



Prime Residential and Commercial Investment Property in Kamp-Lintfort (Duisburg Area), Germany, for Sale

Price	€ 7'599'000
Country	Germany
City	Kamp-Lintfort
Category	Rented apartments in Germany, for sale
Property ID	B-2026-KL
Building area, m ²	2302
Land area, m ²	1731
Construction year	2021
Yield	3.6 %

Property Info

- New built
- Large parking

Property Overview

- **Purchase Price:** €7,599,000.00
- **Current & Target Annual Net Cold Rent (JNKM):** €351,017.88
- **Year of Construction:** 2021
- **Plot Size:** Approx. 1,731 m²

Germany, Kamp-Lintfort

- **Total Living Space:** Approx. 2,302.60 m² (across 52 residential units, sized from 24 m² to 76 m²)
- **Total Commercial Space:** Approx. 498.02 m² (1 commercial/office unit)
- **Parking:** 11 outdoor parking spaces
- **Energy Efficiency:** Class A+ (Energy Demand: 22.3 kWh/(m²·a), KfW-55 Standard)

Investment Highlights

- **Attractive Yield & Stable Income:** Fully optimized asset generating a solid annual net cold rent of €351,017.88.
- **Modern Construction (2021):** Built to high contemporary standards featuring a KfW-55 energy efficiency rating, top-tier insulation, and efficient heating systems (Vaillant Rebel).
- **Diversified Unit Mix:** Comprises 52 high-demand residential apartments (including 30 units equipped with high-quality built-in kitchens) alongside a spacious commercial office space.
- **Strong Anchor Tenant:** Features a long-term commercial anchor lease running through June 2032 (with 2x 5-year extension options).
- **Financing Advantage:** Option to take over existing favorable KfW-loans, alongside the possibility of a Share Deal structure.
- **Professional Management:** The building benefits from ongoing professional property management and janitorial care.

Location & Micro-Location Benefits

- **Pedestrian Zone:** Just 0.1 km away from local shops, dining, and daily amenities.
- **Public Transport:** Bus stops located within 0.2 km, connecting residents smoothly to regional transit hubs.
- **Highway Access:** Excellent commuter connectivity via the A57 (approx. 2.0 km) and A42 motorways, linking Kamp-Lintfort to major Ruhr-area cities like Duisburg, Krefeld, and Düsseldorf.

Annual yield - 3,55%.

ACTUAL: 351,018 EUR / TARGET: 351,018 EUR



Rented apartments in Germany, for sale

Germany, Kamp-Lintfort



Energieausweis	
Energieausweis	Energiebedarfsausweis
Energieträger	22,3 kWh/(m²a)
Energieeffizienzklasse	A+
Energieträger	Erdgas E, Strom-Mix
Baujahr Gebäude	2021

