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BERLIN-HALENSEE · APARTMENT · VACANT

Renovated 1-room flat with balcony off Kurfürstendamm, Halensee

35 m² renovated apartment on the first floor with lift and balcony, vacant now,
in Berlin-Halensee

€255,000

35 m²

1 room

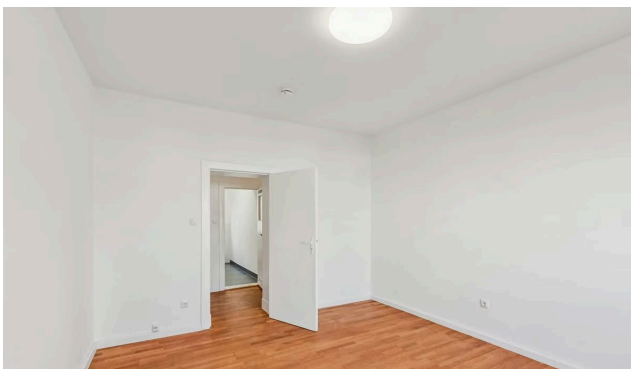
vacant

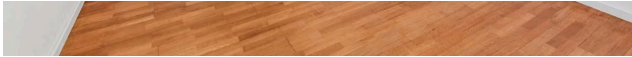


Kate Lehmann

Your contact for this property

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<https://immobiliya.com/properties/apartment-berlin-ks2>





The property

A single-room apartment of about 35 m² on the first floor of a 1956 apartment building in Halensee. It has been renovated and is vacant. A buyer can move in or let it straight away.

The main room serves as living and sleeping space and gets good daylight. A door leads out to the balcony. The fitted kitchen is included in the sale and is built into the living area, so there is no separate kitchen room. The bathroom is in good, conventional condition.

The building has a passenger lift, although on the first floor it matters less. A cellar storage compartment belongs to the flat. Heating comes from the district heating network, and the energy certificate gives class D. That is an average figure for a post-war building of this age.

Small apartments in this part of western Berlin are in steady demand from single people, commuters and students. That makes the flat easy to use as a pied-à-terre or to let.

About 35 m² on first floor

Renovated and vacant

Balcony off the main room

Fitted kitchen included

Lift and cellar compartment

District heating, energy class D

Close to Kurfürstendamm

Key facts

Type	Apartment
Town	Berlin, Halensee
Federal state	Berlin
Postcode	10711
Living area	35 m ²
Rooms	1
Floor	1st floor
Year of construction	1956
Status	vacant

Features	balcony or terrace, lift
Energy efficiency class	D
Energy source	district heating
Reference	ks2

The location

Halensee is part of the borough of Charlottenburg-Wilmersdorf in the west of Berlin. It lies at the western end of Kurfürstendamm, the long boulevard that is one of the city's best-known shopping streets. The district takes its name from a small lake nearby. It is an established residential area of mostly pre-war and post-war apartment buildings and has long been one of the more sought-after parts of the city.

Karlsruher Straße, where the building stands, runs very close to Kurfürstendamm. Shops, cafés and restaurants are within easy reach. Halensee S-Bahn station is on the Ringbahn, the circular rail line around central Berlin, which gives direct connections across the city.

Who it suits. It suits a buyer who wants a ready-to-use small flat in an established west Berlin district, either as a city base, as a home for a student or as a straightforward rental investment.

[More properties in Berlin →](#)

What it costs in total

Real estate transfer tax (Berlin, 6%)	€15,300
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Notary and land register (approx. 1.5–2%)	€3,825–5,100
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Agency commission	3.57%
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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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