

Oberasbach

VON POLL | Penthouse apartment with long-term lease

Property ID: 25369020



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PURCHASE PRICE: 370.000 EUR • LIVING SPACE: ca. 94 m² • ROOMS: 3

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At a glance

Property ID	25369020
Living Space	ca. 94 m²
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	2004
Type of parking	2 x Underground car park

Purchase Price	370.000 EUR
Type	Attic
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Condition of property	Well-maintained
Construction method	Solid
Equipment	Guest WC, Garden / shared use, Balcony

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Energy Data

Type of heating	Central heating
Energy Source	Gas
Energy certificate valid until	26.09.2035
Power Source	Gas

Energy Certificate	Energy consumption certificate
Final energy consumption	97.02 kWh/m²a
Energy efficiency class	C
Year of construction according to energy certificate	2004

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The property



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The property



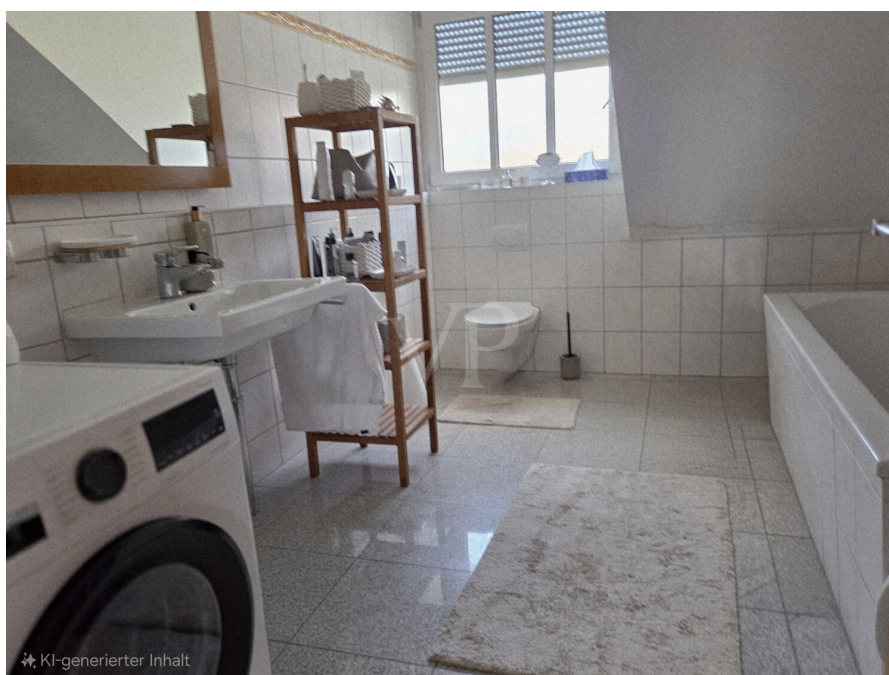
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The property



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The property



A smartphone displaying a QR code and the text "Erfahren Sie hier den Wert Ihrer Immobilie." in a speech bubble. The phone is positioned in the foreground, slightly angled towards the right.

A laptop and a tablet displaying the Von Poll Immobilien website interface. The laptop screen shows a detailed property listing with various data points and a graph. The tablet screen shows a similar view with a focus on the market price and a line graph.

Immobilienbewertung – exklusiv und professionell.

- Was ist Ihre Immobilie wert?
- Wie entwickelt sich der Wert Ihrer Immobilie in Zukunft?
- Wie wirkt sich eine Modernisierung auf den Wert ihrer Immobilie aus?

Ihre persönliche und exklusive Immobilienanalyse erhalten Sie nach nur wenigen Klicks.

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The property



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Ihre Immobilie.**

Vorgemerkte Suchkunden
erfahren frühzeitig von
neuen Immobilienangeboten.

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Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

This penthouse apartment, built in 2004, offers approximately 94 m² of living space, a well-designed layout, and high-quality finishes. It has been rented since its completion, and the tenants wish to remain – an attractive feature for investors. The welcoming entrance area provides ample space for a wardrobe and leads into the living and dining area. Large windows flood the space with natural light, creating a bright and inviting atmosphere. The adjacent southwest-facing balcony, approximately 3.53 m², extends along the living area and offers pleasant views of the surrounding greenery. The apartment features three bright rooms. The master bedroom is generously sized, while the second room is ideal as a children's room, guest room, or home office. The bathroom features a bathtub and a separate guest toilet. The separate kitchen offers plenty of space for cooking and food preparation. Practical details such as a separate cellar storage unit and an elevator in the building contribute to the apartment's comfort. Two underground parking spaces, currently rented, are also included. The condominium owners' association previously consisted of two owners and was self-managed. Currently, there is no property manager, but the search is underway. No condominium owners' association statements have been prepared, and no reserve fund has been established, as costs were shared directly among the owners. One unit has already been sold, so there are now three different parties in the condominium owners' association. This penthouse apartment combines well-maintained features, a well-designed layout, and reliable rental income. It is ideal for investors who value long-term stability and established tenancy relationships.

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All about the location

Die Immobilie befindet sich im Oberasbacher Ortsteil Altenberg, einer ruhigen und gewachsenen Wohnlage am südwestlichen Stadtrand von Nürnberg. Altenberg ist geprägt von Einfamilienhäusern, kleineren Mehrfamilienhäusern und viel Grün, was ein angenehmes und familienfreundliches Wohnumfeld schafft. Durch die Nähe zum Naturschutzgebiet Hainberg bieten sich zahlreiche Möglichkeiten zur Naherholung, Spaziergängen oder sportlichen Aktivitäten in der Natur.

Dennoch ist die Anbindung hervorragend: Über die nahegelegene Rothenburger Straße sowie die Südwesttangente erreicht man schnell sowohl die Nürnberger Innenstadt als auch das überregionale Autobahnnetz. Zudem stehen in Oberasbach zwei S-Bahn-Stationen zur Verfügung, die eine schnelle Verbindung nach Nürnberg und Fürth gewährleisten. Einkaufsmöglichkeiten, Kindergärten, Schulen sowie medizinische Einrichtungen befinden sich in der direkten Umgebung und machen die Lage besonders attraktiv.

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Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 26.9.2035.

Endenergieverbrauch beträgt 97.02 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Gas.

Das Baujahr des Objekts lt. Energieausweis ist 2004.

Die Energieeffizienzklasse ist C.

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Contact partner

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