



APARTMENT · BUY · PROPERTY REF. KS2

Refurbished 1-Room Apartment with Balcony near Ku'damm, Halensee

10711 Berlin · Halensee · exact address on request

255.000 € Purchase price

Exposé as PDF

ROOMS

1

LIVING SPACE

35 m²

YEAR BUILT

1956

ENERGY CLASS

D

All details at a glance

Property ref.	ks2
Property type	Apartment
Property types	Apartment, Flat

Marketing type	For sale
Purchase price	255.000 €
Commission	3.57 %
Address	10711 Berlin, Halensee
Rooms	1
Living space	35 m²
Year built	1956
Floor	1th floor
Balcony/terrace	Yes
Lift	Yes
Parking space	No
Condition	refurbished
Floors in building	5
Bathrooms	1
Quality of fittings	upscale
Available from	immediately
Balcony/terrace area	approx. 4 m²
Service charge	EUR 200.00
Heating type	District heating
Energy certificate: issue date	18.11.2013
Energy certificate: valid until	20.06.2028
Online since	3.9.2026

Last updated

24.9.2026

Features

● Fitted kitchen

● Balcony

● Passenger lift

● Cellar

● District heating

Description

This tastefully refurbished 1-room apartment in a sought-after Berlin location near the Kurfürstendamm in Halensee combines an urban lifestyle with pleasant tranquillity. With approximately 35 m² of living space, it offers a well thought-out room layout and is ideally suited for singles, commuters or investors.

The apartment is located on the 1st floor of a well-maintained multi-family building and is conveniently accessible via a passenger lift. The living and sleeping area impresses with its brightness, creating a pleasant living atmosphere. From here, you can step out onto the balcony, which invites you to relax and unwind.

The existing fitted kitchen integrates functionally into the living space and offers everything needed for everyday life. The bathroom is well maintained and meets a timeless standard.

Highlights at a glance:

- Approx. 35 m² of living space
- 1 room with an optimal layout
- Balcony with a pleasant orientation
- Passenger lift in the building
- Fitted kitchen included
- Cellar compartment available
- District heating

The apartment is available for immediate occupancy and is suitable both for owner-occupation and as an attractive investment in a sought-after location.

Conclusion: A charming and value-stable property in one of Berlin's best locations – ideal for anyone wishing to combine urban living with a high quality of life.

Energy certificate (mandatory disclosures under the German Buildings Energy Act, GEG)



Energy efficiency class D

Certificate type

Consumption certificate

Energy source

District heating

Heating system year

–

Year of construction

1956

Location

Berlin-Wilmersdorf is one of the capital's most popular residential areas. Karlsruher Straße is located in the immediate vicinity of the Kurfürstendamm and Halensee. Numerous shopping facilities, cafés, restaurants and excellent public transport connections make this location particularly attractive.

Cancellation policy & 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.de) 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.de) 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

More photos



Living & Bedroom



Living & Bedroom



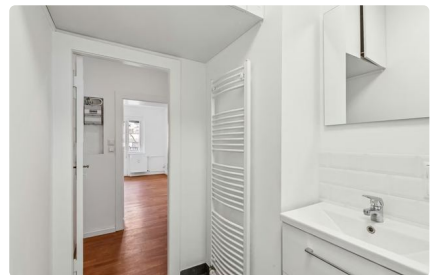
Kitchen



Kitchen



Bathroom



Bathroom



Balcony



Balcony



Hallway

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Property no. ks2 · As of 24.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.