

Berlin - Charlottenburg

## Elegant Berlin Residence with Prime Kurfürstendamm Address

*Codice oggetto: 26176011-E*



[www.von-poll.com](http://www.von-poll.com)

**PREZZO D'ACQUISTO: 2.950.000 EUR • SUPERFICIE NETTA: ca. 217 m<sup>2</sup> • VANI: 6**

**Codice oggetto: 26176011-E - 10623 Berlin - Charlottenburg**

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## A colpo d'occhio

|                     |                          |
|---------------------|--------------------------|
| Codice oggetto      | 26176011-E               |
| Superficie netta    | ca. 217 m <sup>2</sup>   |
| Piano               | 4                        |
| Vani                | 6                        |
| Camere da letto     | 4                        |
| Bagni               | 3                        |
| Anno di costruzione | 2016                     |
| Garage/Posto auto   | 1 x Parcheggio interrato |

|                        |   |
|------------------------|---|
| Prezzo d'acquisto      | 2.950.000 EUR   |
| Appartamento           | Piano   |
| Compenso di mediazione | Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises |
| Stato dell'immobile    | Curato  |
| Tipologia costruttiva  | massiccio   |
| Caratteristiche        | Bagni di servizio, Cucina componibile, Balcone                            |

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## Dati energetici

|   |                   |   |                                  |
|---|-------------------|---|----------------------------------|
| Tipologia di riscaldamento              | a pavimento       | Certificazione energetica                             | Attestato Prestazione Energetica |
| Riscaldamento                           | Tele              | Consumo energetico                                    | 95.00 kWh/m²a                    |
| Certificazione energetica valido fino a | 29.11.2026        | Classe di efficienza energetica                       | C                                |
| Fonte di alimentazione                  | Teleriscaldamento | Anno di costruzione secondo il certificato energetico | 2016                             |

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## La proprietà



# Capital



**MAKLER-KOMPASS  
WOHNEN**

**Top-Makler Berlin**



Höchstnote für  
**von Poll Immobilien  
City-West**

Quelle: IIB Institut  
IM TEST: 4.288 Makler

HEFT 10/25  
GÜLTIG BIS: 10/26

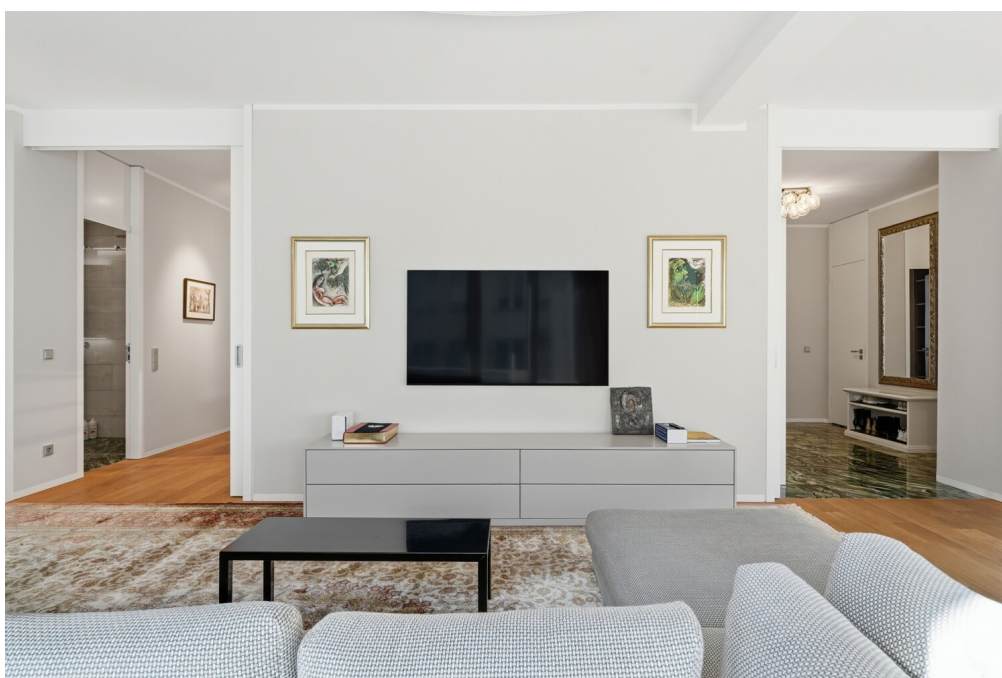
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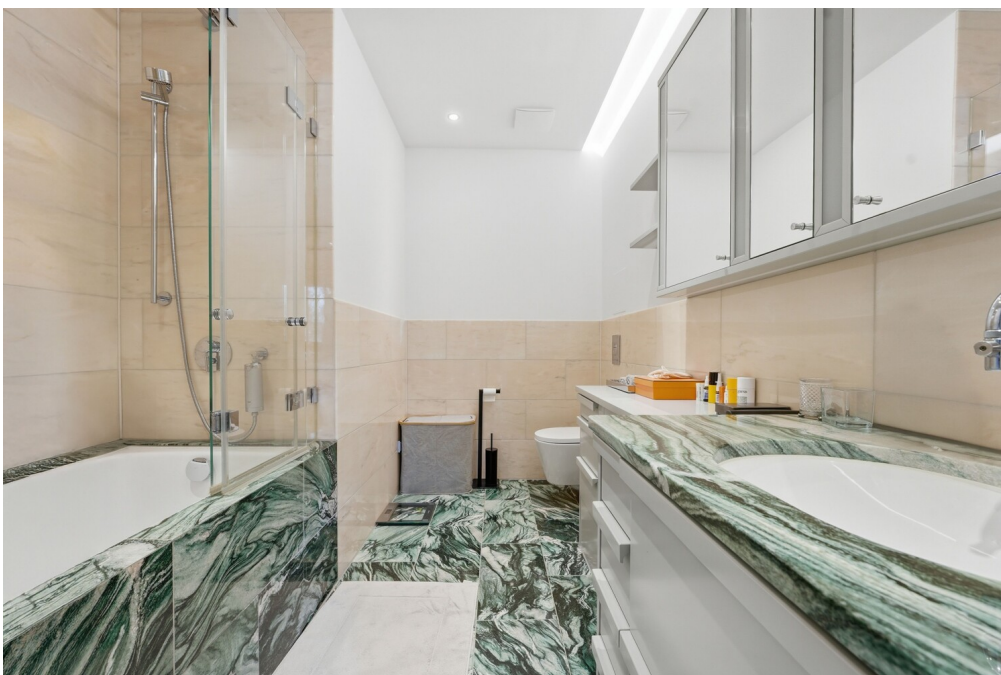
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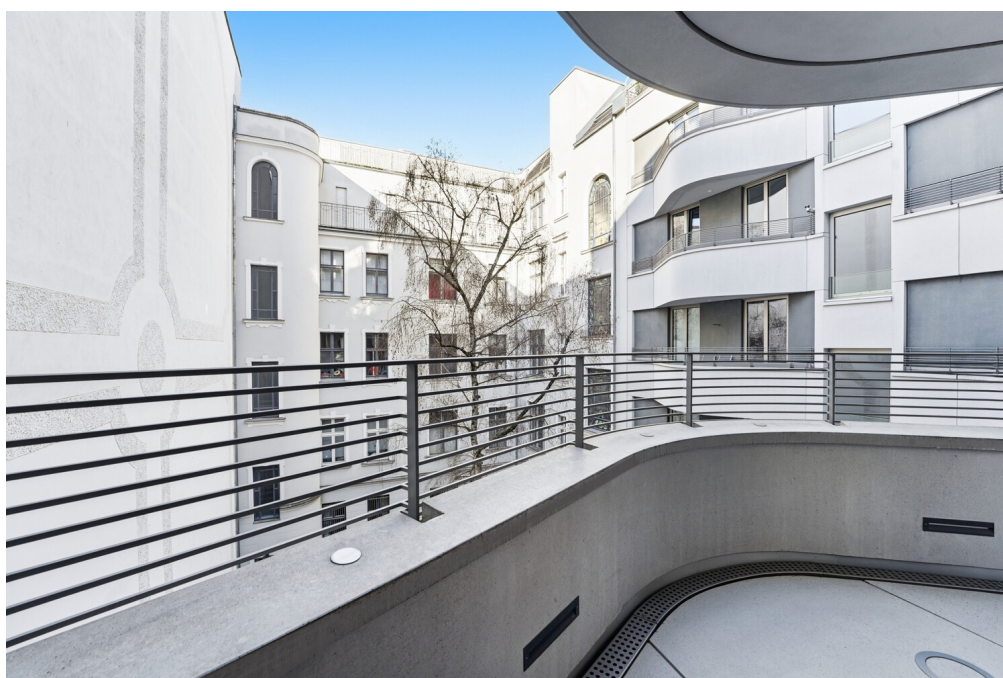
**F.A.Z. INSTITUT**

**DEUTSCHLANDS  
BEGEHRTESTE  
IMMOBILIENMAKLER**

VON POLL IMMOBILIEN

Basis: Anbieterreputation  
**02/2025**

[faz.net/begehrteste-produkte-services](https://faz.net/begehrteste-produkte-services)



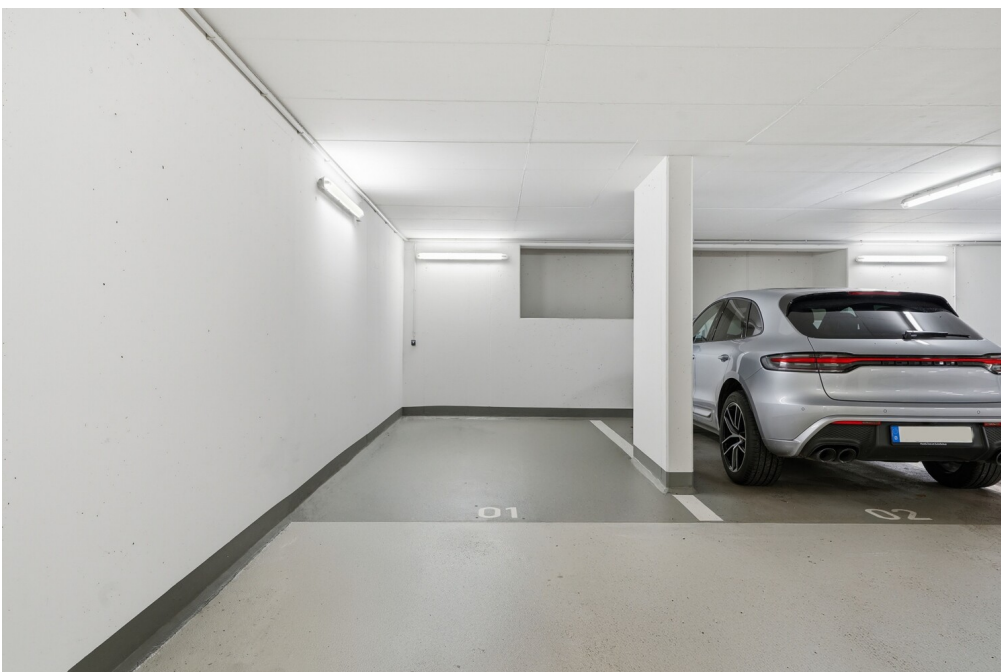
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## Una prima impressione

This exceptional luxury city residence represents refined urban living at the highest level, set within one of Berlin's most prestigious and internationally renowned neighborhoods, just moments from the iconic Kurfürstendamm. A location that has long attracted global elites, diplomats, entrepreneurs, and discerning international buyers.

Completed in 2016, the building distinguishes itself through its high-quality architectural concrete façade, partially executed in elegant curved forms. The design blends contemporary architecture with timeless sophistication, creating a striking and enduring presence in the urban landscape.

Offering approximately 217 sqm (2,475 sq ft) of living space, the apartment comprises six generously proportioned rooms and impresses with a thoughtfully conceived layout. Three elegant balconies provide additional outdoor living space, perfect for enjoying city views, relaxing, or entertaining guests. Expansive, light-filled living areas are seamlessly balanced with private retreats, making the residence equally suitable for elegant entertaining and relaxed everyday living.

The interior design is defined by premium materials and exceptional craftsmanship throughout. The floors in the entrance area and bathrooms are laid with exquisite marble, while the remainder of the apartment features beautifully finished parquet flooring, creating a harmonious blend of luxury and warmth. Predominantly floor-to-ceiling, triple-glazed windows provide excellent thermal and acoustic insulation while flooding the interiors with natural light, ensuring a tranquil living atmosphere despite the prime central location. Custom-designed built-in wardrobes throughout the residence offer discreet storage and enhance the clean, architectural aesthetic.

The spacious living and dining area forms the centerpiece of the apartment, ideal for hosting guests or enjoying a sophisticated city lifestyle. The high-end fitted kitchen, executed to international standards, combines functionality, design, and quality, seamlessly integrated into the overall concept of the residence.

An outstanding comfort feature is the underground garage with a car lift, allowing for secure, convenient, and discreet access. A dedicated underground parking space is included and represents a significant asset in this highly sought-after city location.

The surrounding area offers an unparalleled blend of cosmopolitan lifestyle and urban elegance. Luxury boutiques, fine dining, renowned hotels, galleries, and cultural institutions

are all within immediate reach, reinforcing the global appeal and enduring desirability of this location.

This property is ideally suited for international high-net-worth individuals seeking architectural quality, privacy, and a prestigious Berlin address. Whether as a primary residence, an elegant pied-à-terre, or a long-term value-stable investment, this apartment represents a rare opportunity to acquire a sophisticated city residence in one of Europe's most vibrant capitals.

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## **Dettagli dei servizi**

- Exquisite marble and parquet flooring
- Floor-to-ceiling windows
- Three balconies
- Garage with car lift

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## **Tutto sulla posizione**

Charlottenburg lies at the heart of the metropolis of Berlin. Here, urban comfort and a sophisticated lifestyle come together in harmonious coexistence. Charlottenburg thus offers not only an exclusive residential environment, but also a lively, cosmopolitan community characterized by cultural diversity and first-class infrastructure. The immediate vicinity of the property boasts a wide range of first-class facilities that enrich life.

In terms of education, there are renowned schools and international educational institutions such as the Joan Miró Elementary School and the Sophie Charlotte Gymnasium, just a few minutes' walk away, complemented by the Berlin University of the Arts, which can be reached in about 13 minutes on foot. The proximity to the airport and excellent public transport connections, such as the Savignyplatz S-Bahn station just a 4-minute walk away and the Uhlandstraße U-Bahn station 7 minutes away, ensure quick connections to national and international destinations.

High-quality healthcare is guaranteed by numerous specialists, pharmacies, and clinics in the immediate vicinity, which are conveniently located just a few minutes' walk away. Exquisite cafés, restaurants, and bars offering culinary diversity and fine dining in the immediate vicinity, such as the restaurants “The Catch,” “Enoiteca del Calice,” and “893 Ry?tei,” cater to your physical well-being.

Attractive leisure facilities, from well-maintained parks and playgrounds to cultural institutions such as the Institut Français Berlin, are within walking distance.

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## **Ulteriori informazioni**

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## **Partner di contatto**

**Per ulteriori informazioni, si prega di contattare la persona di riferimento:**

**Sibylle Lunkenheimer & Alexander Prokopetz**

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*Alla clausola di esclusione di responsabilità di von Poll Immobilien GmbH*

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