



APARTMENT · BUY · PROPERTY REF. 7024E

Well-maintained two-room apartment with balcony in Düsseldorf's Bilk district

40225 Düsseldorf Bilk · Bilk · exact address on request

299.900 € Purchase price

Exposé as PDF

ROOMS

2

LIVING SPACE

58 m²

YEAR BUILT

1950

All details at a glance

Property ref.	7024e
Property type	Apartment
Property types	Apartment, Flat

Marketing type	For sale
Purchase price	299.900 €
Commission	3.57% incl. VAT The commission becomes due upon the effectiveness of the purchase agreement and is payable immediately.
Address	40225 Düsseldorf Bilk, Bilk
Rooms	2
Living space	58 m²
Year built	1950
Floor	3th floor
Balcony/terrace	Yes
Lift	No
Parking space	No
Floors in the building	6
Floor level	3
Bedrooms	1
Bathrooms	1
Available from	by arrangement
Service charge	€457
Heating type	Floor heating
Online since	2.9.2026
Last updated	22.9.2026

Features

From the central hallway, you reach the spacious eat-in kitchen on the left, with direct access to the sunny balcony. Here you can enjoy pleasant tranquillity right in the heart of the city.

The modernised bathroom features a bathtub and is tiled in timeless white. Directly adjacent is a practical storage room offering additional space.

The living room and bedroom face Himmelgeister Straße and, thanks to the ceiling height of approx. 2.70 metres, offer a pleasant living atmosphere with a spacious feel.

A gas floor heating system can be retrofitted if required.

- Balcony/Terrace
- Cellar
- Garden

Description

We are pleased to offer an attractive and well-maintained 2-room apartment in the sought-after Düsseldorf district of Bilk. The property impresses in particular with its excellent location, its well-designed layout, and its lovely south-west-facing balcony offering a quiet view over the surrounding gardens and courtyards.

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

Energy efficiency class – 174,2 kWh/(m²·a) final energy consumption		
Certificate type	Energy source	Heating system year
Consumption certificate	–	1950
Year of construction		
1950		

Location

The apartment is located in the sought-after Düsseldorf district of Bilk – one of the most popular residential areas in the state capital.

Himmelgeister Straße boasts excellent infrastructure and outstanding transport connections. The tram stop "Kopernikusstraße" is virtually right at the front door. Both the University of Düsseldorf and the Medienhafen district can be reached quickly.

Shops for daily needs, cafés, restaurants, and numerous other businesses are located in the immediate vicinity and are within comfortable walking distance.

The location is particularly popular among students and young professionals due to its proximity to the university as well as to Düsseldorf city centre.

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



Image 2



Image 3

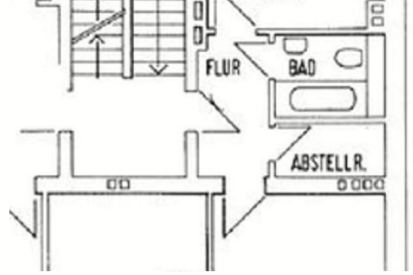


Image 4



Image 5

L&B Immobiliya EuRuS GmbH · Frankfurter Allee 18 · 10247 Berlin · Ihr Ansprechpartner: Kate Lehmann, Telefon +49 30 76214975, kate.lehmann@immobiliya.de · info@immobiliya.de

Property no. 7024e · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.