seller, so you pay €0

Key figures:

- Approx. 5% ROI
- Approx. €1,060 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:**

Keller, Vollbad

## 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 sought-after residential part of Bonn, everything is close by, and you're quickly in Köln as well as the rest of the Rhineland.

Shops, doctors, schools and kindergartens are just a few minutes away, and the city centre, with its cafés, restaurants and everything you need, is right around the corner. There's a lot of green nearby too, from the Rheinaue park to the promenades along the Rhine and the Siebengebirge hills just outside the city, which makes the whole area very pleasant to live in.

And the connections are excellent: good public transport with Stadtbahn and regional trains, and the A565, A555 and A59 are right nearby, so you can quickly reach Köln and the surrounding business hubs, with Köln/Bonn Airport not far away. As a UN city and home to major employers like Deutsche Post DHL and Deutsche Telekom, Bonn keeps steady rental demand from international professionals. 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	115,00 kWh/(m <sup>2</sup> a)
Energieeffizienzklasse	D

## Exposé - Galerie



Bathroom

# Exposé - Galerie



Bedroom 2



Kitchen

# Exposé - Galerie



Livingroom