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DÜSSELDORF · APARTMENT · VACANT

Two-room flat with south-west balcony in Düsseldorf-Bilk

58 m² on the third floor of a 1950 building, with a south-west balcony over quiet courtyards

€299,900

58 m²

2 rooms

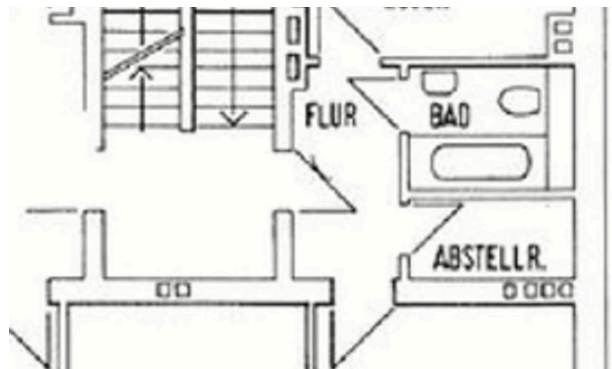
vacant

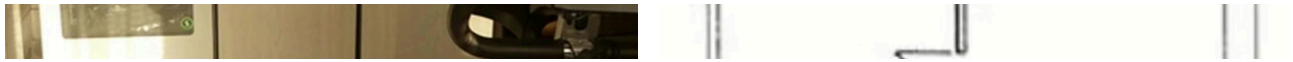


Kate Lehmann

Your contact for this property

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<https://immobiliya.com/properties/apartment-dusseldorf-7024e>





The property

A 58 m² flat with two rooms on the third floor of a building from 1950. It is well kept. The layout works around a central hallway, so no room has to be walked through to reach another.

To the left of the hallway is the kitchen. It is large enough to eat in and opens directly onto the balcony, which faces south-west and looks over the gardens and back courtyards behind the building rather than onto the street. In the afternoon and evening this side gets the sun and is noticeably quiet for a central address.

The bathroom has been modernised, with a bath and plain white tiles. Next to it is a small storage room. The living room and the bedroom face Himmelgeister Straße, the street in front. Ceilings of about 2.70 m, typical of post-war buildings of this period, make both rooms feel larger than their floor area suggests.

On heating, the seller states that a gas-fired heating unit for the flat alone could be installed if required. The current heating system is not described, so a buyer should ask about it. No energy certificate class has been provided.

South-west balcony over courtyards

Eat-in kitchen with balcony access

Modernised bathroom with bath

Ceilings of about 2.70 m

Separate storage room

Tram stop outside the building

Near Heinrich Heine University

Key facts

Type	Apartment
Town	Düsseldorf
Federal state	North Rhine-Westphalia
Postcode	40225
Living area	58 m ²
Rooms	2
Floor	3rd floor

Year of construction	1950
Status	vacant
Features	balcony or terrace
Energy demand	174.2 kWh/(m ² ·a)
Reference	7024e

The location

Bilk is a district directly south of central Düsseldorf, the capital of North Rhine-Westphalia, on the Rhine. It is a lived-in, mixed residential area with many students and young professionals, partly because Heinrich Heine University lies on the southern side of the district.

The tram stop Kopernikusstraße is practically at the front door. Both the university and the MedienHafen, the converted harbour area on the Rhine with offices and restaurants, can be reached quickly. Shops for everyday needs, cafés and restaurants are within walking distance.

Who it suits. Suits a buyer looking for a compact city flat to let to students or young professionals, or for a son or daughter studying at the university, given the tram at the door and the quiet balcony side.

What it costs in total

Real estate transfer tax (North Rhine-Westphalia, 6.5%) €19,494

Notary and land register (approx. 1.5–2%) €4,498–5,998

Agency commission 3.57% incl. VAT

Guide figures based on the asking price. The commission and who pays it are set out in the brokerage agreement, in line with German law (§§ 656a–656d BGB).

Information on your right of withdrawal

Cancellation policy

If a brokerage contract is concluded, consumers have the following right of withdrawal:

Right of withdrawal

You have the right to withdraw from this brokerage contract within fourteen days without giving any reason.

The withdrawal period will expire after fourteen days from the day of the conclusion of the contract.

To exercise the right of withdrawal, you must inform us (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@immobiliya.com) of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post or an email). You may use the attached model withdrawal form, but it is not obligatory.

To meet the withdrawal deadline, it is sufficient for you to send your communication concerning your exercise of the right of withdrawal before the withdrawal period has expired.

Effects of withdrawal

If you withdraw from this contract, we shall reimburse to you all payments received from you, including the costs of delivery (with the exception of the supplementary costs resulting from your choice of a type of delivery other than the least expensive type of standard delivery offered by us), without undue delay and in any event not later than fourteen days from the day on which we are informed about your decision to withdraw from this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless you have expressly agreed otherwise; in any event, you will not incur any fees as a result of such reimbursement.

If you requested to begin the performance of services during the withdrawal period, you shall pay us an amount which is in proportion to what has been provided until you have communicated to us your withdrawal from this contract, in comparison with the full coverage of the contract.

End of cancellation policy

German original

Widerrufsbelehrung

Im Falle eines zustande kommenden Maklervertrages haben Verbraucher das folgende Widerrufsrecht:

Widerrufsrecht

Sie haben das Recht, binnen vierzehn Tagen ohne Angabe von Gründen den Maklervertrag zu widerrufen.

Die Widerrufsfrist beträgt vierzehn Tage ab dem Tag des Vertragsabschlusses.

Um Ihr Widerrufsrecht auszuüben, müssen Sie uns (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@immobiliya.com) mittels einer eindeutigen Erklärung (z. B. ein mit der Post versandter Brief oder eine E-Mail) über Ihren Entschluss, diesen Vertrag zu widerrufen, informieren. Sie können dafür das beigefügte Muster-Widerrufsformular verwenden, das jedoch nicht vorgeschrieben ist.

Zur Wahrung der Widerrufsfrist reicht es aus, dass Sie die Mitteilung über die Ausübung des Widerrufsrechts vor Ablauf der Widerrufsfrist absenden.

Folgen des Widerrufs

Wenn Sie diesen Vertrag widerrufen, haben wir Ihnen alle Zahlungen, die wir von Ihnen erhalten haben, einschließlich der Lieferkosten (mit Ausnahme der zusätzlichen Kosten, die sich daraus ergeben, dass Sie eine andere Art der Lieferung als die von uns angebotene, günstigste Standardlieferung gewählt haben), unverzüglich und spätestens binnen vierzehn Tagen ab dem Tag zurückzuzahlen, an dem die Mitteilung über Ihren Widerruf dieses Vertrags bei uns eingegangen ist. Für diese Rückzahlung verwenden wir dasselbe Zahlungsmittel, das Sie bei der ursprünglichen Transaktion eingesetzt haben, es sei denn, mit Ihnen wurde ausdrücklich etwas anderes vereinbart; in keinem Fall werden Ihnen wegen dieser Rückzahlung Entgelte berechnet.

Haben Sie verlangt, dass die Dienstleistungen während der Widerrufsfrist beginnen soll, so haben Sie uns einen angemessenen Betrag zu zahlen, der dem Anteil der bis zu dem Zeitpunkt, zu dem Sie uns von der Ausübung des Widerrufsrechts hinsichtlich dieses Vertrags unterrichten, bereits erbrachten Dienstleistungen im Vergleich zum Gesamtumfang der im Vertrag vorgesehenen Dienstleistungen entspricht.

Ende der Widerrufsbelehrung

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