L&B Immobiliya EuRuS GmbH
Frankfurter Allee 18
10247 Berlin
Phone 030 762 149 75 · WhatsApp 0162 100 85 16
info@immobiliya.de

APARTMENT · BUY · PROPERTY REF. 6001A

3-Room Garden-Level Apartment Including Terrace in Kabelsketal-Großkugel

06184 Kabelsketal-Großkugel · Kabelsketal · exact address on request

184.900 € Purchase price

Exposé as PDF

ROOMS	LIVING SPACE	YEAR BUILT	ENERGY CLASS
3	113 m²	1994	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 m^2
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	2.10.2026

Features

Highlights at a glance:

approx. 113 m^2 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

In Kabelsketal-Großkugel, a three-room garden-level apartment with a living area of approximately 113 square metres and a terrace is available. Thanks to its generous room layout, the apartment offers a wide range of possibilities for individual design and is suitable for both couples and small families.

A particular highlight of the apartment is the terrace, which provides additional private outdoor space and is ideal for relaxing, cosy evenings, or simply spending time outdoors.

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

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

C

Energy efficiency class C

87 kWh/(m^2·a) final energy consumption

Certificate type	Energy source	Heating system year
Consumption certificate	Heavy fuel gas (natural gas)	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

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

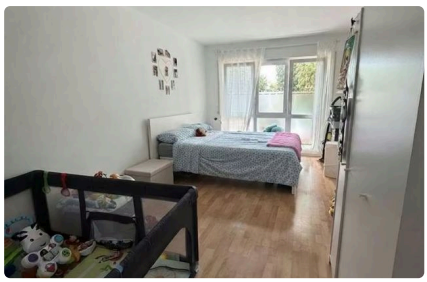


Image 3

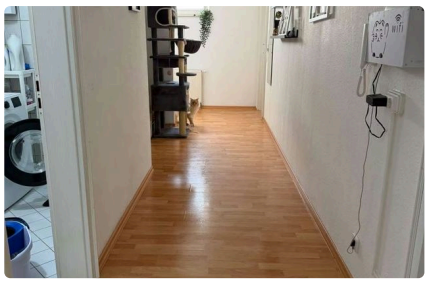


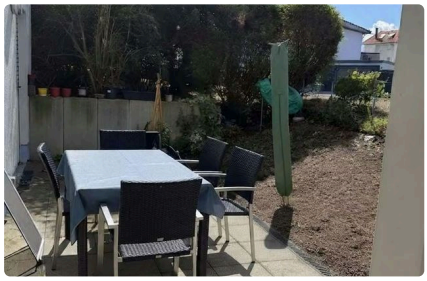
Image 4

Image 5

Image 6

Image 7

Image 8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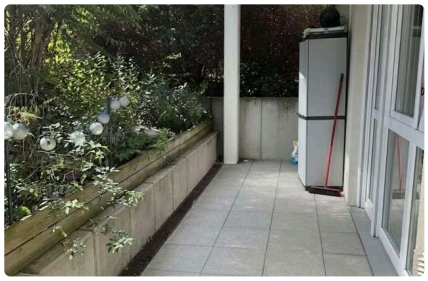
Image 10

YOUR CONTACT PERSON

Kate Lehmann

WhatsApp	+49 162 1008516
Mobile	+49 162 1008516
Landline	+49 30 76214975
E-mail	kate.lehmann@immobiliya.de