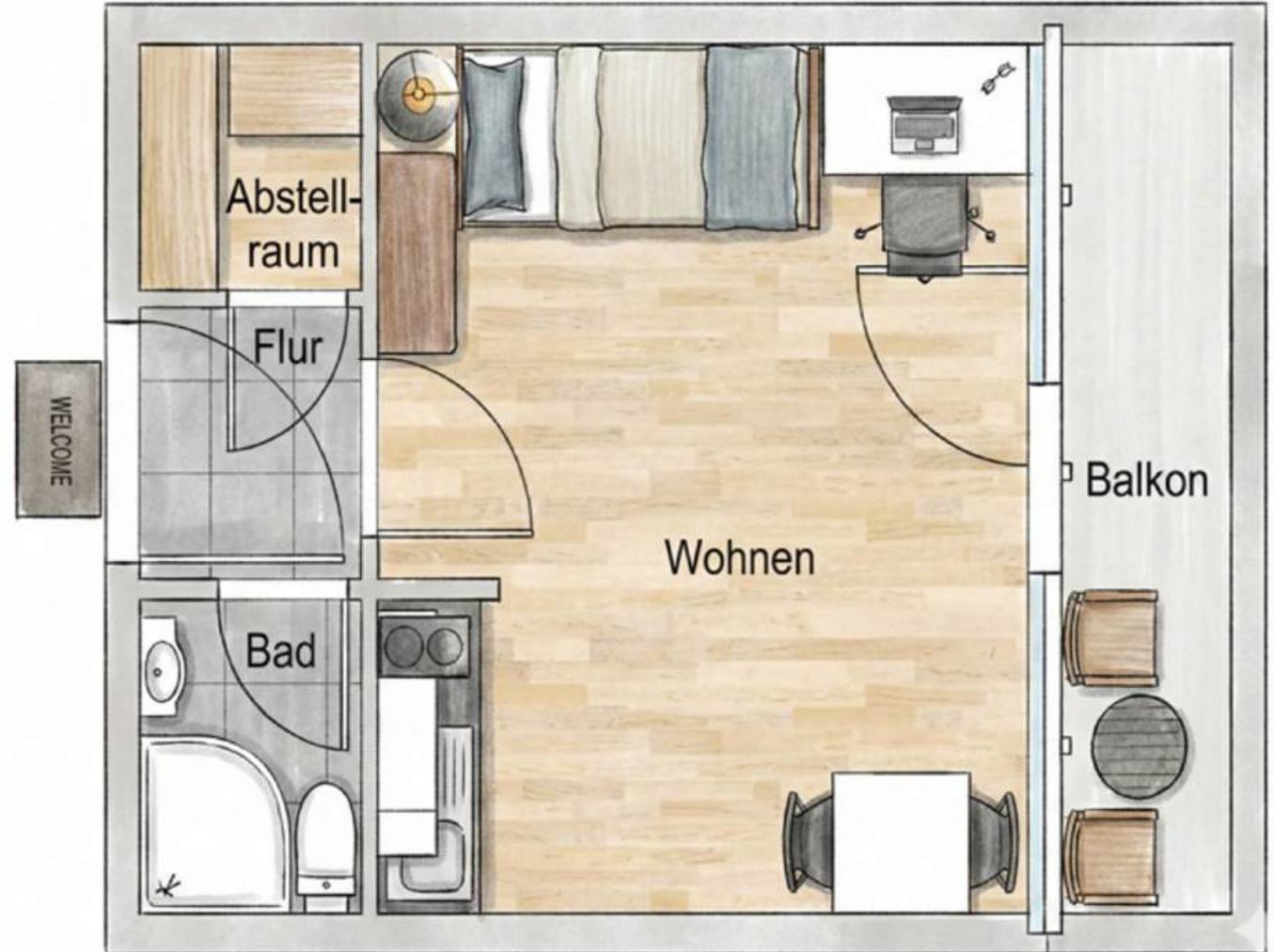


EXPOSÉ

Commission-free 5 minutes to the University

Bright studio apartment with South-West loggia
Mannheim - Neckarau / Almenhof

Disclaimer: E. & O.E., translated with Google



Key Facts



Purchase Price

120.000 €

Living Space:

Approx. 27 m²

Rooms

1 / Studio

Floor

1st Floor (with elevator)

Year of Construction:

Approx. 1983

Heating

District heating

Condition

Partially renovated

Availability

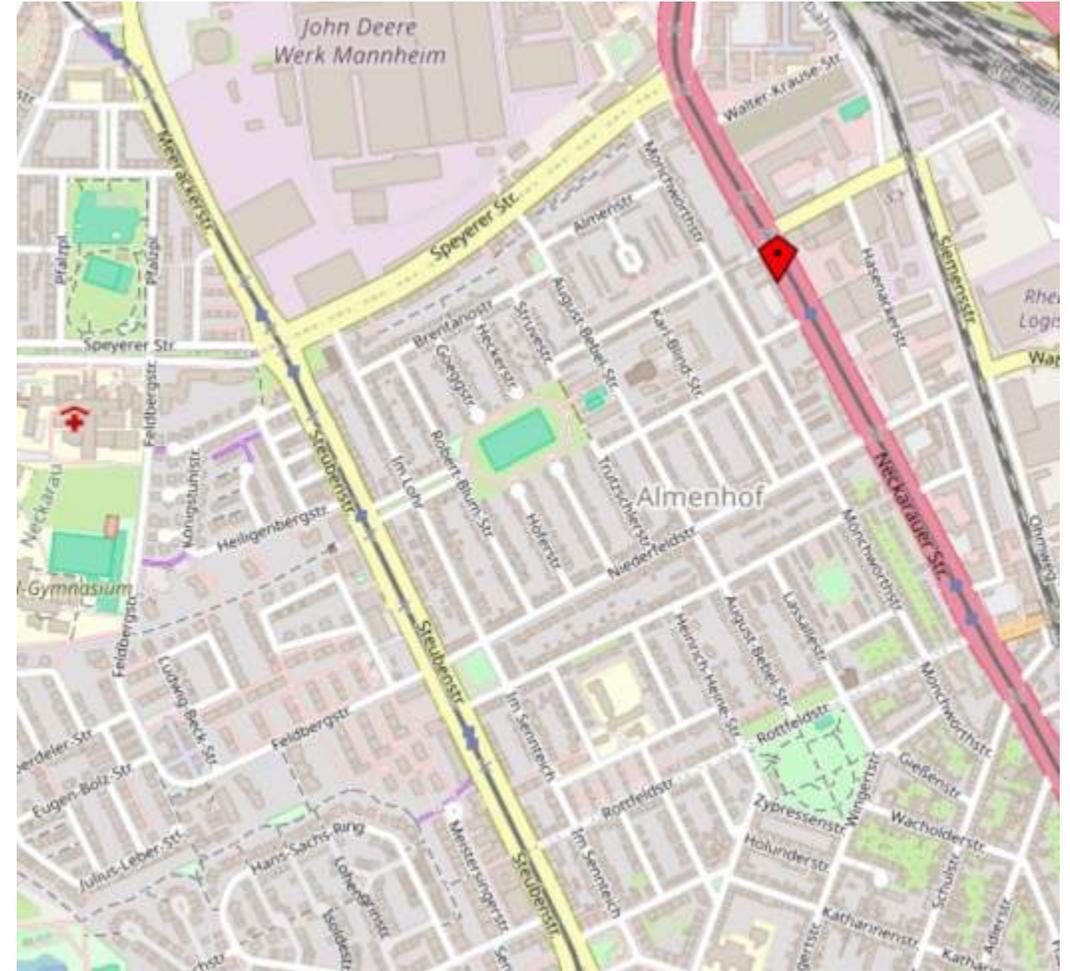
Immediately

Commision

Commission free/private sale

Property Description & Map

For sale is a bright and quietly located 1-room studio apartment in the popular Mannheim district of Neckarau / Almenhof.



Copyright: Open Street Maps

Property Description

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Quiet with a nice view:

Although the building is conveniently located on Neckarauer Straße, the apartment is facing the rear of the building and is absolutely quiet. You enjoy an unobstructed view of trees/gardens and a quiet parking deck.



Ausstattung



South-West Loggia

Sunny balcony across the entire width of the apartment with a view of greenery. Ideal, for example, for a balcony solar power plant.



Private own Parking Space

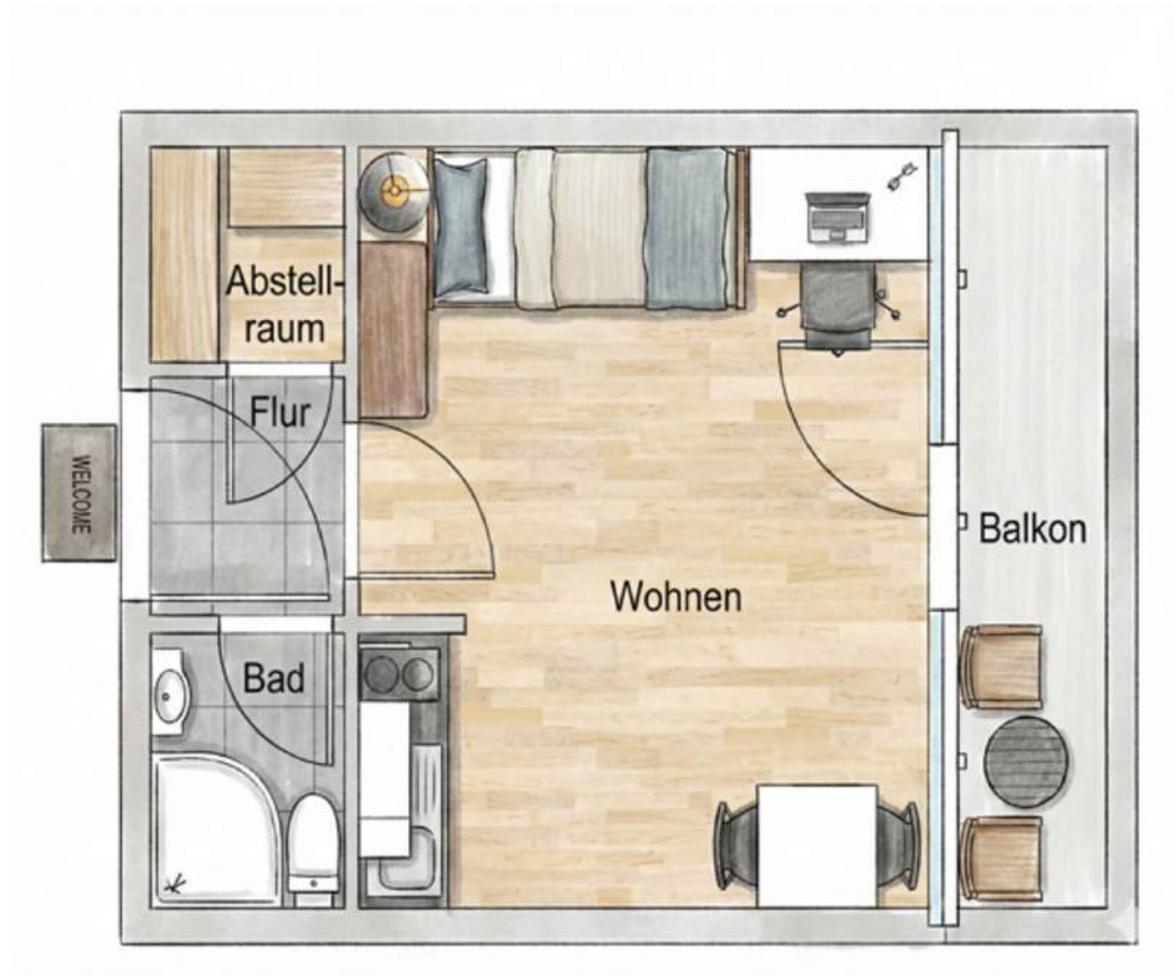
Own parking deck space, visible directly from the apartment. Also allows for unregistered vehicles. Additional rental of an underground parking space is possible.



Plenty of Storage Space

Practical storage room directly in the apartment plus a separate attic compartment (accessible by elevator/dry).

Apartment Details



Sunny Studio Apartment

- Approx. 27 sqm
- Clean, non-smoker apartment
- 1st floor (elevator)
- Hallway/Entrance area with storage room on the left
- Right side: Bathroom designed for toilet and shower
- Studio with alcove for fitted kitchen and washing machine
- Ceiling fan and roller shutters
- Modern smart thermostats and sound-insulating windows
- Laminate flooring (partially renovated, material for completion is available)

Potential

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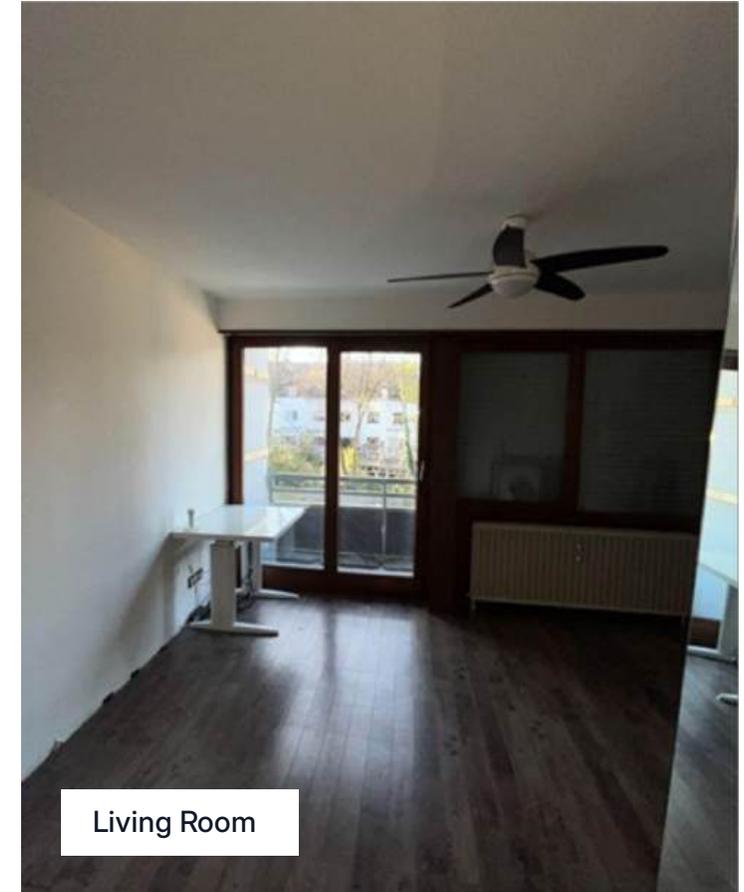
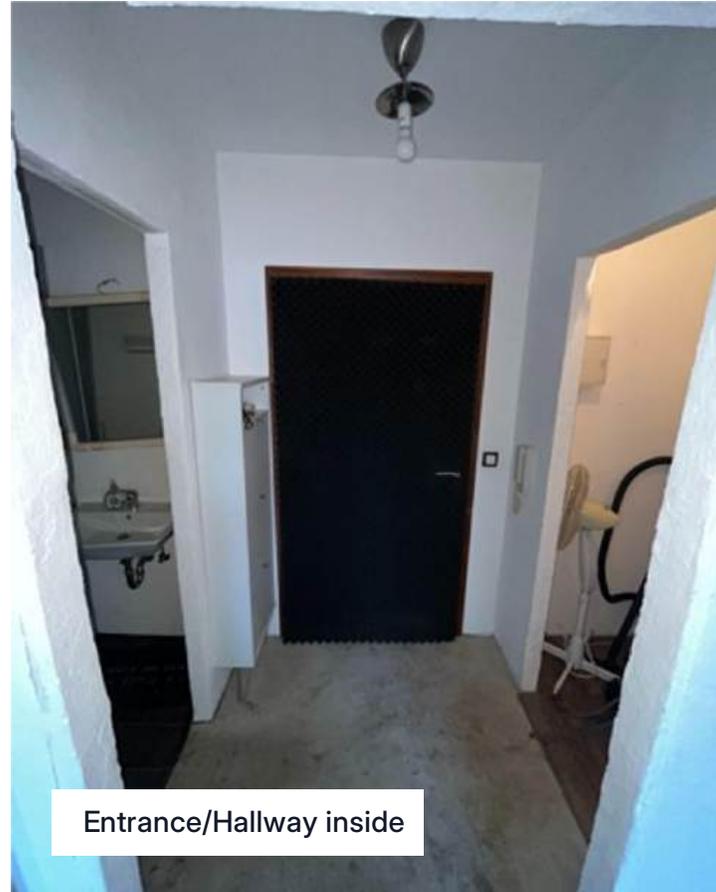
Partially renovated

This is a started renovation that was not continued due to professional reasons.

- ✓ Take it over vacant and renovate to your taste for rental or personal use.
- ✓ Equipped with a temporary shower, washing machine, and sink so that, for example, craftsmen can live here during the renovation.
- ✓ All systems (heating, water, connections, electrics, roller shutters (renewed in 2026), windows, doors) are fully functional and in good condition.

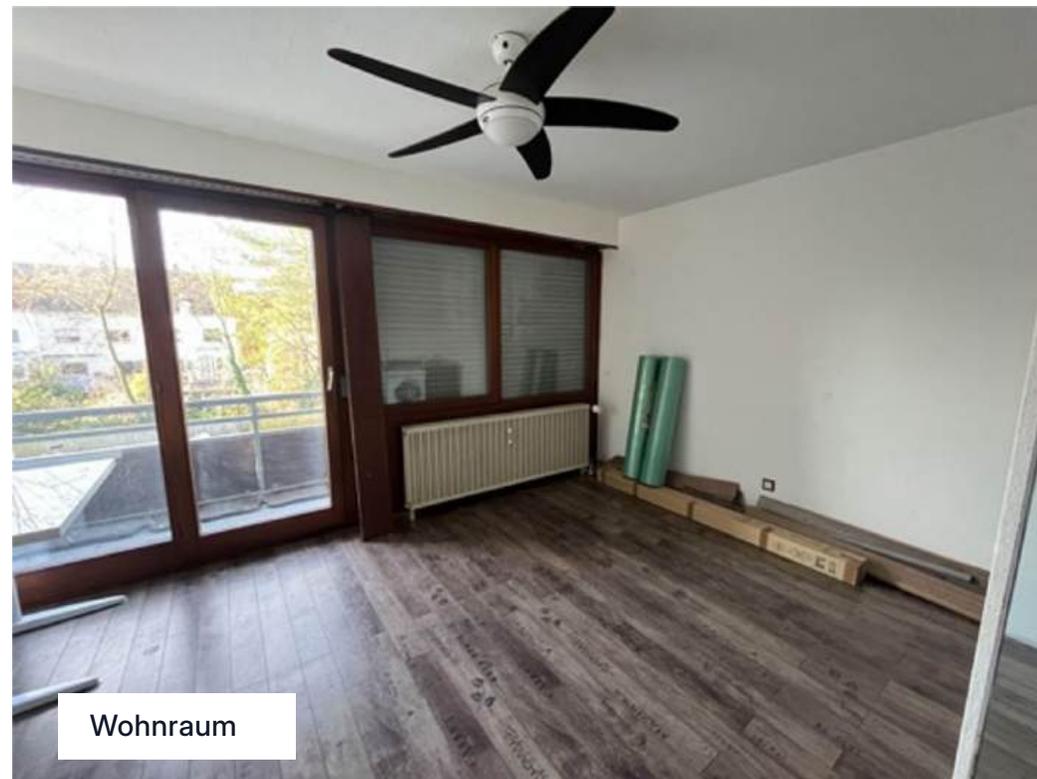
Original photos

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Original photos

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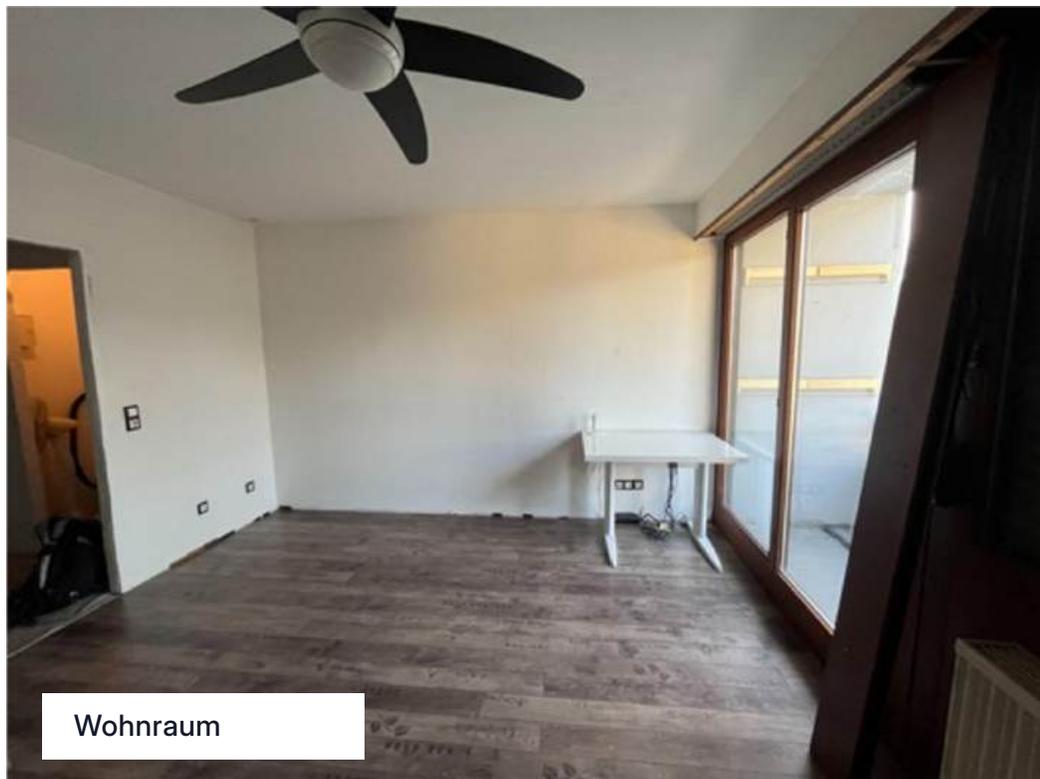
Original photos

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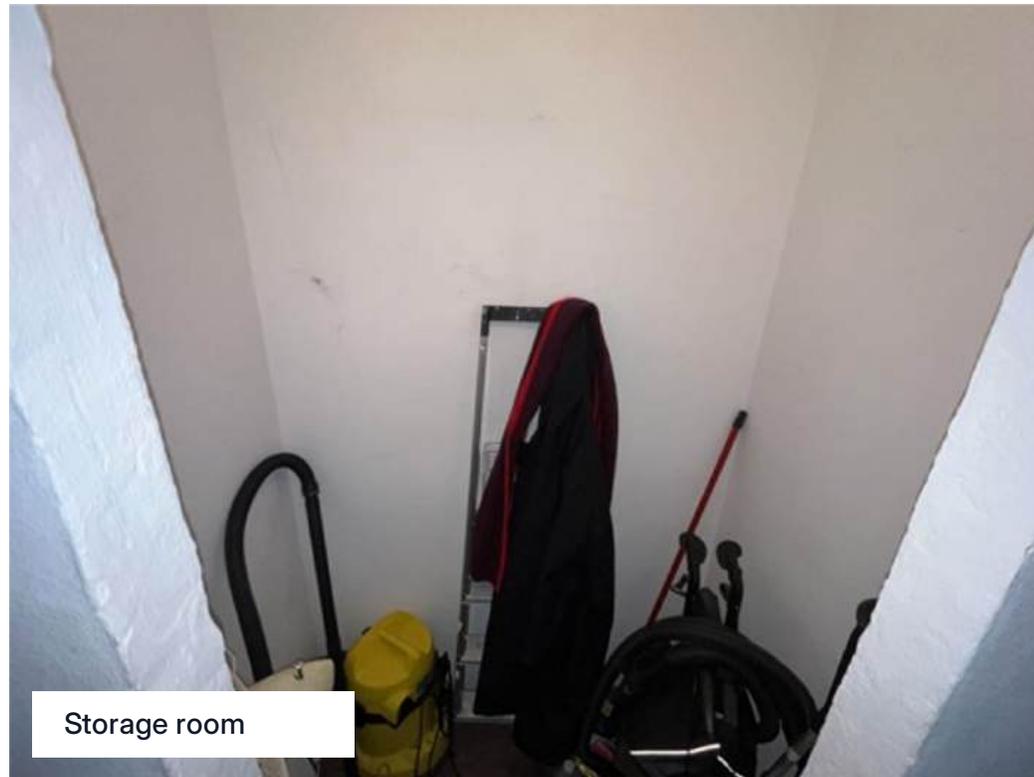
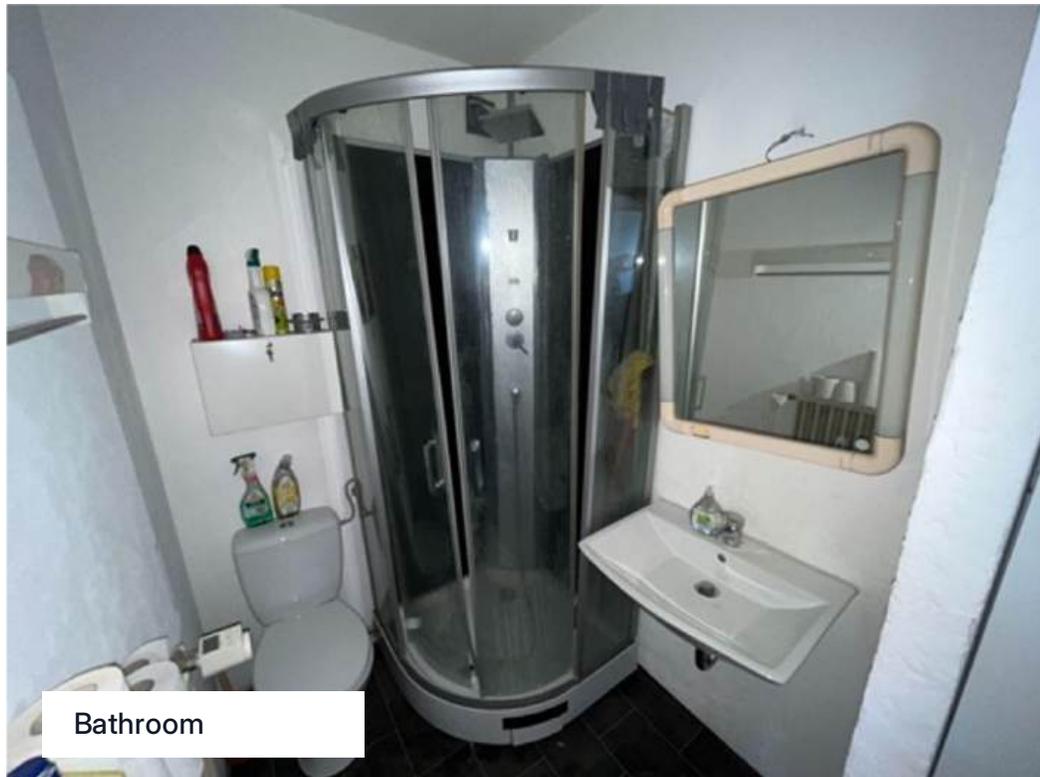
Original photos

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Original photos

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Original photos

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Balcony



View

Original photos

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Location Details

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Education & Work

Three universities (including Mannheim University of Applied Sciences) reachable within 5 minutes on foot. Goethe Institute, John Deere factory, and Mannheim Medical Center in the immediate vicinity.

Mobility

Tram (Line 1) directly in front of the door. Reach the main station and the University in a few minutes.

Infrastructure

Supermarkets (DM, Aldi), restaurants/fast food, 24/7 gas station, gym – all within walking distance.



Building



Details

- Building block with approx. 100 units across three houses (mostly 1- and 2-room apartments).
- Four floors + attic, elevator, quiet parking deck at the rear, underground garage.
- Janitor service (no "Kehrwoche" / sweeping duty).
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- District heating system renewed a few years ago.
- Pets are allowed.
- Modern front door with digital opening mechanism (camera and bell via smartphone app).



Formalities

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Documents & Homeowners Association

- Documents Available: Energy certificate, recent statements and economic plans, declaration of division with community rules, minutes of owner meetings.
- Homeowners Association (WEG): Administrator change recently completed. Some renovations are planned.
- Maintenance Reserve: Solid 6-figure amount.

