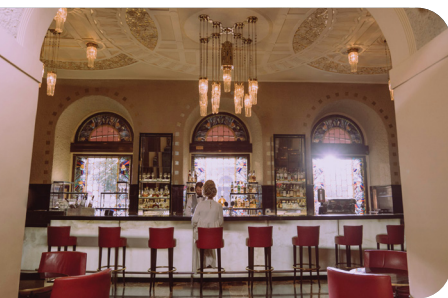


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Your Trusted Investment Advisor





Apartment Building in Riesa

The apartment building with more than five residential units, built in the early 1900s, is located in Riesa. The building was extensively renovated in recent years and offers a total living space of approx. 430 m². The building structure is in good condition and the property has great potential for investors, particularly due to the possibility of converting a shop unit, currently used as a warehouse, into a living space.

Of the seven residential units, three are currently vacant, which leaves scope for renovations or new lettings. Overall, the building offers solid rental prospects and represents an attractive investment opportunity.



QUICK REFERENCE

PROPERTY TYPE:

Apartment Building

ADDRESS:

Riesa

YEAR OF CONSTRUCTION:

early 20th century (complete renovation in recent years)

LIVING AREA:

approx. 430 m²

PLOT AREA:

approx. 560 m²

NUMBER OF RESIDENTIAL UNITS:

5+

POSSIBLE EXTENSION OF USE:

Conversion of a shop unit into living space is possible (currently a warehouse).

RENTAL OVERVIEW:

Rental income from residential units (current status):

ANNUAL NET RENT (ACTUAL):

approx. € 14,300

ANNUAL NET RENT (TARGET):

approx. € 26,600



QUICK REFERENCE

POSSIBLE USES:

The apartment building offers flexible use. A particularly attractive option is the possibility of converting the currently vacant retail unit into additional living space, which could further increase rental income.

LOCATION DESCRIPTION:

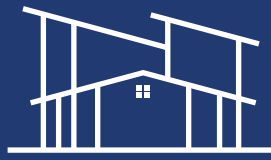
The property is located in Riesa, a city with around 30,000 inhabitants in the district of Meissen. Riesa is known for its good infrastructure and its proximity to the Elbe. The house is located in a central, yet quiet residential area that is well connected to public transport. Shops, schools, and medical care facilities are in the immediate vicinity.

CONDITION AND RENOVATIONS:

The building was completely renovated in recent years. In the course of this, both technical and optical modernization work was carried out. The building structure is stable, and all essential technical facilities (heating, electricity, plumbing) comply with current standards.

CONCLUSION:

This property is an excellent opportunity for investors looking for a property with potential for value appreciation. With seven residential units and the possibility of converting commercial space to residential space, the appeal of this property can be further enhanced.



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