



ID: 1685

## NURSING HOME

Berlin suburb, Germany

# € 18,721,830

### Property Details:

Type of Property: Nursing home

Property Type: New building

Total Area: 5000 sq m

### Layout:

Garden

Near metro / stop

Terrace

Apartment house

### Financial Information:

Guaranteed rent	Rent Income per year: 913260€
Rent Income per month: 76105€	Rent Income per month: 76105€
Profitability: 4,88%	Payback: 20,5 years
Installment	Mortgage

### Purchase Cost:

Agency commission: 7,14%	Tax on the purchase: 6,5%
Services notary: 1%	Inventory: 0,5%
Rental services	Services of the management company

Do not miss the opportunity to buy a new nursing home in the suburbs of Berlin (land - Brandenburg). The object was built in 2019. Condition - new.

In the nursing home 151 single rooms. All of them are very spacious, with their construction and design, special attention was paid to creating in them home comfort and a family atmosphere. Also for residents of the house provides a spacious terrace and garden for walks. Special emphasis is placed on people with dementia.

At the moment, the object is leased to a large operator which already manages several similar objects. The contract is concluded for 20 years and provides for renewal options.

The area is 5 000 sq. m. Price - 18 721 830 euros Rental income - 913 260 euro / year Profitability - 4.88%

This object has a modern design. Near good infrastructure: shops, public transport. The federal highway is 3 minutes away.

Brandenburg is a land in Germany, located in the east of the North German lowland. It borders Saxony-Anhalt in the west, Mecklenburg-Western Pomerania in the north, Poland in the east, Saxony in the south, and Berlin is, however, the heart of Brandenburg, which is a separate federal land. Brandenburg is an extremely developed trade, industrial and scientific center of Germany, possessing, to all, magnificent landscapes. The population is about 2 million people.

If you are interested in this and other objects, you can leave a request. Managers of our company will contact you shortly and provide you with the objects that match your request.



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