



APARTMENT · BUY · PROPERTY REF. 6610R

Let 2-Room Apartment on Lake Kulkwitzer See

04207 Leipzig · Lausen-Grünau · exact address on request

89.900 € Purchase price

Exposé as PDF

ROOMS

2

LIVING SPACE

45,82 m²

YEAR BUILT

1984

All details at a glance

Property ref.	6610r
Property type	Apartment
Property types	Apartment, Flat
Marketing type	For sale

Purchase price	89.900 €
Commission	€5,000 including VAT. The commission becomes due upon notarisation of the purchase agreement and is payable immediately.
Address	04207 Leipzig, Lausen-Grünau
Rooms	2
Living space	45,82 m ²
Year built	1984
Floor	4th floor
Balcony/terrace	No
Lift	Yes
Parking space	No
Floor level	4
Bedrooms	1
Bathrooms	1
Service charge	167 €
Rental income	417.08 € / month
Heating type	Central heating
Primary energy source	District heating
Online since	2.9.2026
Last updated	22.9.2026

Features

The hallway offers space for an attractive mirror/wardrobe solution, such as a handsome hallway cabinet with mirror and shelving. From here you reach the bedroom and an interior bathroom with bathtub, basin and WC. There is even room to connect your own washing machine. The large, bright living/dining room is separated from the kitchen (with window) by a door, keeping cooking smells contained. The wet rooms are tiled, while the remaining rooms have laminate/PVC flooring. The apartment is connected to the digital cable network and has modern TV, telephone and internet connections. The building is heated via a district heating central heating system.

● Passenger lift

● Cellar

Description

The property offered for sale is located on the popular Kulkwitzer See, one of the cleanest bathing lakes in the whole of Germany.

The apartment is situated on the 4th floor of a well-maintained residential complex with a lift, which was modernised in 2001. All windows face south-west, making the apartment bright and welcoming. From this height, residents enjoy a view over a green landscaped area. The apartment comes with a cellar compartment. There are ample car parking spaces in front of the building.

The apartment has been let since 1 October 2016.

The basic rent amounts to EUR 275.08 plus operating costs of EUR 96 and heating costs of EUR 46, bringing the total inclusive rent to EUR 417.08 per month.

The service charge (Hausgeld) currently amounts to EUR 167.

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



Energy efficiency class –

77,9 kWh/(m²·a) final energy consumption

Certificate type

Consumption certificate

Energy source

District heating

Heating system year

1984

Year of construction

Location

A sought-after location in the former "Diplomats' Quarter" in Grünau, on one of Germany's cleanest bathing lakes, the Kulkwitzer See.

In terms of transport links, this popular district is well connected to Leipzig city centre via the suburban railway (S1) and several bus and tram lines. Two shopping centres and smaller shops provide everything needed for daily life. Doctors, pharmacies and schools are also all close by. The suburban railway station can be reached on foot within a few minutes.

Leipzig's famous "Belantis" theme park is just a 20-minute drive away.

Grünau scores highly with its excellent infrastructure and unique range of leisure facilities. Restaurants, an 8-screen cinema and the "Grünauer Welle" indoor swimming pool round off the offering.

In summary:

Leipzig-Grünau combines nature-close living amid greenery, first-class infrastructure and attractive proximity to the city centre. Walkers, leisure sportspeople, swimmers and sun-worshippers alike will find relaxation and recreation here.

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



Image 6



Image 7



Image 8



Image 9



Image 10

L&B Immobiliya EuRuS GmbH · Frankfurter Allee 18 · 10247 Berlin · Ihr Ansprechpartner: Luba Baumgärtner, Telefon +49 30 76214976, luba.baumgaertner@immobiliya.de · info@immobiliya.de

Property no. 6610r · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.