



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

3.9.2026

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

Right of Cancellation

You have the right to cancel this contract within fourteen days without giving any reason.

The cancellation period is fourteen days from the day the contract is concluded.

To exercise your right of cancellation, you must inform us (L&B Immobiliya EuRus GmbH, Frankfurter Allee 18, 10247 Berlin, Tel: 030 76214976, Email: info@immobiliya.de) by means of a clear statement (e.g. a letter sent by post or an email) of your decision to cancel this contract. You may use the enclosed model cancellation form, although this is not mandatory.

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

expired.

Effects of Cancellation

If you cancel this contract, we shall reimburse to you all payments received from you, including delivery costs (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 no later than fourteen days from the day on which we received notification of your cancellation of this contract. We will use the same means of payment for the reimbursement as you used for the initial transaction, unless expressly agreed otherwise with you; in no event will you be charged any fees as a result of such reimbursement.

More photos



Living & Bedroom



Living & Bedroom



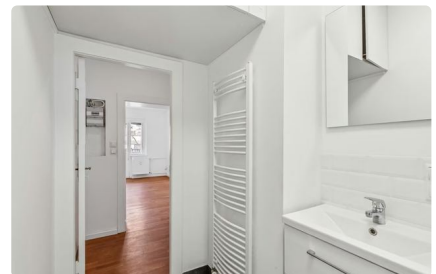
Kitchen



Kitchen



Bathroom



Bathroom



Balcony



Balcony



Hallway

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Property no. ks2 · As of 3.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.