



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 building	6
Bedrooms	1
Bathrooms	1
Heating type	Floor heating
Available from	by arrangement
Service charge	457.00 EUR
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

● Garden/Garden use

● Cellar

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

Consumption certificate

Energy source

Light fuel gas

Heating system year

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

Right of withdrawal You may withdraw your contractual declaration within 14 days without giving any reason, in text form (e.g. letter, fax, email). The period begins after receipt of this notice in text form, but not before the conclusion of the contract and not before we have fulfilled our information obligations pursuant to Article 246 § 2 in conjunction with § 1 (1) and (2) of the Introductory Act to the German Civil Code (EGBGB), as well as our obligations pursuant to § 312e (1) sentence 1 of the German Civil Code (BGB) in conjunction with Article 246 § 3 EGBGB. To comply with the withdrawal period, it is sufficient to send the notice of withdrawal in good time. The withdrawal must be addressed to: L&B Immobiliya EuRUS GmbH, Frankfurter Allee 18, 10247 Berlin, by fax to 030/76214973 or by email to info@immobiliya.de – **Consequences of withdrawal** In the event of an effective withdrawal, the services received by both parties must be returned, and any benefits derived (e.g. interest) must be surrendered. If you are unable to return the received service in whole or in part, or only in a deteriorated condition, you may be required to compensate us for the corresponding loss in value. This may mean that you must nevertheless fulfil the contractual payment obligations for the period up to the withdrawal. Obligations to refund payments must be fulfilled within 30 days. For you, this period begins upon sending your declaration of withdrawal; for us, upon its receipt.

More photos



Image 2



Image 3

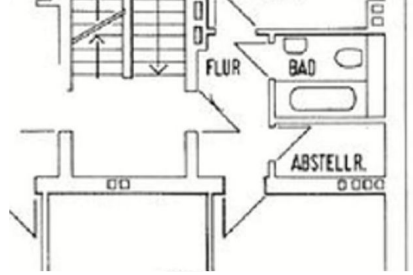


Image 4



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.