



Apartment house in Köln with 11 apartments, for sale

Price	€ 1'750'000
Country	Germany
City	Köln
Category	Apartment house in Köln, for sale
Property ID	B-2026-KM
Building area, m ²	600
Land area, m ²	395
Construction year	1956
Yield	5.7 %

Property Overview & Key Facts

- **Purchase Price:** €1,750,000
- **Target Annual Net Rent (p.a.):** Approx. €99,506
- **Price Multiplier:** 19x
- **Total Living Space:** Approx. 600 m²
- **Plot Size:** Approx. 385 m²
- **Units:** 11 residential apartments
- **Parking:** 4 outdoor parking spaces on the property
- **Year of Construction:** 1956 (continually modernized)

Investment Highlights & Potential

- **Lucrative Portfolio Addition:** A well-maintained multi-family residential building from private ownership offering a solid yield structure.

- **Value-Add Potential:** Growth opportunities through future rent adjustments and ongoing modernization.
- **High Demand Location:** Strong, sustainable rental demand ensuring stable occupancy rates.
- **Asset Quality:** Solid building structure, well-kept common areas, functional floor plans, and partially modernized units with bright rooms and attractive layouts.
- **Outdoor Amenities:** Features a communal garden area and 4 dedicated parking spaces.

Location & Infrastructure

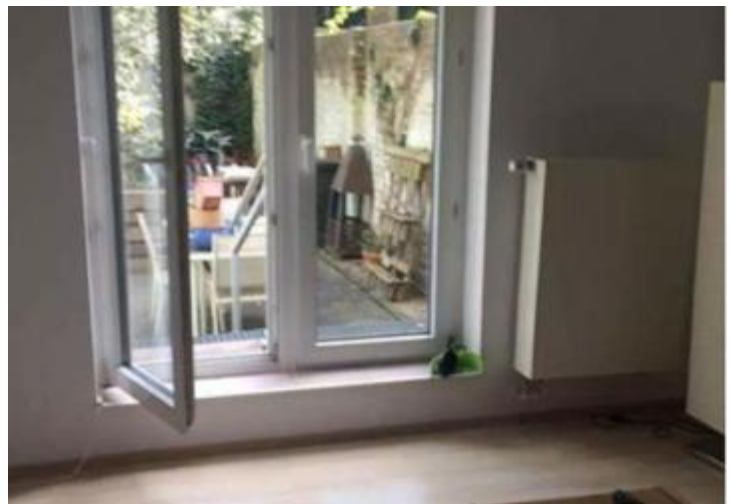
Situated on the highly sought-after right-bank (*rechtsrheinisch*) side of Cologne, this property combines urban convenience with high residential appeal:

Central Positioning: Close proximity to the vibrant *Wiener Platz* square.

Connectivity: Excellent public transport (ÖPNV) connections allowing fast, seamless access to downtown Cologne.

Convenience: Shopping options, daily amenities, and services are all within comfortable walking distance.

Contact us today for further details, financial breakdowns, or to arrange an exclusive viewing appointment.



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Germany, Köln

