

ACCENTRO



LUDWIG

EXCLUSIVE CONDOMINIUMS
IN BERLIN WILMERSDORF



*you never know
what you'll find
when you explore
your own city*



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near Ku'damm

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is exciting and full of quality
of life



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culture

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338.800
RESIDENTS

6.500
HECTARES (OVERALL AREA)

5.237
INHABITANTS PER
SQUARE KILOMETRES

767
HECTARE RECREATIONAL
AREA (SPORTS FIELDS,
OUTDOOR SWIMMING POOLS,
GREEN AREAS)

41
S- AND SUBWAY STATIONS

120
METER - HIGHEST
ELEVATION (TEUFELSBERG)

71
SCHOOLS

45,5
YEARS AVERAGE AGER

97
CAFES

36
THEATRES

Welcome to the Berlin District Charlottenburg-Wilmersdorf

National capital, cultural metropolis, innovation hub, tourist hotspot and close-knit neighbourhoods – Berlin has evolved into a magnet attracting new arrivals from all over the world. For the past 15 years, the city has experienced steady growth, and it is now home to around 3.7 million people. In 2018, Berlin gained another 31,000 residents, many of them from other countries in Europe. Not just as a capital, the city has a highly international orientation and is home to four universities, four universities of applied sciences, 30 private higher education institutions and thus to a large academic community. Berlin is not the same everywhere, of course: Berlin's diversity is reflected in the fact that it divides into 434 distinct quarters, 96

districts and twelve boroughs. It extends from Reinickendorf in the north-west, to Berlin-Mitte in the centre with its many sights, to the colourful cultural and night life of Friedrichshain-Kreuzberg east of downtown, and all the way to lake- and river-dotted Treptow-Köpenick in the south-east. West of downtown Berlin lies the popular and culturally multifaceted borough of Charlottenburg-Wilmersdorf. The inner-city borough is home to around 340,000 residents. Known for its high liveability, the borough is characterised by museums, palaces, opulent period buildings, parks, lakes and elegant boulevards like Kurfürstendamm, which connects the posh sub-district of Grunewald with the centre of West Berlin.



CULTURE

- 1 Stage Theater of the West
- 2 German Opera
- 3 Comedy at the Kurfürstendamm in the Schiller Theatre
- 4 Contemporary Fine Arts Galerie
- 5 Schaubühne at Lehniner Platz
- 6 Museum of Outrageous Things
- 7 Urban Nation Collage Street Art Mural
- 8 Bar of reason
- 9 Theatre under the tower

SHOOPING

- 10 Store of the West
- 11 Europa Center
- 12 Kurfürstendamm
- 13 Wilmersdorfer Arcades

SCHOOLS & KINDERGARTEN

- 14 Catholic School St. Ludwig
- 15 Johann-Peter-Hebel primary school
- 16 Robert-Jungk high school
- 17 Nelson-Mandela-School

FREE TIME & SPORTS

- 18 Circus Aladin (playground)
- 19 Prussia Park (Thai Park)
- 20 Lake Lietzensee
- 21 People's park Schöneberg-Wilmersdorf
- 22 Rudolph-Wilde Park
- 23 Lake Fennsee

RESTAURANTS & BARS

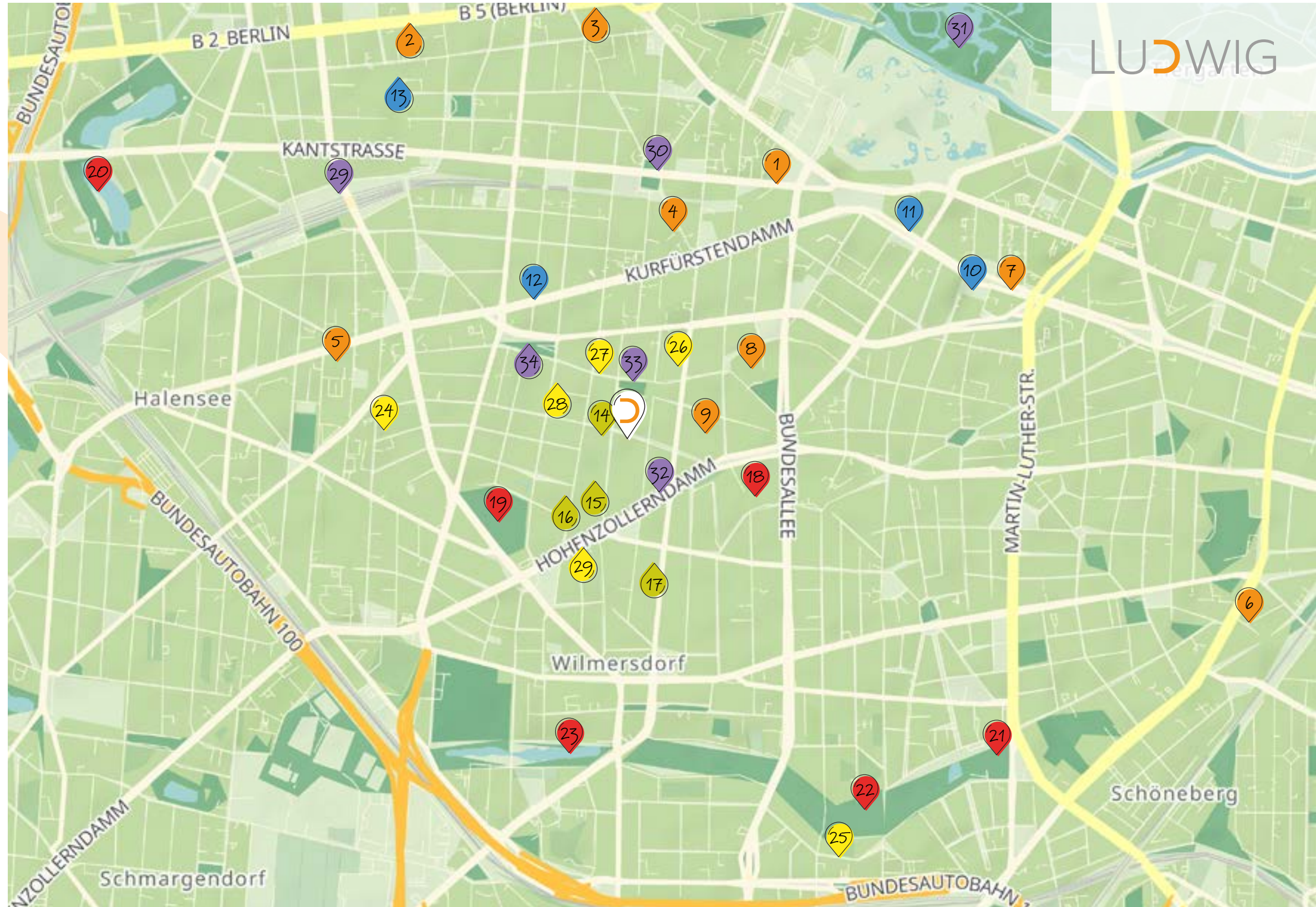
- 24 EBERT Restaurant & Bar
- 25 Restaurant Bieberbau
- 26 Japanese Restaurant I-Ke-Su
- 27 Trattoria Freni e Frizioni
- 28 Vogelweide Stadtheuriger
- 29 Juice and salad bar mix

PUBLIC PLACES / CONNECTION

- 29 Railway station Charlottenburg
- 30 Savignyplace
- 31 Zoological Garden
- 32 Hohenzollernplace and underground station
- 33 Ludwigkirchplace
- 34 Olivaer Place



Charlottenburg-Wilmersdorf is exciting and full of quality of life





Wonderful Wilmersdorf: Liveability in South-West Berlin



Charlottenburg-Wilmersdorf is a warm and welcoming place: Oscillating between creativity and diversity, culture and greenery, tradition and innovation, the borough offers an exciting environment with a keen sense of liveability. From bourgeois to glamorous, from parochial to international, from cosy to chichi – this borough in the west of Berlin never gets boring. The metropolis presents itself here from its historic side, with a glorious past still visible in places like Charlottenburg Palace, or as green city with the forests of Grunewald and the Waldbühne amphitheatre, or as cultural hub with many prestigious theatres and music halls. Extending over 6,500 hectares overall and bordering the boroughs of Spandau in the west, Steglitz-Zehlendorf in the south, Tempelhof-Schöneberg and Mitte in the east and Reinickendorf in the north, Charlottenburg-Wilmersdorf is one of the city’s most popular boroughs, not least because of its many famous institutions and edifices. Its roughly 340,000 residents benefit from a mix of green environment and urban flair that reflects the 300-year evolution from hamlet into a metropolitan borough.

Having acted as the heartland of West Berlin during the post-war years, it retained its appeal after the city’s reunification, as Kurfürstendamm remains the high street of western Berlin and is renowned well beyond the city limits. With a length of 3.5 kilometres and many side streets, the boulevard covers the entire spectrum of shopping venues, from exclusive department stores to boutiques, and from designer stores to antique dealers and all sorts of small-scale specialists. Posh residential addresses in opulent Belle Époque buildings grace the side streets to this day.

Change has always been the stock in trade for downtown West Berlin, and in recent years, it has been undergoing yet another metamorphosis. Just behind famous Café Kranzler, a low-rise building from the 1950s, a glazed tower complex called Neues Kranzler Eck was developed according to plans by celebrated architect Helmut Jahn around the turn of the millennium. A shopping arcade running through it connects the boulevard with Kantstrasse, another high street.



20 Lake Lietzensee

10 Store of the West



I've been all over Berlin and I never knew this place existed

30 Savignyplace



1 Stage Theater of the West



19 Prussia Park (Thai Park)





Right in the middle between Nature, art and culture



The latest construction boom in the so-called City West area was kicked off by the Zoofenster tower in 2012, which stands 118 metres tall and houses the Waldorf-As-toria. In the years since, it has been joined by another high rise, the sinuous Upper West in close proximity to Europa Center and the spire of Gedächtniskirche. The revitalised Bikini-Haus and the C/O Berlin also played a part in overhauling the City West sub-district. The C/O gallery in the history-steeped former Amerika-Haus added a fascinating new world of visual media in an innovative, modern and international approach.

The new architectural landmarks created in City West are symptomatic of the economic recovery of downtown West Berlin and its return to former glory. Today, the western inner city of Berlin is as attractive as ever for locals and tourists. Numerous gastronomic gems, traditional bistros and coffeehouses are waiting to be discovered along with innovative culinary culture and Michelin-starred cuisine.

Living in the south-west part of Berlin has a long list of merits. Naturally, the exclusive location with its numerous parks and superb infrastructure tops the list. In addition to magnificent period buildings in the Belle Époque style of imperial times, Wilmersdorf has preserved its harmonious combination of living and working or of glamorous avenues and quaint little side street. Charming junk shops rub shoulders with antique book stores, and you will find all sorts of manufactories next to exotic boutiques and the cosy ambience typical of old-school pubs alternating with modern restaurant. Cultivating an easy-going life-style is the most normal thing in the world here.

Especially among families, Wilmersdorf is a popular place to live. The excellent retail amenities, including those in the western part of Kurfürstendamm and surrounding streets, are complemented by several beautiful parks and squares. Directly next to Fehrbelliner Platz in Wilmers-

dorf, just one kilometre from the residential building on Düsseldorfer Strasse, lies Preussenpark, a green area of 55,000 sqm for strolling, exercising and even barbecuing. During the summer months, you will find Thai street food vendors on one of its picnic meadows. The spicy smell of Asian cuisine wafts among the umbrellas on the tanning lawns, tempting sunbathers.

Another lovely square for taking time out is Olivaer Platz in Wilmersdorf between Konstanzer Strasse Württembergische Strasse, Pariser Strasse and Lietzenburger Strasse. Created in 1910 and named after Oliva abbey near Gdansk, the park is an enchanting downtown retreat that features a terrace area fringed by pyramid poplars, a fountain, a playground, a lawn, hedges and tree-lined paths. If you crave more greenery yet, try Wilmersdorfer Volkspark, which extends from Rudolph-Wilde-Park in Schöneberg to the Fennsee pond and all the way to the expressway. Aside from the woodlands of Grunewald, this park is nearest green area for many locals. Another great advantage of living in Wilmersdorf is that you need no car to remain mobile because you will find outdoor areas, local amenities and educational infrastructure right at your doorstep.

Cultural venues and entertainment options are also within easy reach: Schaubühne, a playhouse on Lehniner Platz occupying an Art Deco building that Erich Mendelssohn originally designed as cinema, is the largest spoken word theatre in western Berlin and has a politically and socially committed repertoire. Another time-honoured playhouse within walking distance of the property on Düsseldorfer Strasse (20 minutes) is Theater des Westens, one of the most beautiful and renowned theatres in Germany. Other theatres on or near Kurfürstendamm are easy to reach on foot or by public transportation, as are museums and galleries.



„BERLIN IS MORE A
PART OF THE WORLD
THAN A CITY.“
JEAN PAUL



High-End Living Near Kurfürstendamm

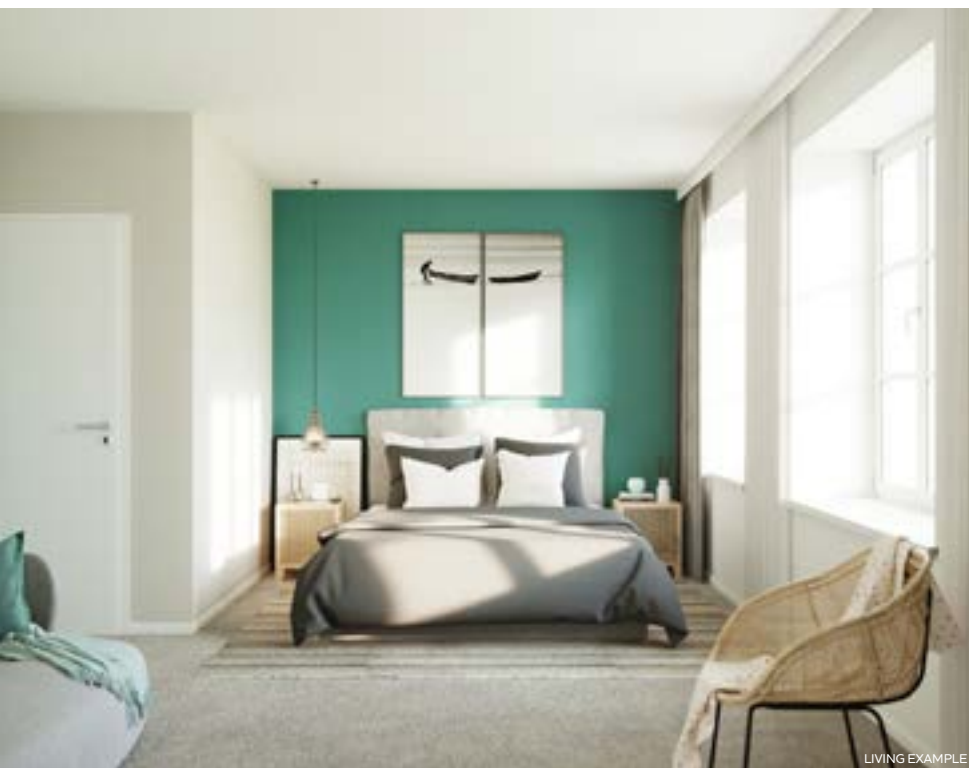


Having your home on Düsseldorf Strasse means to reside in the heart of charming Wilmersdorf. The listed multi-unit dwelling is located in a good and simultaneously quiet location just a ten-minute walk from Kurfürstendamm. Indeed, if you are looking for an attractive residential environment marked by short distances, look no further. The tree-lined street is dominated by well-appointed multi-unit dwellings.

This five-storey residential building raised in 1937 dons a brightly rendered façade that combines with white sash windows to accentuate its classic-elegant townhouse character. The dark wooden entrance doors with stylish arches and the sash windows above radiate a warm, welcoming air. The house has a total of three separate en-

tranceways, one each per address, from which the condominiums area accessed. The airy layouts with the bright interior and the handsome wooden floors will amaze you. Large window fronts, in some cases including multi-panel windows, highlight the period building character and provide inspiration for your interior decoration.

The flats of 1 to 3 bedrooms of around 53 to 72 square metres on upper floors one through five offer well-considered layout solutions. With its various options, the house thus accommodates different lifestyle choices. Most of the flats come with separate kitchens, shower- and tub-equipped bathrooms, and some even include guest WCs and store rooms.



LIVING EXAMPLE



LIVING EXAMPLE

Summer on the balcony



Virtually all flats have balconies that face the expansive backyard and that provide ample space for small oases of flowers, herbs and other gardening delights. Energy is supplied to the house on Düsseldorf Strasse via a central heating and hot water plant. The property includes an attic of around 91 square metres with development potential that has a sweeping view across the neighbourhood rooftops. The attic is ready for a custom development according to the incoming owner's ideas. There are also three commercial units on the ground floor of the building.



NON-BINDING VISUALIZATION



Examples of floor plans



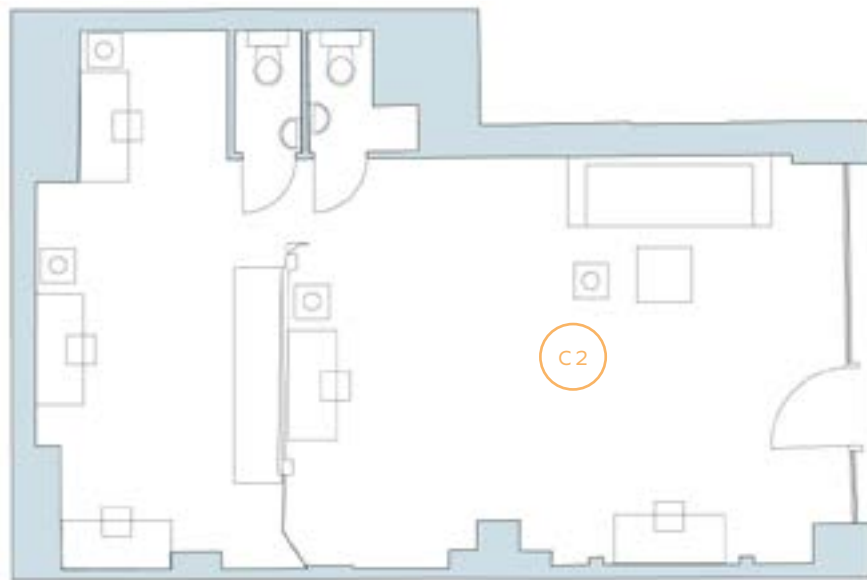
GROUND FLOOR / COMMERCIAL

Commercial	Staircase	State	Surface	Room	Balcony
C 1	68	ground floor	129,70 sqm	1	no
C 2	68a	ground floor	65,50 sqm	1	no
C 3	69	ground floor right + basement	122,06 sqm	2	no



„THE BEST AND MOST BEAUTIFUL OF A JOURNEY IS EXPERIENCED AT HOME: PARTLY BEFORE, PARTLY AFTER.“

-SIGMUND GRAFF



Düsseldorfer Street

1ST UPPER FLOOR

Unit	Staircase	State	Surface	Room	Balcony
A 4	68	left	59,95 sqm	2	no
A 5	68	right	60,01 sqm	2	no
A 16	68a	left	62,20 sqm	2	no
A 17	68a	right	59,79 sqm	2	no
A 26	69	left	60,42 sqm	2	no
A 27	69	right	60,78 sqm	2	no

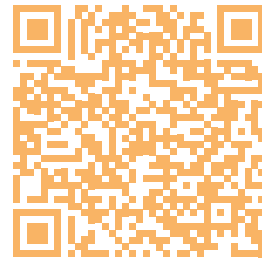


Examples of floor plans

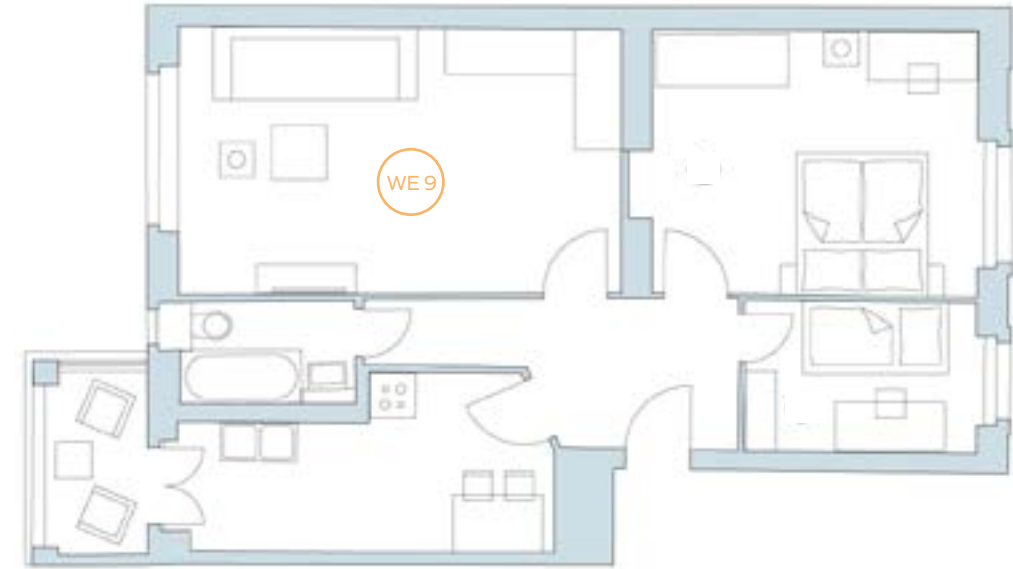


2ST UPPER FLOOR

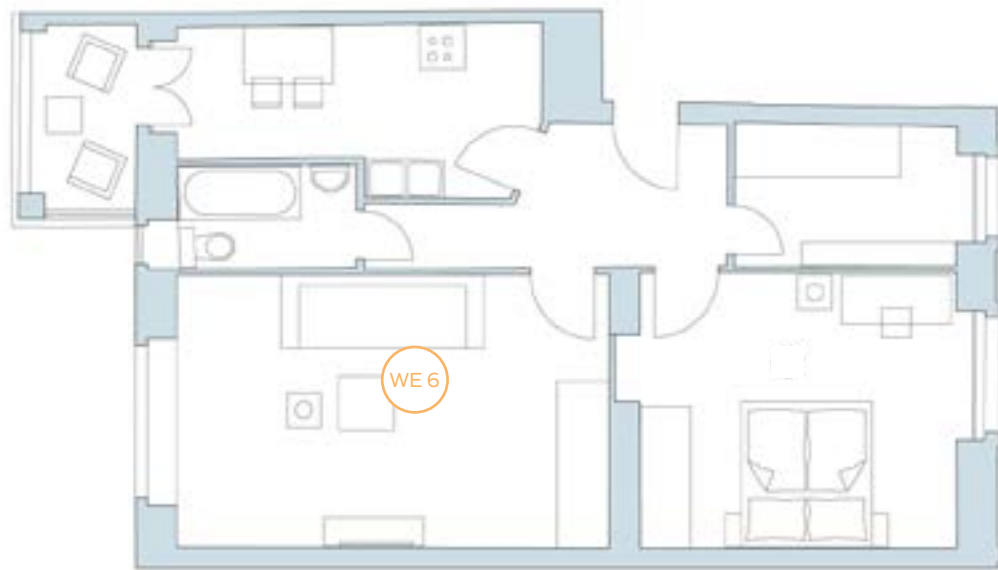
Unit	Staircase	State	Surface	Room	Balcony
WE 6	68	left	63,84 sqm	2	yes
WE 7	68	right	63,72 sqm	3	yes
WE 18	68a	left	62,95 sqm	3	yes
WE 19	68a	right	61,92 sqm	2	yes
WE 28	69	left	63,99 sqm	2	yes
WE 29	69	right	63,58 sqm	2	yes



TO THE EXPOSÉS



Düsseldorf Street



Düsseldorf Street

3ST UPPER FLOOR

Unit	Staircase	State	Surface	Room	Balcony
WE 8	68	left	64,67 sqm	3	yes
WE 9	68	right	63,67 sqm	3	yes
WE 20	68a	left	63,77 sqm	3	yes
WE 21	68a	right	63,03 sqm	3	yes
WE 30	69	left	64,28 sqm	3	yes
WE 31	69	right	64,09 sqm	3	yes



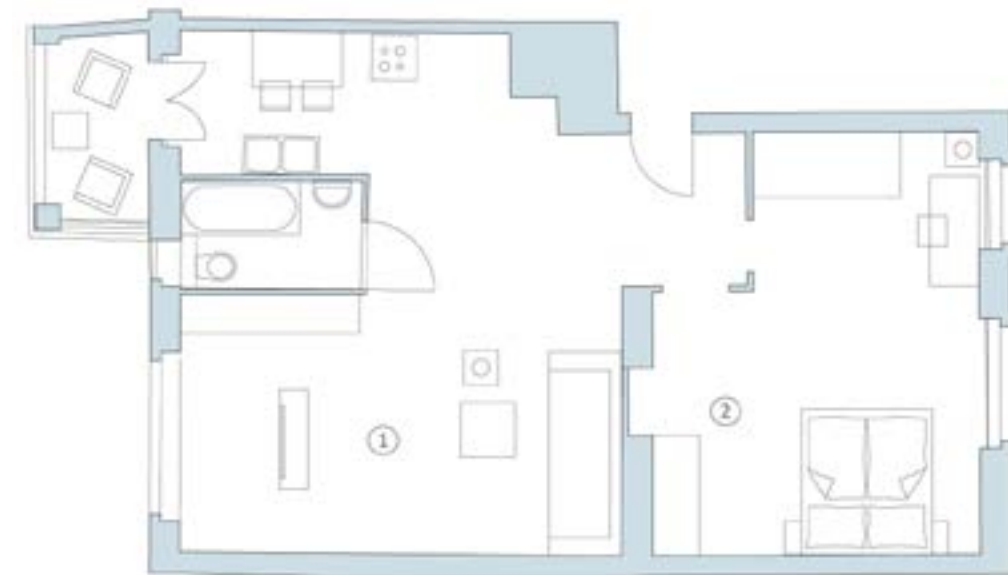
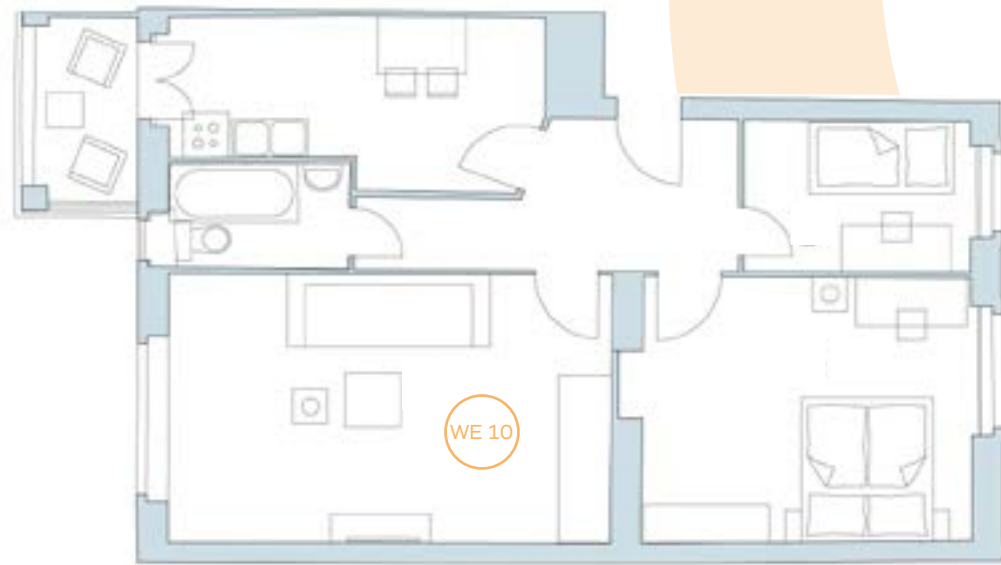
Examples of floor plans



NON-BINDING VISUALIZATION

4ST UPPER FLOOR

Unit	Staircase	State	Surface	Room	Balcony
WE 10	68	left	64,74 sqm	3	yes
WE 11	68	right	64,35 sqm	3	yes
WE 22	68a	left	64,48 sqm	1,5	yes
WE 23	68a	right	63,50 sqm	3	yes
WE 32	69	left	64,24 sqm	3	yes
WE 33	69	right	64,01 sqm	3	yes



5ST UPPER FLOOR

Unit	Staircase	State	Surface	Room	Balcony
WE 12	68	left	64,34 sqm	3	yes
WE 13	68	right	64,30 sqm	3	yes
WE 24	68a	left	63,77 sqm	3	yes
WE 25	68a	right	63,81 sqm	3	yes
WE 34	69	left	63,65 sqm	2	yes
WE 35	69	right	63,70 sqm	3	yes

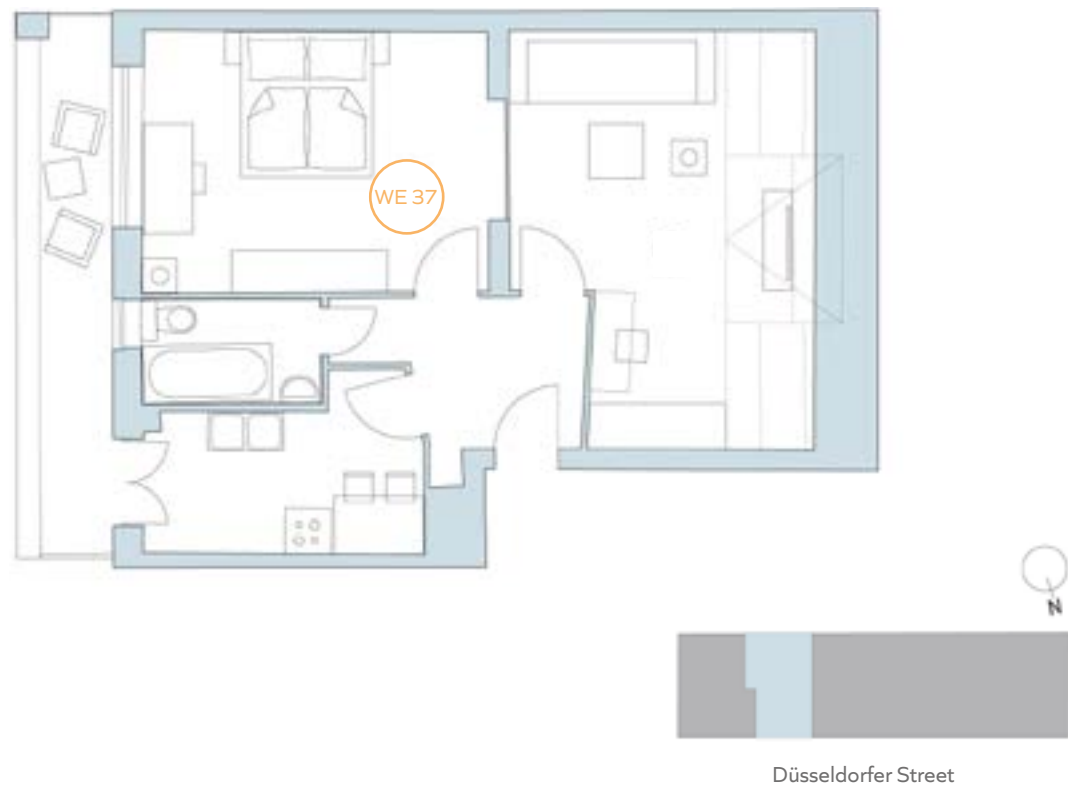


Examples of floor plans



ATTIC FLOOR

Unit	Staircase	State	Surface	Room	Balcony
WE 14	68	left	74,40 sqm	3	yes
WE 15	68	right	54,28 sqm	2	yes
WE 36	69	left	53,88 sqm	2	yes
WE 37	69	right	54,16 sqm	2	yes
WE 38 nonlined	68a	left	59,65 sqm	2	yes
WE 39 nonlined	68a	right	48,53 sqm	2	no





Facts and figures



ADdRESS

Düsseldorfer Street 68, 68a & 69
10719 Berlin

DISTRICT

Wilmerdorf

ARCHITEKTEN

Rudolf Prömmel &
Wilhelm Keller

YEAR OF CONSTRUCTION

1925-1927

PROTECTION OF THE MEMORY

since 2017

VERFÜGBARE EINHEITEN

35 Housing units &
5 Commercial units
(Partial ownership)

AVAILABLE UNITS

Ground floor & Remisen
2. - 5. Upper floor
Attic floor (6. OG upgraded)
Basement

HEATING &

WATER SUPPLY

District heating
Central water supply



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