Schwerin

Investment property in a prime location: Apartment building on the market!

Property ID: 23164006

PURCHASE PRICE: 746.000 EUR • **LIVING SPACE:** ca. 502 m^2 • **ROOMS:** 20 • **LAND AREA:** 596 m^2

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At a glance

Property ID	23164006
Living Space	ca. 502 m²
Rooms	20
Bedrooms	8
Bathrooms	8
Year of construction	1927

Purchase Price	746.000 EUR
Commission	Käuferprovision beträgt 7,14 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2021
Condition of property	Well-maintained
Construction method	Solid

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Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Legally not required
Power Source	Gas		

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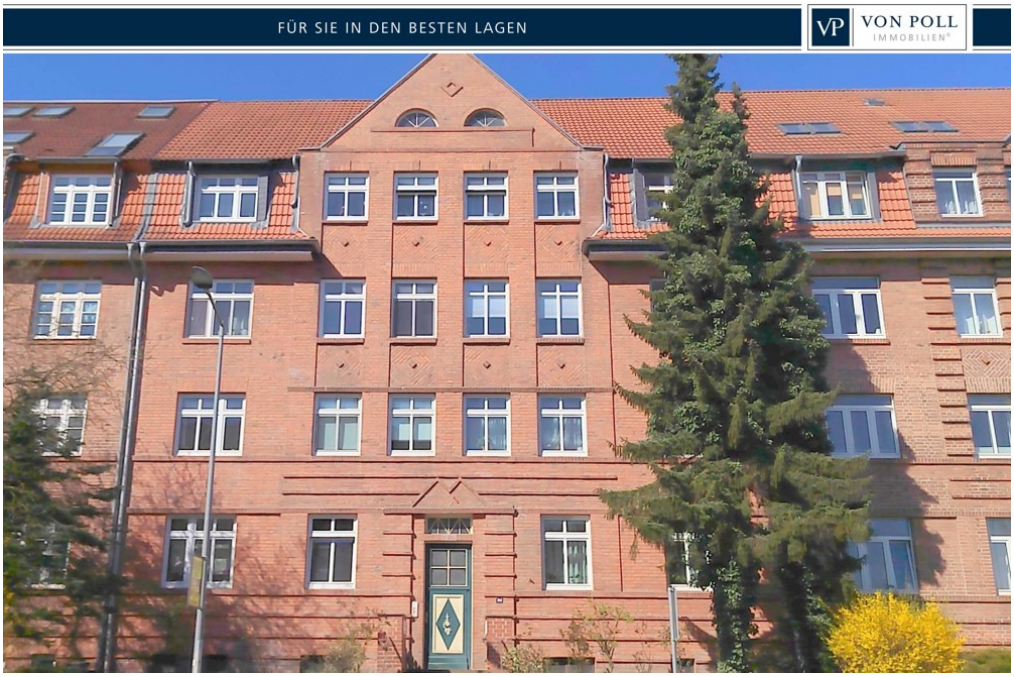
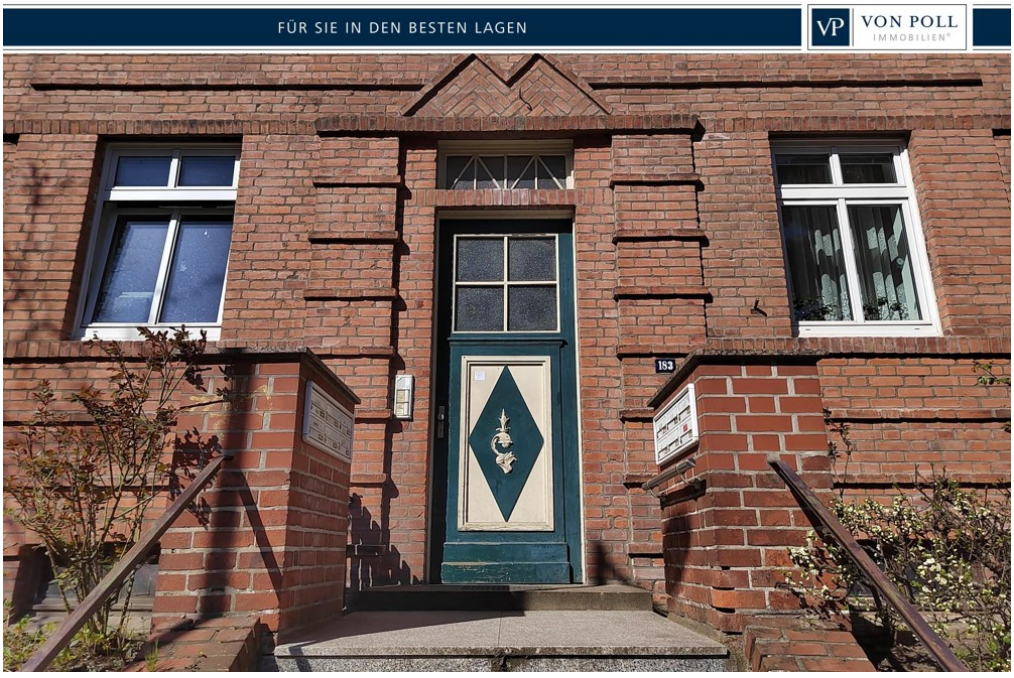
The property





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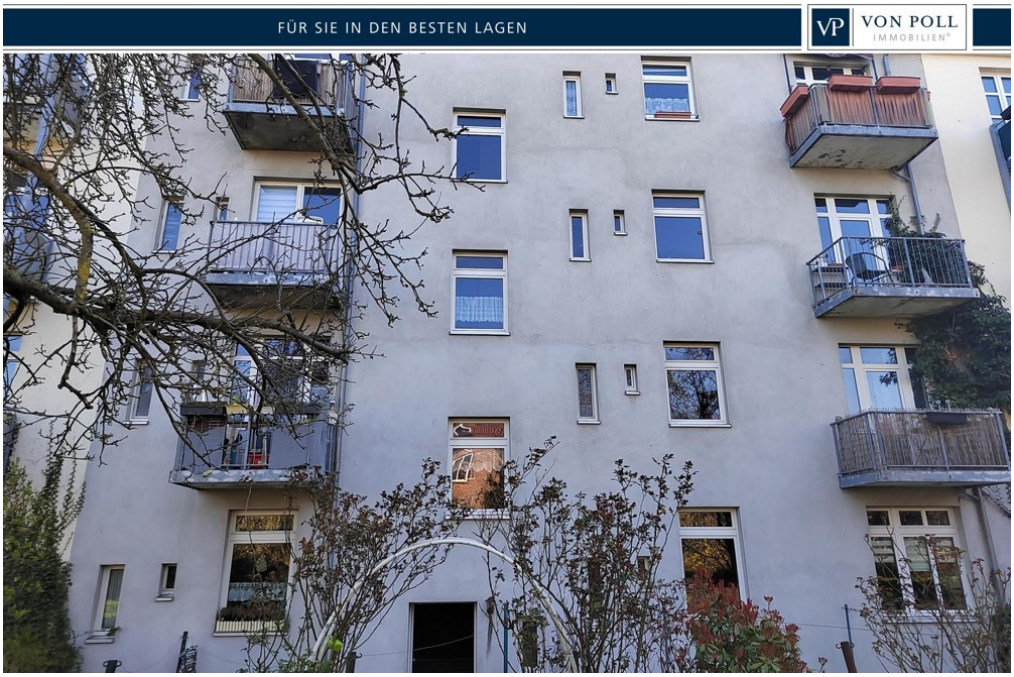

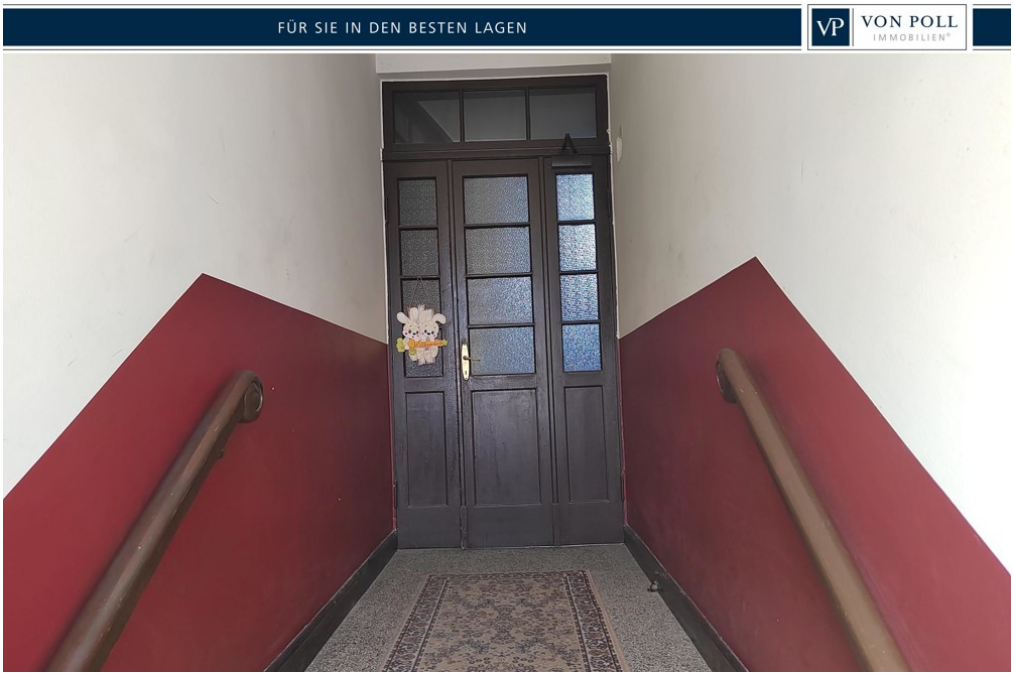

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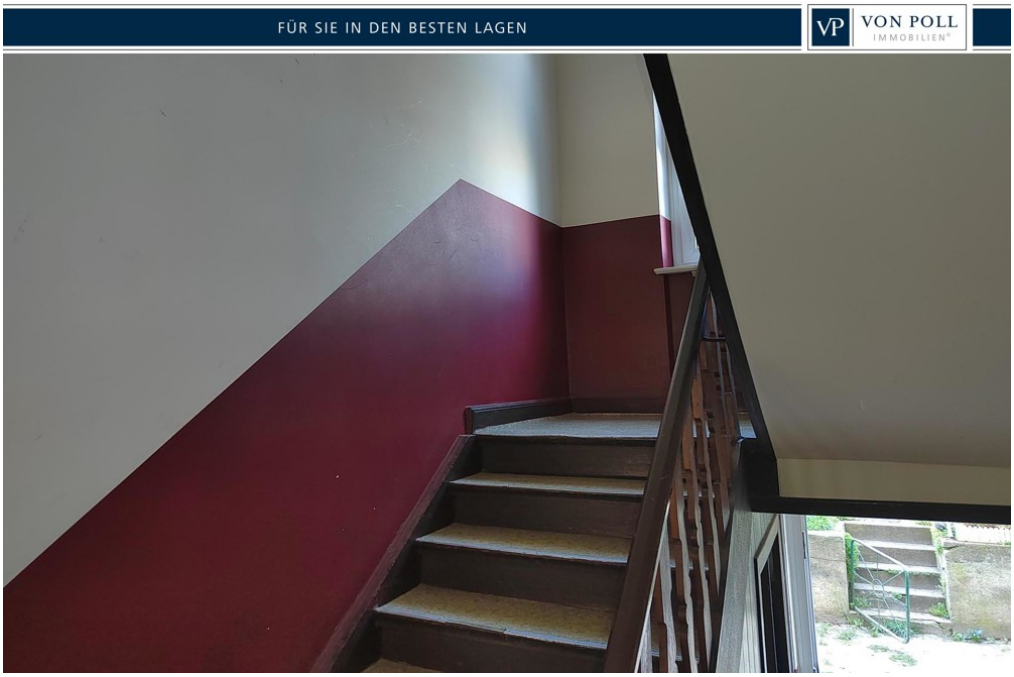

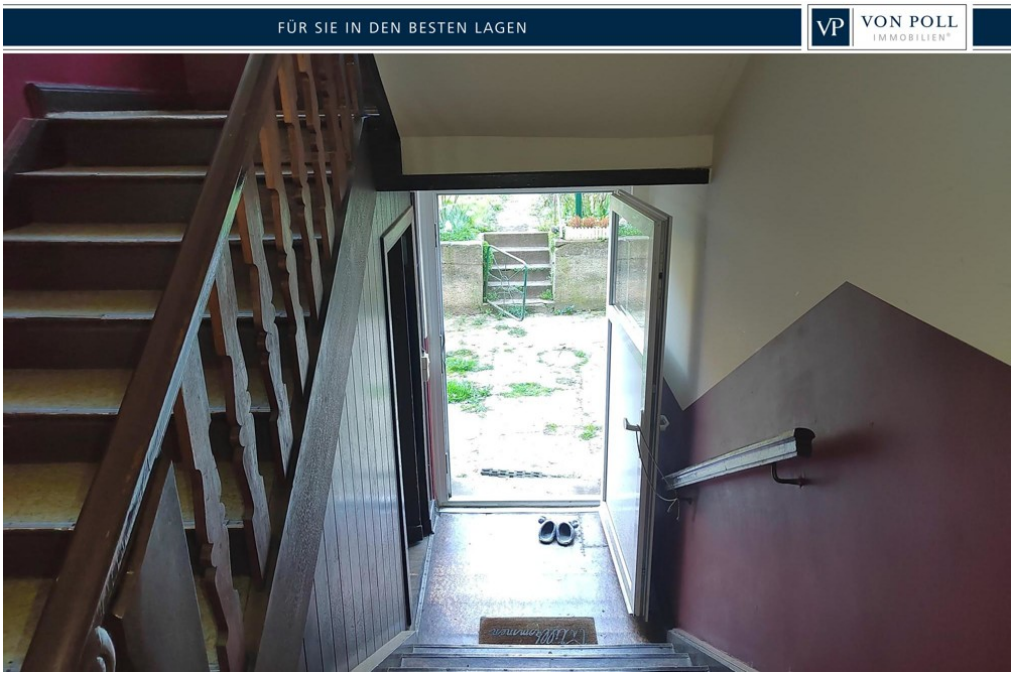

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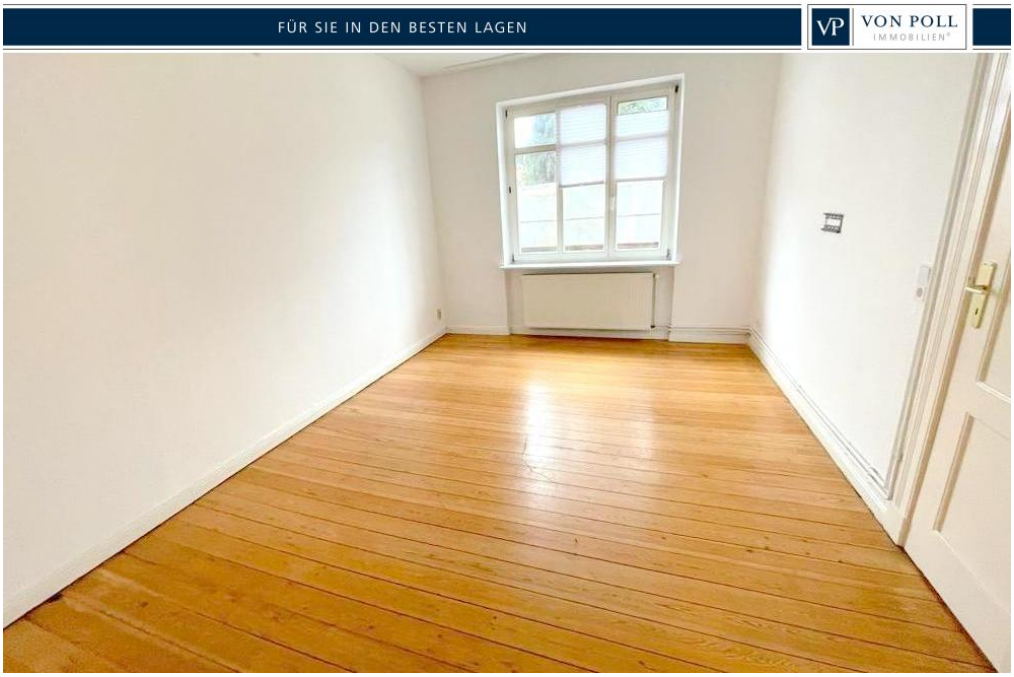

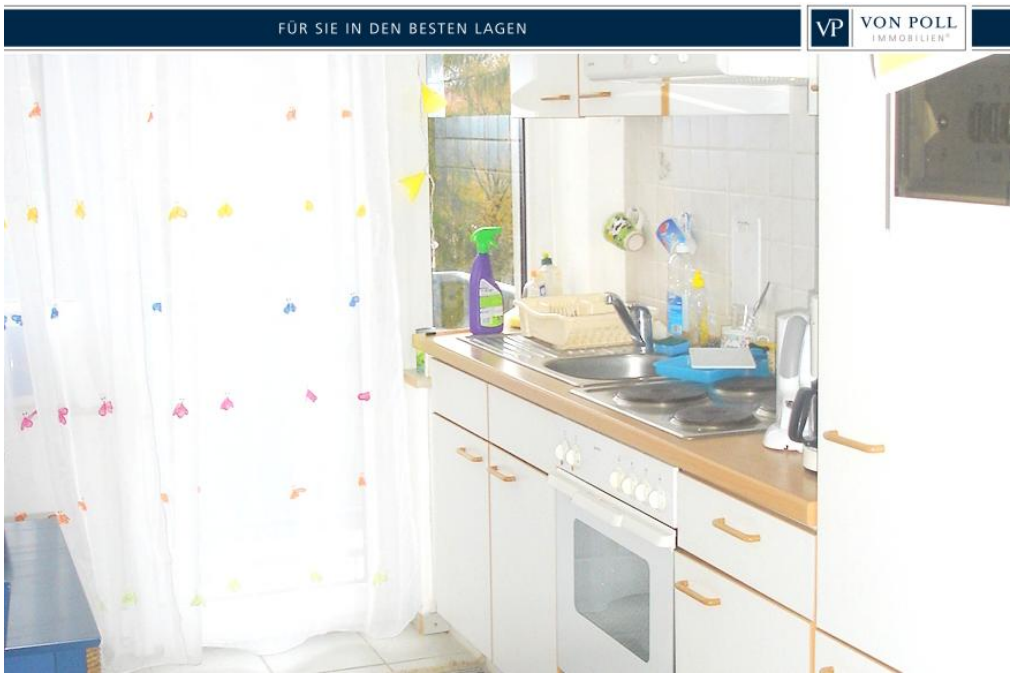

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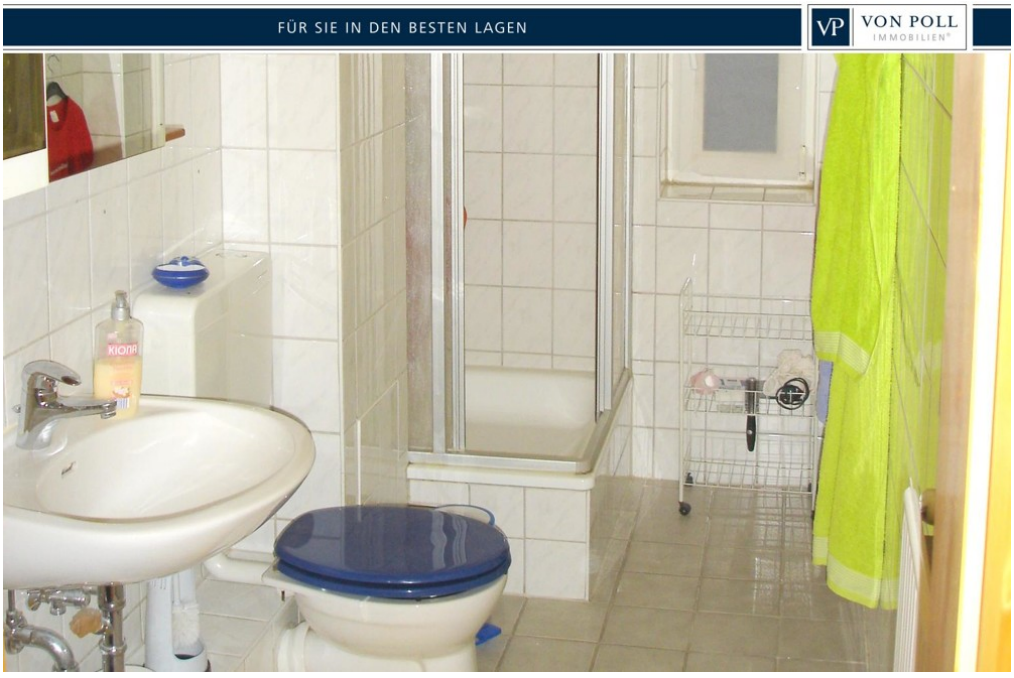

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A first impression

This apartment building is located at Obotritenring 179-187 and is part of a listed building complex. Built in 1927, the building is in good condition. It comprises eight apartments, all of which are fully let, generating an annual net rent of €48,000. The living space is approximately 502 m², while the property covers an area of approximately 596 m². The 20 rooms include eight bedrooms and eight bathrooms. Six balconies and terraces offer pleasant views and opportunities for relaxation. The property consists of four two-room and four three-room apartments. Each apartment has its own gas boiler, which was replaced in seven units since 2016. The boiler in the remaining unit was renovated in 1994. The apartments are finished to a standard standard. The attic offers the potential to create additional living space through conversion. The garden is available for all tenants. Each tenant has access to a cellar and an attic storage room. A certificate of separate ownership is available for each apartment. The house is a sound investment, as it is fully let and generates a stable annual net rent. This property is ideal for investors seeking a centrally located, high-yield property with ample living space. It offers attractive rental income, providing secure investment opportunities. The house is also perfectly suited as a long-term investment.

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All about the location

Schwerin, Landeshauptstadt und Regierungssitz von Mecklenburg - Vorpommern, im Nordosten von Deutschland gelegen, hat sich prachtvoll entwickelt.

Nicht nur das Schloss der Mecklenburger Herzöge erstrahlt im neuen Glanz, sondern auch viele Neubaugebiete in und um Schwerin sind in den letzten Jahren entstanden. Intakte Natur und historischer Reichtum, wie ehemalige Gutshöfe und Landadel - Schlösser prägen Schwerin und Umgebung.

Schwerin ist eine wasserreiche Stadt, umgeben von sieben Seen und nicht allzu weit entfernt von der Ostseeküste und den drei altehrwürdigen Hanse- und Hafenstädte Wismar, Rostock und Lübeck.

Die Stadt Schwerin hat in den letzten Jahren unter den deutschen Urlaubsregionen erheblich an Beliebtheit zugenommen.

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Contact partner

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