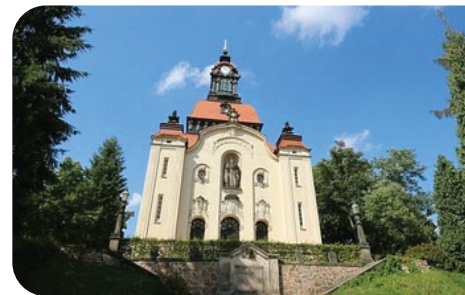
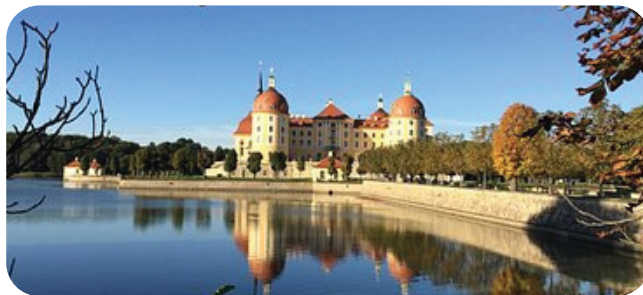




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Your Trusted Investment Advisor





Residential Complex in Ebersbach-Kalkreuth

For sale is a residential complex in need of renovation with almost 25 residential units in Ebersbach. The total living space is approx. 1,390 m², divided into apartments with sizes between approx. 45 m² and approx. 70 m². The residential complex offers considerable potential for the value to rise due to the existing building structure and the attractive location, especially after extensive renovation. The residential complex extends over two parcels of land:

- Parcel 450: approx. 2,820 m² (building)
- Parcel 452: approx. 1,230 m² (garages)

Heating and hot water are currently provided by stoves and electric heaters and boilers. A gas connection is already available on the property and could be integrated during the renovation work.



QUICK REFERENCE

PURCHASE PRICE:

upon request

NUMBER OF APARTMENTS:

23+

TOTAL LIVING SPACE:

approx. 1,380 m²

TOTAL PLOT SIZE:

approx. 4,050 m²

YEAR OF CONSTRUCTION:

Late 1900s

APARTMENT SIZES:

approx. 45 m² – 70 m²

PROPERTY CONDITION:

In need of renovation

HEATING:

stoves, electric heaters, boilers (gas connection available on the property)

ANNUAL NET RENT ACTUAL:

approx. €31,350

ANNUAL NET RENT:

approx. €79,255



QUICK REFERENCE

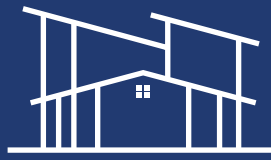
LOCATION DESCRIPTION

The settlement is located in the district of the Ebersbach municipality, embedded in the picturesque floodplain landscape. The surrounding area is characterized by idyllic nature, with the river and numerous ditches contributing to the irrigation of the surrounding fields. In the immediate vicinity is the Neuteich, a nature reserve and a popular recreation area. The nearest towns are Großenhain and Radeburg, which are easily accessible by road and public transport.

SPECIAL FEATURES

NATURAL SURROUNDINGS:
proximity to nature reserves

TRANSPORT CONNECTIONS:
Short distance to the cities of Großenhain and Radeburg



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