

Profile number

109623

Dutch BV with German real estate for rent - 4 apartments for €500,000

Located in

Limburg

Personal data

Sector

Real estate

Type of company

Invested property

Legal entity:

Limited Company

Type of transaction

Shares

Life phase enterprise

Growing

Employees in FTE

0

Type of buyer:

Investor

Financial information

Turnover last financial year

€ 0 - € 100.000

Asking price

€ 250.000 - € 500.000

Earnings before taxes

€ 0 - € 100.000

Company history/background

BV owning a small-scale residential complex consisting of four apartments in the German city of Kleve, just across the Dutch border.

- Within walking distance of the center of Kleve.
- Close to shops, restaurants, schools, and other amenities.
- Good accessibility, both towards the city center and arterial roads to Nijmegen and the Ruhr area.
- Kleve is a lively city with many Dutch students and commuters, making it very rentable.

Condition of the apartments

- Upper floor (two units, approx. 60 m² each): completely renovated in 2022/2023 (including new bathrooms, modern finish).
- Ground floor (1st apartment): rented out to an elderly lady for many years, very well maintained. Approx. 60m²
- Ground floor (2nd apartment): renovation needed (value-add potential). Approx. 60m²

The hall/stairwell was renovated in 2023. The roof was inspected in 2025 and found to be in good condition. No leaks.

Real Estate / Property Rental.

Unique selling points

Transfer via share transaction: the buyer pays no German transfer tax on the property. Immediate stable return with clear growth potential.

Easy management; other apartments are in good condition.

Interesting for investors seeking a solid investment in German real estate. Currently, German real estate is still much cheaper than in the Netherlands.

The asking price is EUR 500,000 for the four apartments in total. So, only EUR 125,000 each. In Nijmegen, 15 km as the crow flies, you pay almost three times as much!

So yes: this is a long-term investment. You won't get rich from it tomorrow, but it is a smart move for the future. While others grumble that they can't buy anything in Nijmegen anymore, you drive across the border laughing and have three apartments for the same price.

Other

In Nijmegen, a 60 m² flat currently costs well over €315,000, more than €5,000 per m². The rent you receive is too low to cover interest, principal repayments, and additional costs, meaning you have to pay extra every year. If you cross the border to Kleve, just 15 kilometers away, you can buy a similar flat for €125,000. The rent there is lower, around €600 per month, but your annual loss is much smaller.

Moreover, Germany offers an attractive tax advantage: you can retain losses indefinitely and offset them in the future as soon as you make a profit, for example upon sale. Meanwhile, you pay off a portion of your loan every year and your property grows. House prices almost always rise—often erratically in the Netherlands, but somewhat more steadily in Germany. Nevertheless, Kleve moves along with the trend as soon as Nijmegen

becomes even more expensive. For the price of one flat in Nijmegen, you can buy almost three in Kleve, allowing you to spread your risk and increasing your chances of both return and value appreciation in the long term.