

Student Accommodation in Germany, for sale Germany, Bochum



Prime Student Accommodation Investment Opportunity in Bochum, 9% annual yield

Price	€ 9'870'000
Country	Germany
City	Bochum
Category	Student Accommodation in Germany, for sale
Property ID	B-2026-BO
Building area, m ²	10700
Construction year	1973
Yield	9.0 %

Property Info

- Property in operation
- Large parking
- Furnished and equipped

Investment Highlights

- **Purchase Price:** €9,870,000
- **Current Annual Rent (Actual):** €893,000

- **Target Annual Rent (Potential):** €1,030,000
- **Current Yield Factor:** 9.00%
- **Target Yield Factor:** 10.05
- **Asset Class:** Institutional Residential / Student Housing Portfolio

Property Overview

Located in the highly sought-after **district of Bochum**, this extensive residential complex is strategically positioned just **2.4 km from** one of Germany's largest universities. Built between 1970 and 1973 and comprehensively modernized over the last two years, the property offers a robust, high-demand investment asset with stable cash flows.

Key Metrics & Technical Specifications

- **Total Plot Area:** 8,500 m² (approx. 8,501 m² documented)
- **Total Rentable Area:** 10,700 m²
 - **Residential Area:** 9,343 m² (8,941 m² dedicated to student rooms + 402 m² across 6 standard apartments)
 - **Commercial / Communal / Admin Area:** 1,357 m² (common rooms, management offices, etc.)
- **Building Structure:** 4 interconnected blocks, 7 to 11 storeys high
- **Total Units:** 483 single student rooms of varying layouts + 6 apartments
- **Parking:** 130 indoor garage parking spaces
- **Infrastructure:** 4 elevators, ground-floor management offices and recreation spaces, floor-by-floor communal kitchens with dining areas, and dedicated sanitary facilities.

Modernization & Recent Capital Expenditures

The property has undergone extensive refurbishment and modernization over the past two years, ensuring low near-term capital expenditure requirements (excluding upcoming fire safety compliance updates):

- **Windows:** Installation of new double-glazed plastic windows.
- **Sanitary Facilities:** Complete renovation of all shared showers and restrooms.

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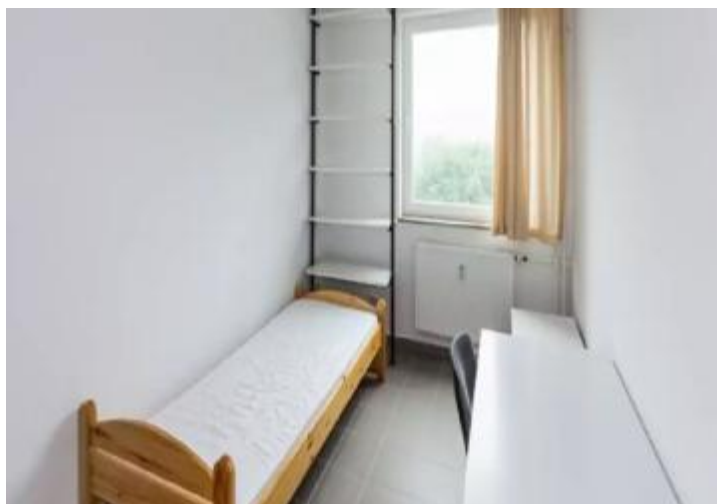
Germany, Bochum

- **Kitchens:** Brand new communal kitchens equipped with induction cooktops and 72 new refrigerators.
- **Interiors & Tech:** Full renovation of all common areas and 340 individual rooms, new satellite TV systems, and high-speed independent Wi-Fi connectivity for all residents.
- **Security & Amenities:** Modern video surveillance in the entrance areas, fresh stairwell painting, and convenience vending machines installed on-site.

Location & Accessibility

The property benefits from an exceptional micro-location tailored to student demographics:

- **Public Transport & Retail:** Excellent public transit links, supermarkets, and essential daily amenities are within comfortable walking distance.
- **Recreation:** Close proximity to recreational zones, including the popular Kemnader Stausee reservoir.



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