



Residential Building Halle - Leipzig

Total metros útiles (Total floor space)	704 m ²
Renta neta (potencial) (Net rent (expected))	42.000 €
Rentabilidad del inmueble (Yield)	7.00 %
Precio de venta (Purchase market price)	600.000 €

Edificio

(Property)

Inversión inmobiliaria:

(Investment property)

Edificio Residencial (Zona Centrica Halle/Leipzig)
Cansteinstrasse 6

Información del edificio:

(Property details)

Año de construcción (Year of construction)	1896
Metros cuadrados de suelo (Size of lots)	704 m ²
Número de pisos / locales (Number of flats)	15 pisos y 1 local
Renta neta (Potencial) (Net rent (Expected))	42.000 €
Renta neta (Actual) (Net rent (Actual))	42.000 €
Precio metro cuadrado útil (Purchase Market Price/sqm)	852 €
Rentabilidad del inmueble (Yield)	7.00 %
Precio venta del edificio (Purchase Market Price)	600.000€

Condiciones del edificio:

(Property features)

- Localización del Inmueble en buena zona (Mitte Sud) 1700 m del centro.
(Central Residential Location (Mitte Sud) 1700 from centre)
- Ubicación en una zona muy tranquila
(Calm side)
- Renovación en el año 1993
(Renovated 1993)
- Edificio 100% alquilado
(100% rented building)
- Con 4 plazas de parking
(With 4 parking places)

Condiciones:

(Conditions)

All details are without engagement and are exclusively based on information which were transmitted to us by our client. We accept no responsibility for the completeness, correctness and topicality of these details. The real estate transfer tax, notary and land register costs have to be borne by the buyer. By request we would like to be at your disposal with further information about the object and the owner. The inspection can be carried out with one of our employees/representatives at any time. For the purchase of this object we offer our services as brokers. As soon as you make use from this sales job with or without our cooperation, a contract of brokerage is accomplished in this respect. If the object proved by us should already be known, please inform us immediately about it.

Sergi Maymo
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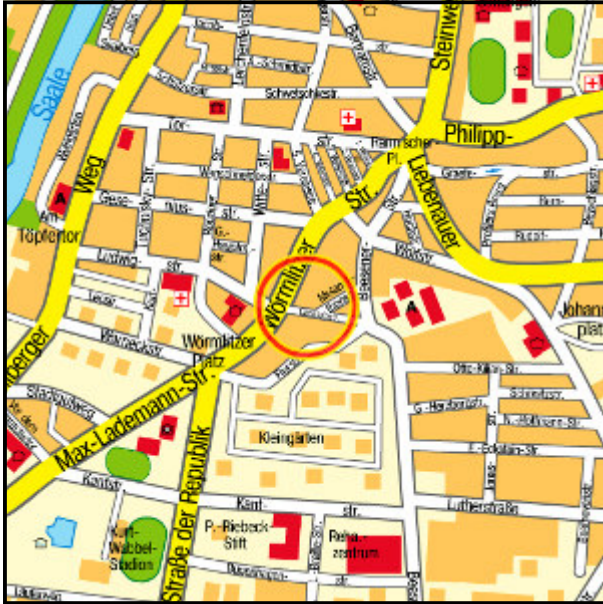
Avda. Diagonal 640 - 6A
(Edificio Caja Madrid)
(Barcelona)

Renta de alquileres:

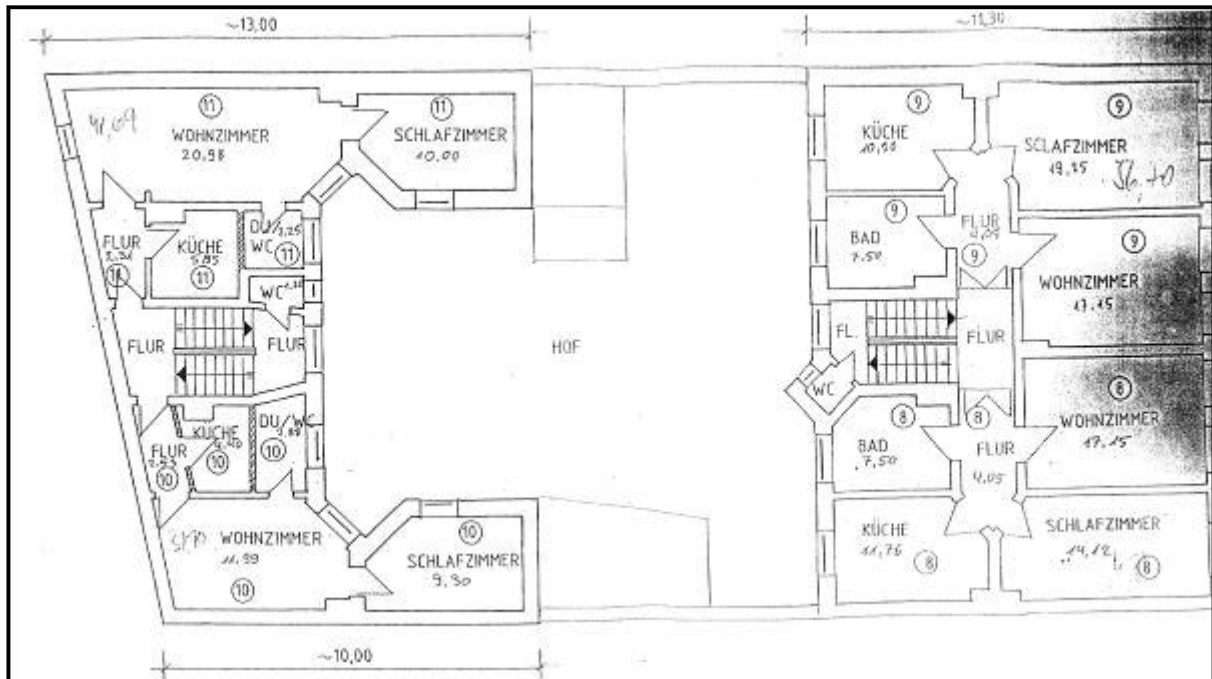
(Rental Schedule)

Planta	Superficie	Tipo	Actual inquilino	Alquiler neto
	(m2)	local / piso	(Número)	(€)
EG, VH	55	Piso	1	280
EG, li, HH	32	Piso	2	160
EG, re, HH	43	Piso	3	186.88
1.OG, re, VH	54	Piso	4	286.33
1.OG, li, VH	58	Piso	5	296.55
1.OG, li, HH	31	Piso	6	160
1.OG, re, HH	42	Piso	7	204
2.OG, re, VH	54	Piso	8	267,5
2.OG, li, VH	58.5	Piso	9	328,74
2.OG, li, HH	31	Piso	10	140
2.OG, re, HH	44	Piso	11	170
DG, re, VH	54	Piso	12	276
DG, li, VH	58	Piso	13	328.21
DG, li, HH	31	Piso	14	170
DG, re, HH	42	Piso	15	170
EG, VH	17	Local	16	25
Kfz		Parking	17	25
KFZ		Parking	18	25.56
KFZ		Parking	19	
KFZ		Parking	20	
TOTAL 704.5 m2		Al mes:		3497.77 €

Plano de localización: (Location map)



Plano: (Map)



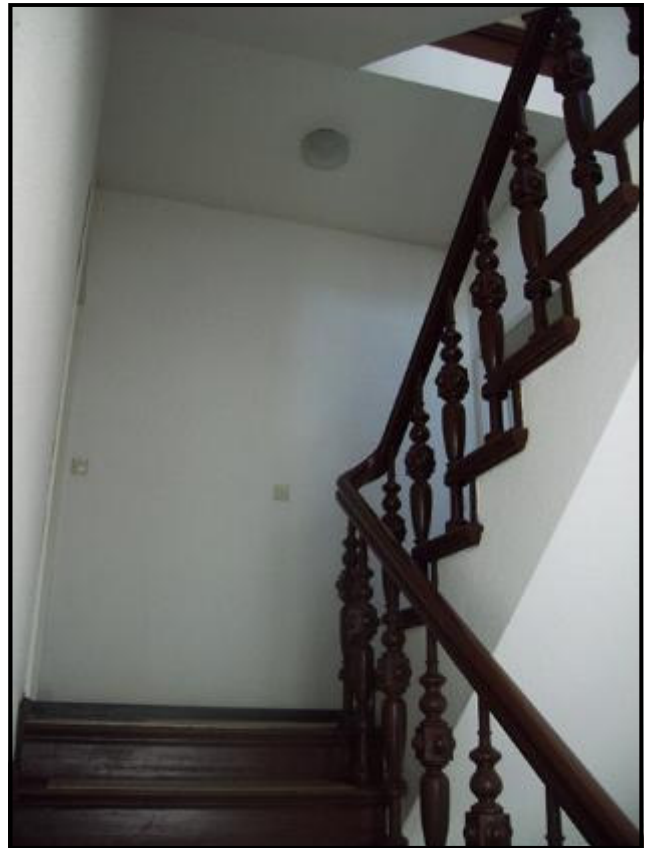
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Fachada interior
(Back facade)



Escalera
(Staircase)



Fachada interior
(Back facade)

