



APARTMENT · BUY · PROPERTY REF. 6001A

Three-Room Garden-Level Apartment with Terrace in Kabelsketal-Großkugel

06184 Kabelsketal-Großkugel · Kabelsketal · exact address on request

184.900 € Purchase price

Exposé as PDF

ROOMS

3

LIVING SPACE

113 m²

YEAR BUILT

1994

ENERGY CLASS

C

All details at a glance

Property ref.	6001a
Property type	Apartment
Property types	Garden-level apartment, Apartment

Marketing type	For sale
Purchase price	184.900 €
Commission	3.57% incl. VAT. The commission is due and earned upon the effectiveness of the purchase agreement (KV)!
Address	06184 Kabelsketal-Großkugel, Kabelsketal
Rooms	3
Living space	113 m²
Year built	1994
Balcony/terrace	Yes
Lift	No
Parking space	No
Condition	well-maintained
Floors in building	4
Floor level	0
Bedrooms	2
Bathrooms	1
Available from	by arrangement
Fittings	Standard
Service charge	423.77 €
Heating type	Central heating
Main energy source	Heavy fuel natural gas
Online since	2.9.2026

Last updated

22.9.2026

Features

Highlights at a glance:

approx. 113 m² living space

3 rooms

Garden-level apartment

Terrace

currently occupied by the owners

owners are prepared to vacate upon sale

handover by agreement

attractive location between Halle and Leipzig

A generous apartment with plenty of space and a terrace – ideal for buyers who value living space and their own outdoor area.

● Balcony/Terrace

● Fitted kitchen

Description

Available is a three-room garden-level apartment with a living area of approximately 113 square metres and a terrace in Kabelsketal-Großkugel.

Thanks to its generous room layout, the apartment offers a wide range of possibilities for individual design and is equally suitable for couples and small families.

A particular highlight of the apartment is the existing terrace, which provides additional private outdoor space and is ideal for relaxing, spending pleasant hours,

or simply enjoying time outdoors.

The apartment is currently occupied by the owners themselves. As part of the sale, the owners are willing to vacate the property, so a handover can be arranged individually.

Energy certificate (mandatory disclosures under the German Buildings Energy

Act, GEG)



Energy efficiency class C

87 kWh/(m²·a) final energy consumption

Certificate type

Consumption certificate

Energy source

Heavy fuel gas (natural gas)

Heating system year

1994

Year of construction

1994

Location

The apartment is located in Kabelsketal-Großkugel, conveniently situated between the cities of Halle (Saale) and Leipzig. Großkugel lies directly on the B 6; the Großkugel motorway junction of the A 9 is only about 1 km away. The Schkeuditz interchange (A 9/A 14) can also be reached quickly.

The location is particularly attractive for commuters: the Großkugel S-Bahn station provides access to the regional S-Bahn network. In addition, several bus lines serve the municipal area.

Leipzig/Halle Airport is also in close proximity. The passenger terminal is about 8 km from the Großkugel commercial area, while the southern cargo centre is only around 4 km away.

The S-Bahn connection is a significant advantage of this location. Leipzig/Halle Airport is itself also directly connected to the S-Bahn network.

Shopping facilities:

Various shopping facilities for daily needs are available in the immediate vicinity,

including for example:

NP-Markt Kabelsketal (Gröbers) – groceries and everyday essentials

Netto Marken-Discount in Kabelsketal-Zwintschöna

REWE To Go at Aral in Kabelsketal-Dölbau

For larger shopping needs, the Halle Center Peißen is also nearby.

The Hallesche Einkaufspark (HEP) offers numerous shops and further everyday shopping options.

Particularly noteworthy is the convenient transport location: Halle and Leipzig are quickly accessible, the A 9 is virtually on the doorstep, and Leipzig/Halle Airport is only a few kilometres away. This makes the apartment ideally suited for commuters and professionals connected to Halle, Leipzig, or the airport.

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 obligatory.

To meet the cancellation deadline, it is sufficient for you to send your notice of exercise of the right of cancellation before the cancellation period expires.

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 any additional costs resulting from your choice of a delivery method other than the least expensive standard delivery offered by us), without undue delay and, in any event, not later than fourteen days from the day on which we received notification of your cancellation of this contract. We shall use the same means of payment for the reimbursement as you used for the original transaction, unless expressly agreed otherwise with you; in any event, you will not incur any fees as a result of such reimbursement.

More photos



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



Image 8



Image 9

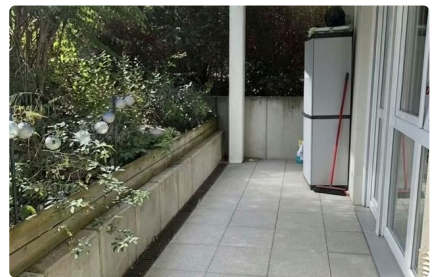


Image 10

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

Property no. 6001a · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.