


ACCENTRO

green
QUARTER





*Welcome to the tranquil Berlin
Zehlendorf in the district for people
with a sense for culture and nature*

Seat of government, cultural centre, innovation hub, tourist hot-spot and vibrant street life – Berlin has so many facets. Attracted by its exciting diversity, new arrivals from all over the globe keep flocking to the metropolis. Having made steady gains in recent years, the city's population now totals around 3.7 million people.

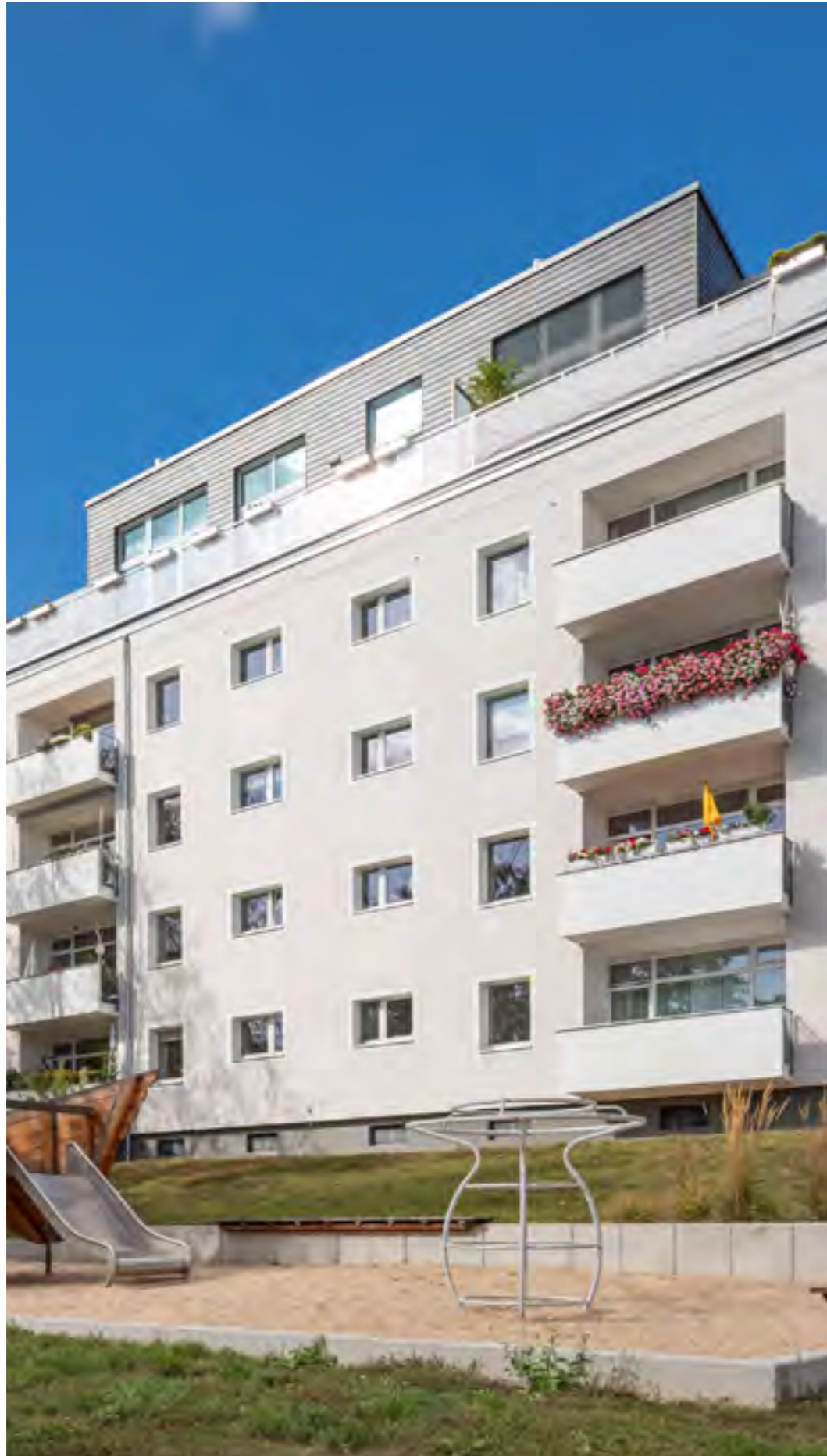
In 2018, Berlin grew by another 30,000 residents, largely from other countries in Europe. The city has a highly international orientation and is home to four universities, four universities of applied sciences, 30 private higher education institutions and thus to a large number of students, scientists and high-skilled professionals. Large and diverse, it has a place for everyone to feel at home in.

With 434 neighbourhoods, 96 districts and twelve boroughs to choose from, you will never tire of exploring Berlin. Being in flux is as much a part of the city's essence as its lakes, alluvial landscapes and extensive woodlands. Even more scenic than other boroughs is Steglitz-Zehlendorf in the city's south-west, the perfect place for friends of the outdoors and of cultural artefacts.



*Idyll in
the big
City –
Welcome
to Green
Quarter*





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DAHLEM - PEARLIN THE SOUTHWEST OF BERLIN



NON-BINDING VISUALISATION

102,5

SQUARE KILOMETER TOTAL AREA

50

PERCENT TAKEN UP BY WATER AND WOODS

43

HECTARES OF BIODIVERSITY AT THE BOTANICAL GARDEN

308,697

RESIDENTS

5

CINEMAS

2050

EURO AVERAGE HOUSEHOLD NET INCOME

33,000

STUDENTS ENROLLED AT THE FREE UNIVERSITY OF BERLIN

46

YEARS - AVERAGE AGE

139

PLAYGROUNDS WITH A TOTAL AREA OF 24 HECTARES

2996

INHABITANTS PER SQUARE KILOMETRE



A Scenic Borough Dotted with Lakes, Forests, Parks and Palaces



Fischtalpark



Wedding Villa



Teltower Damm



Truman Plaza

This borough in the remotest south-west corner of the city has many different faces: Dreamy and quaint in some places, elegant and glamorous in others, it is an easy-going residential area of greenery, cultural venues, manors and urban centres. Life in the borough is defined by plenty of lakes and forests, by the Mediterranean flair of Glienicke Palace along with stunning architecture elsewhere and the bustling campus of the Free University.

Roughly half of the borough is taken up by forest and bodies of water. Extending over seven localities with a combined territory of around 102 square kilometres, the borough offers ample space for recreational activities in woodlands, on meadows and the shores of eight different lakes. The localities of Wannsee, Nikolassee, Zehlendorf, Dahlem, Lichterfelde, Steglitz and Lankwitz each have their historic village centres, with elegant mansion districts and urban high-streets in between. Home to around 308,700 residents, Steglitz-Zehlendorf is a bourgeois, conservative borough with an upscale social structure.

Due to its high number of academic institutions, the borough is simultaneously characterised by creativity and the lifestyles of modern students whose dynamic is further enhanced by tourists and day-trippers in the summertime. No least because of its marvellous lidos and esplanades along the River Havel and the lakes Kleiner Wannsee and Grosser Wannsee, the area is popular with locals and visitors alike. The borough is also rich in cultural attractions. Its sights include Pfaueninsel island with its folly, the Brücke Museum of expressionist art, Grunewald Hunting Lodge and Glienicke Palace. Everywhere you go, you come face to face with the architecture of many different eras.

Idyllically located between Zehlendorf and Steglitz, between the mansion district Lichterfelde-West and Grunewald, Dahlem counts among the most exclusive and greenest localities of Berlin. Old-growth avenues, lush parks and the extensive woodlands of Grunewald make for a peaceful setting. Embedded in this sought-after environment is the building cluster on Clayallee.

Dahlem is located directly across from Grunewald, the city's largest uninterrupted recreational area, and is known for its high residential quality and livability. If you prefer a tranquil and well-appointed neighbourhood, you will feel right at home here. The streets are lined with mansions, parks, the prestigious buildings of foreign embassies, museums as well as science and cultural institutes that blend harmoniously into their leafy settings.

Not least because of the needs of the academic crowd at Free University of Berlin, Dahlem also boasts an excellent transportation infrastructure. The nearest underground station, "Oskar-Helene-Heim," is only about 350 metres away. The line U3 that serves it is the main public transport link to the inner city, connecting the lakeside of Krumme Lanke with bustling Nollendorfplatz in

Schöneberg. Bus line X83 will quickly take you to Steglitz, home to one of the city's most important high-street retail pitches. The "Hüttenweg" junction provides convenient access to the A115 expressway toward the inner city. The benefits of the location and its infrastructure represents ideal conditions for a long-term investment.

The special mix of mansion district, cosy small-town flair and the woodlands and lakes of Grunewald right at your doorstep characterises this residential location, which is equally popular with tenants and owner-occupiers.



The pearl in the southwest:
Living in Dahlem

green QUARTER

- Bars & Restaurants
- Art & Culture
- Leisure, recreation & shopping





Living Next to Park and Forest

Clayallee is the perfect street for anyone who seeks to combine a solid residential neighbourhood with plenty of recreational options. Part of the leafy Dahlem with its roughly 16,000 residents, it is one of the most desirable residential locations in the city. While close to the woods of Grunewald, this loosely structured building cluster also borders directly on an enchanting little park.

The four multi-unit dwellings, all in good repair, are arranged in a rectangle on a plot of roughly 14,000 square metres, so that the flats have a marvellously green view. Directly behind the property, parallel to Clayallee, lie the parklands of Dreipfuhlpark with their beautiful old-growth hardwood trees, lawn areas and a pond with a small island. A footpath meanders through this urban park that was created in the 1930s. While the northern end, grouped around the pond, has an organic and unspoilt atmosphere, the southern

end of the park is characterised by meadows, flowerbeds, a playground and an amateur football pitch including a fenced-in basketball court.

Aside from the rich verdure all around, the attractive surroundings are marked by a diversified architectural landscape of mansions, American-style bungalows and newer townhouses. Small paved walkways past trees and flowerbeds connect the brightly rendered houses, built in a modern language of form. The houses were redecorated in 2016 and 2017, with the modern top floors added, whose purist façade with its anthracite colour tones contrast starkly with the bright façades of the lower floors.





*A lot
of Quality
Time*

Airy Ensemble of Four Well-Kept Apartment Buildings

Well-kept stairwells with classy floors of dark marbled stone provide access to the condominiums. The pleasant overall impression continues in the generous layout variations and the bright interiors, with plenty of daylight admitted through the large window frontages. The apartments of 3 or 4 bedrooms provide plenty of space for spreading out.





NON-BINDING VISUALISATION

The floor plans range from around 100 to 130 square metres of residential area. The 3-bedroom flats come with classic tiled shower and tub-equipped bathrooms. The larger 4-bedroom flats have a separate guest WC in addition. Brightly coloured wall units provide ample storage space in virtually all of the flats. The balconies are large enough to let you try your hand at gardening while enjoying the fantastic green view.

Attractive Penthouse Apartment with View into Grunewald

From the twelve attic flats with their excellent specification, the view is nothing short of spectacular, overlooking the lush surroundings and the nearby woods. High-end home amenities of the penthouse units include new kitchens and modern bathrooms with separate guest WCs, elegant strip parquetry and spacious balconies.



NON-BINDING VISUALISATION



EXAMPLE FLAT

green QUARTER



CLAYALLEE 232-234

CLAYALLEE 228-230

LÜTZELSTEINER WEG 18-20

LEICHHARDTSTRASSE 52-54

NON-BINDING VISUALISATION

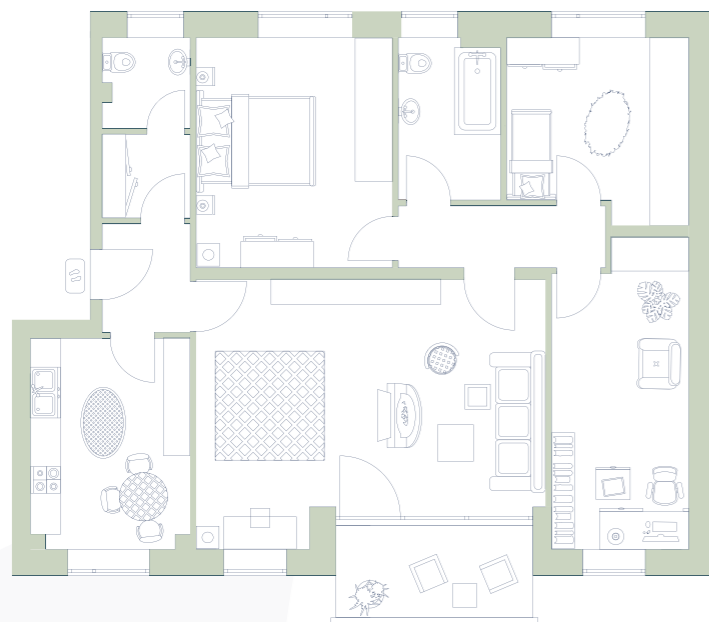
TO THE WALK-
THROUGH NAVIGATOR
AND THE 3-D TOURS:
www.green-quarter.de/en



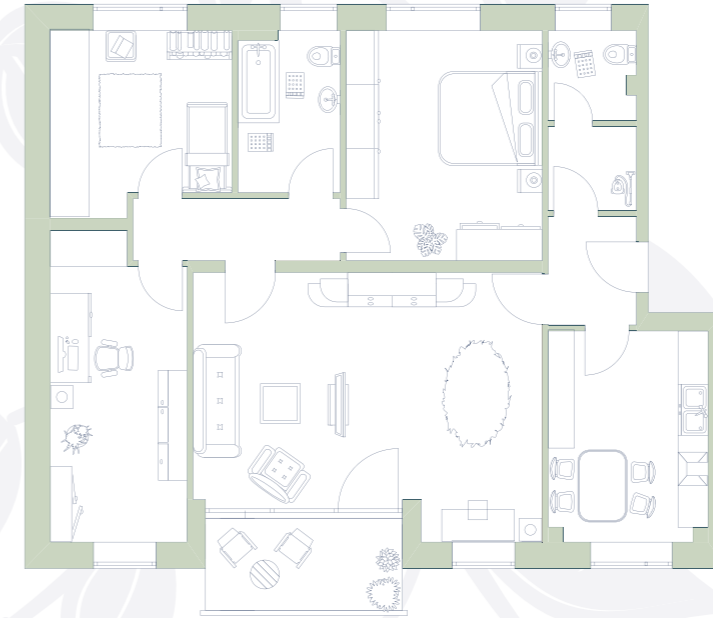
Clayallee 228-230

EXAMPLES OF FLOOR PLANS

Unit	Staircase	Location	Size	Room	Balcony
29	Clayallee 228	GF left	120.40 sqm	4	yes
30	Clayallee 228	GF right	120.30 sqm	4	yes
31	Clayallee 228	1st floor left	120.40 sqm	4	yes
32	Clayallee 228	1st floor right	120.30 sqm	4	yes
33	Clayallee 228	2nd floor left	120.40 sqm	4	yes
34	Clayallee 228	2nd floor right	120.30 sqm	4	yes
35	Clayallee 228	3rd floor left	129.09 sqm	4	yes
36	Clayallee 228	3rd floor right	100.35 sqm	3	yes

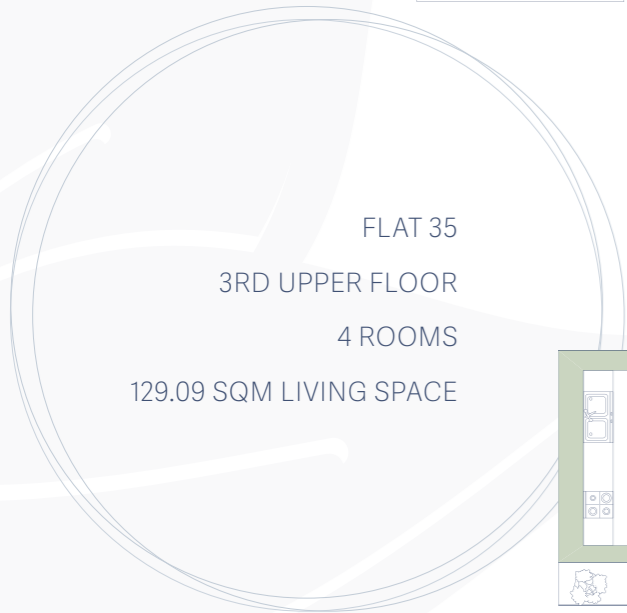


FLAT 29
GROUND FLOOR
4 ROOMS
120.40 SQM LIVING SPACE
3 APARTMENTS WITH
SAME FLOOR PLAN TYPE

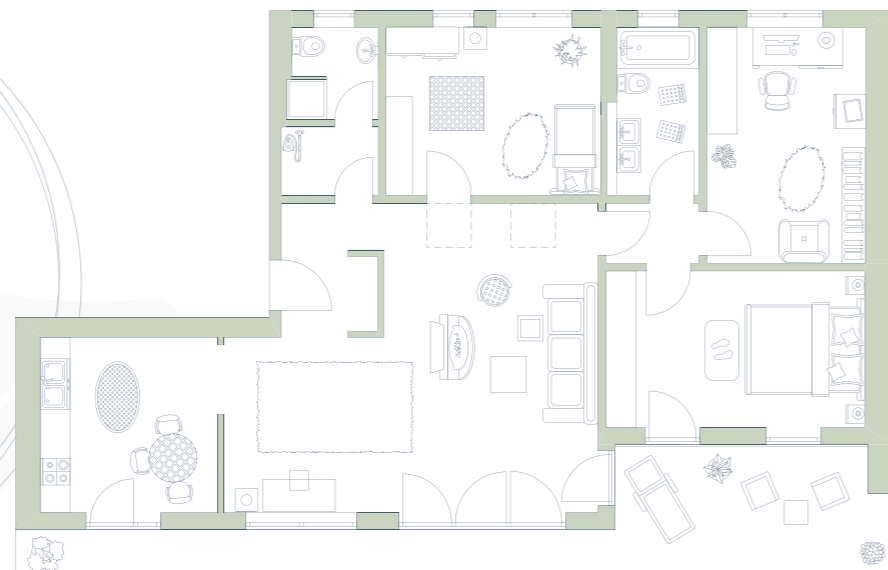


FLAT 42
2ND UPPER FLOOR
4 ROOMS
120.24 SQM LIVING SPACE
3 APARTMENTS WITH
SAME FLOOR PLAN TYPE

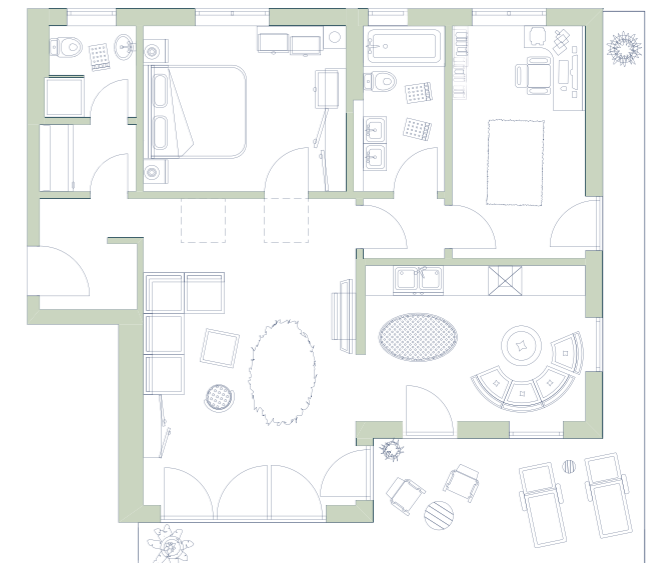
Unit	Staircase	Location	Size	Room	Balcony
37	Clayallee 230	GF left	120.30 sqm	4	yes
38	Clayallee 230	GF right	120.24 sqm	4	yes
39	Clayallee 230	1st floor left	120.30 sqm	4	yes
40	Clayallee 230	1st floor right	120.24 sqm	4	yes
41	Clayallee 230	2nd floor left	120.30 sqm	4	yes
42	Clayallee 230	2nd floor right	120.24 sqm	4	yes
43	Clayallee 230	3rd floor left	120.30 sqm	4	yes
44	Clayallee 230	3rd floor right	120.24 sqm	4	yes
45	Clayallee 230	4th floor left	100.96 sqm	3	yes
46	Clayallee 230	4th floor right	130.13 sqm	4	yes



FLAT 35
3RD UPPER FLOOR
4 ROOMS
129.09 SQM LIVING SPACE



FLAT 45
4TH UPPER FLOOR
3 ROOMS
100.96 SQM LIVING SPACE



WALK-THROUGH
NAVIGATOR
www.green-quarter.de/en

Clayallee 232-234

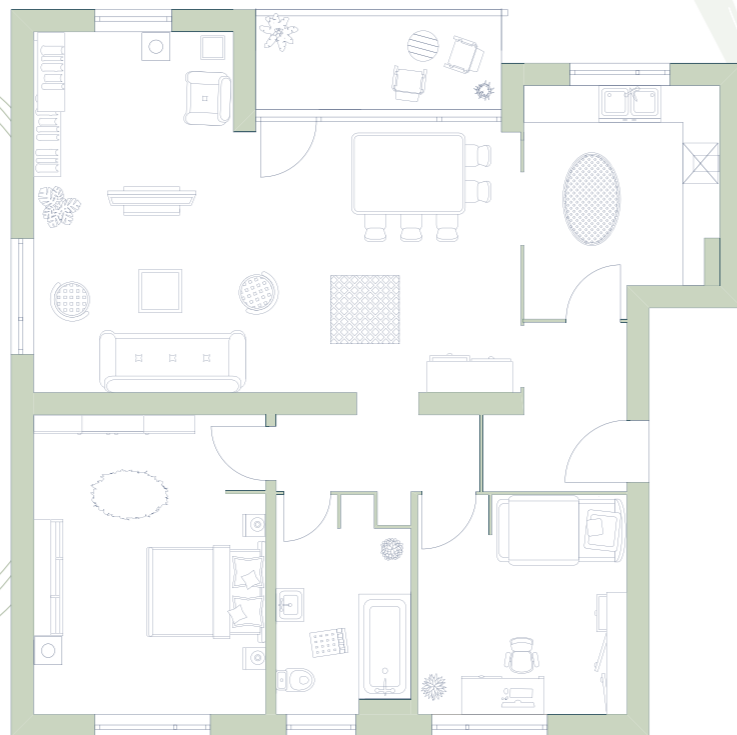
EXAMPLES OF FLOOR PLANS

Unit	Staircase	Location	Size	Room	Balcony
1	Clayallee 232	GF left	101.95 sqm	3	yes
2	Clayallee 232	GF right	104.95 sqm	3	yes
3	Clayallee 232	1st floor left	101.95 sqm	3	yes
4	Clayallee 232	1st floor right	104.95 sqm	3	yes
5	Clayallee 232	2nd floor left	101.95 sqm	3	yes
6	Clayallee 232	2nd floor right	104.95 sqm	3	yes
7	Clayallee 232	3rd floor left	101.95 sqm	3	yes
8	Clayallee 232	3rd floor right	104.95 sqm	3	yes
9	Clayallee 232	4th floor left	101.95 sqm	3	yes
10	Clayallee 232	4th floor right	104.95 sqm	3	yes
11	Clayallee 232	5th floor left	101.95 sqm	3	yes
12	Clayallee 232	5th floor right	104.95 sqm	3	yes
13	Clayallee 232	6th floor left	101.95 sqm	3	yes
14	Clayallee 232	6th floor right	104.95 sqm	3	yes

FLAT 14
6TH UPPER FLOOR
3 ROOMS
104.95 SQM LIVING SPACE
7 APARTMENTS WITH
SAME FLOOR PLAN TYPE



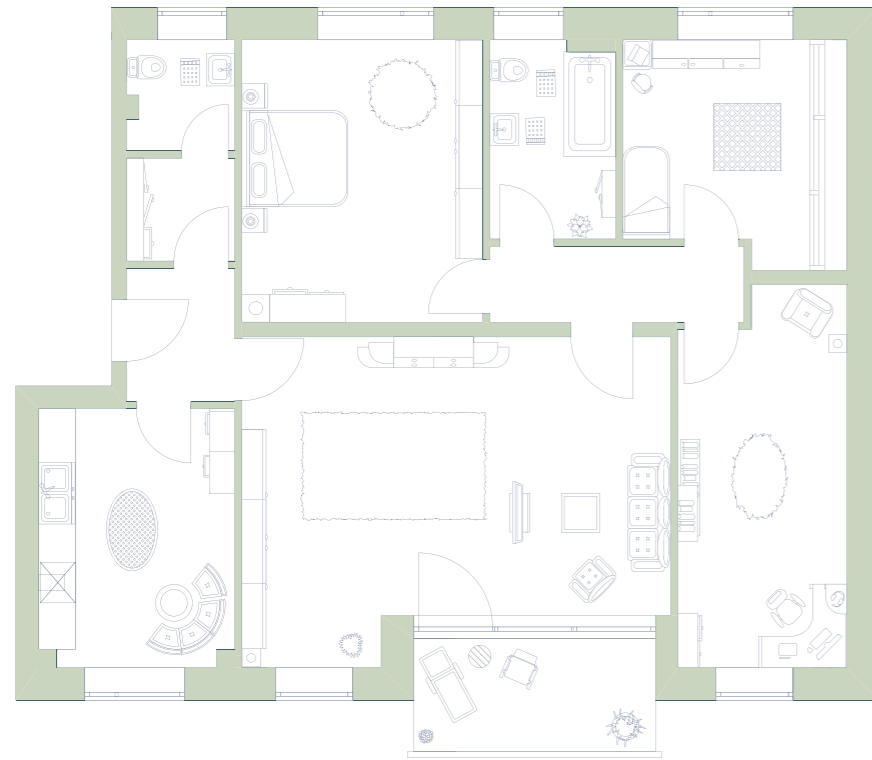
FLAT 3
FIRST FLOOR
3 ROOMS
101.95 SQM LIVING SPACE
7 APARTMENTS WITH
SAME FLOOR PLAN TYPE



Unit	Staircase	Location	Size	Room	Balcony
15	Clayallee 234	GF left	100.87 sqm	3	yes
16	Clayallee 234	GF right	103.88 sqm	3	yes
17	Clayallee 234	1st floor left	100.87 sqm	3	yes
18	Clayallee 234	1st floor right	103.88 sqm	3	yes
19	Clayallee 234	2nd floor left	100.87 sqm	3	yes
20	Clayallee 234	2nd floor right	103.88 sqm	3	yes
21	Clayallee 234	3rd floor left	100.87 sqm	3	yes
22	Clayallee 234	3rd floor right	103.88 sqm	3	yes
23	Clayallee 234	4th floor left	100.87 sqm	3	yes
24	Clayallee 234	4th floor right	103.88 sqm	3	yes
25	Clayallee 234	5th floor left	100.87 sqm	3	yes
26	Clayallee 234	5th floor right	103.88 sqm	3	yes
27	Clayallee 234	6th floor left	100.87 sqm	3	yes
28	Clayallee 234	6th floor right	103.88 sqm	3	yes

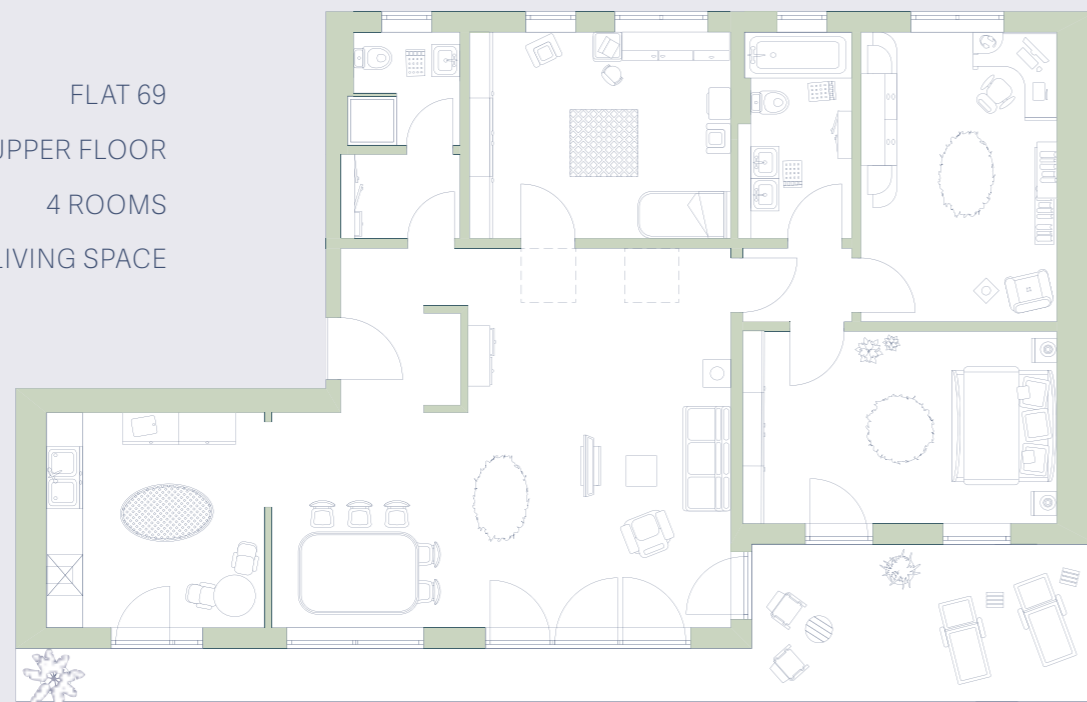
Reichardtstrasse 52-54

EXAMPLES OF FLOOR PLANS

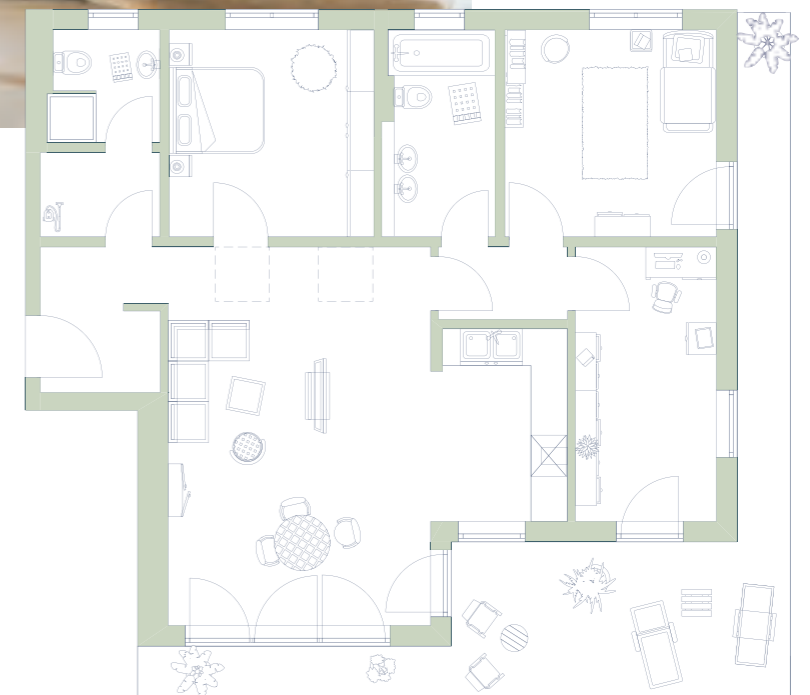


FLAT 63
GROUND FLOOR
4 ROOMS
120.34 SQM LIVING SPACE
3 APARTMENTS WITH
SAME FLOOR PLAN TYPE

Unit	Staircase	Location	Size	Room	Balcony
63	Leichhardtstraße 54	GF left	120.34 sqm	4	yes
64	Leichhardtstraße 54	GF right	120.37 sqm	4	yes
65	Leichhardtstraße 54	1st floor left	120.34 sqm	4	yes
66	Leichhardtstraße 54	1st floor right	120.37 sqm	4	yes
67	Leichhardtstraße 54	2nd floor left	120.34 sqm	4	yes
68	Leichhardtstraße 54	2nd floor right	120.37 sqm	4	yes
69	Leichhardtstraße 54	3rd floor left	129.00 sqm	4	yes
70	Leichhardtstraße 54	3rd floor right	100.56 sqm	4	yes
71	Leichhardtstraße 52	GF left	120.42 sqm	4	yes
72	Leichhardtstraße 52	GF right	120.39 sqm	4	yes
73	Leichhardtstraße 52	1st floor left	120.42 sqm	4	yes
74	Leichhardtstraße 52	1st floor right	120.39 sqm	4	yes
75	Leichhardtstraße 52	2nd floor left	120.42 sqm	4	yes
76	Leichhardtstraße 52	2nd floor right	120.39 sqm	4	yes
77	Leichhardtstraße 52	3rd floor left	100.12 sqm	4	yes
78	Leichhardtstraße 52	3rd floor right	128.40 sqm	4	yes



FLAT 69
3RD UPPER FLOOR
4 ROOMS
129.00 SQM LIVING SPACE

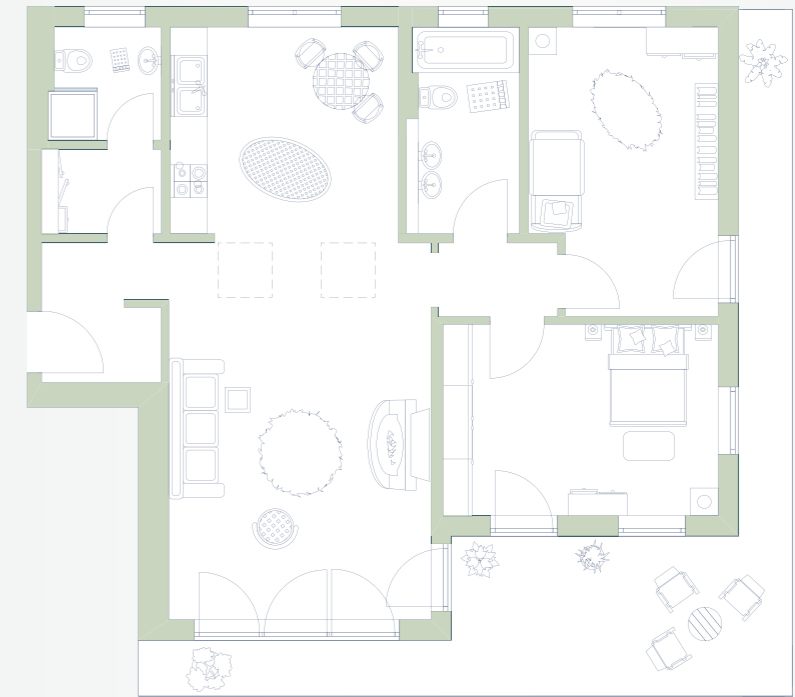


FLAT 77
3RD UPPER FLOOR
4 ROOMS
100.12 SQM LIVING SPACE

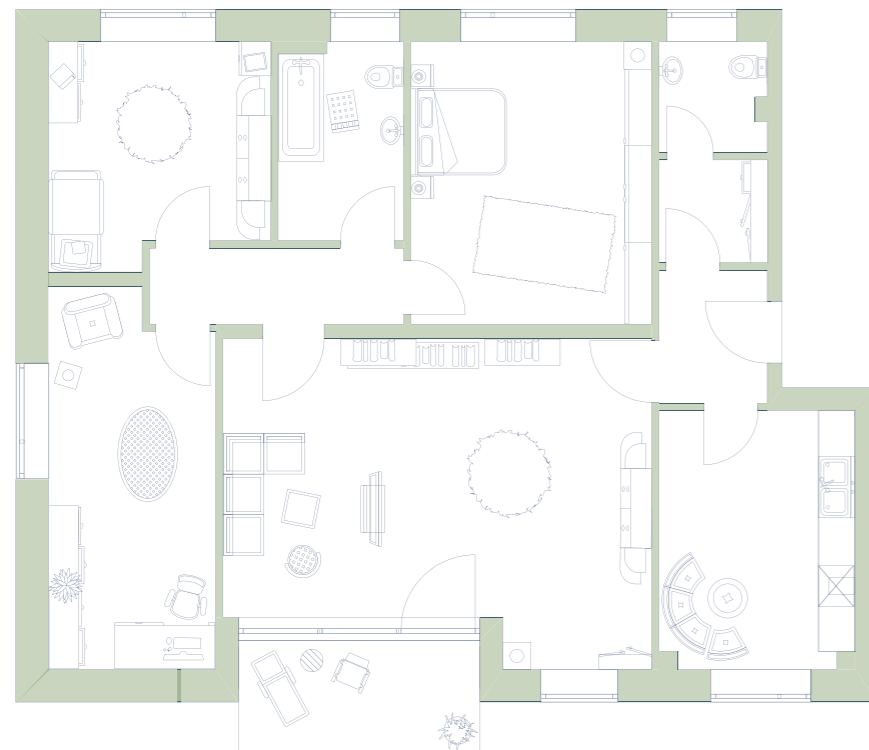
Lützelsteiner Weg 18-20

EXAMPLES OF FLOOR PLANS

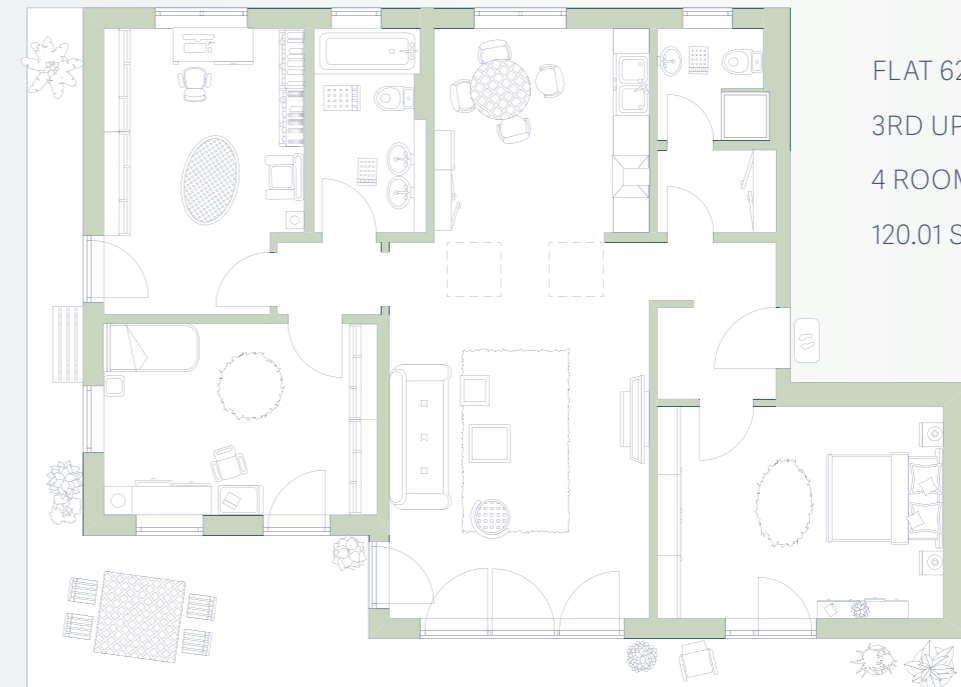
Unit	Staircase	Location	Size	Room	Balcony
47	Lützelsteiner Weg 18	GF left	120.30 sqm	4	yes
48	Lützelsteiner Weg 18	GF right	120.30 sqm	4	yes
49	Lützelsteiner Weg 18	1st floor left	120.30 sqm	4	yes
50	Lützelsteiner Weg 18	1st floor right	120.30 sqm	4	yes
51	Lützelsteinerweg 18	2nd floor left	120.30 sqm	4	yes
52	Lützelsteiner Weg 18	2nd floor right	120.30 sqm	4	yes
53	Lützelsteiner Weg 18	3rd floor left	120.41 sqm	3	yes
54	Lützelsteiner Weg 18	3rd floor right	120.30 sqm	4	yes
55	Lützelsteiner Weg 20	GF left	100.52 sqm	4	yes
56	Lützelsteiner Weg 20	GF right	128.89 sqm	4	yes
57	Lützelsteiner Weg 20	1st floor left	120.41 sqm	4	yes
58	Lützelsteiner Weg 20	1st floor right	120.30 sqm	4	yes
59	Lützelsteiner Weg 20	2nd floor left	120.41 sqm	4	yes
60	Lützelsteiner Weg 20	2nd floor right	120.30 sqm	4	yes
61	Lützelsteiner Weg 20	3rd floor left	108.87 sqm	4	yes
62	Lützelsteiner Weg 20	3rd floor right	120.01 sqm	3	yes



FLAT 53
3RD UPPER FLOOR
3 ROOMS
100.52 SQM LIVING SPACE



FLAT 60
2RD UPPER FLOOR
4 ROOMS
120.30 SQM LIVING SPACE
3 APARTMENTS WITH
SAME FLOOR PLAN TYPE



FLAT 62
3RD UPPER FLOOR
4 ROOMS
120.01 SQM LIVING SPACE



*A Beautiful
Urban Place
of Retreat*



Facts and Numbers

ADDRESS

Clayallee 228-234
Lützelsteiner Weg 18-20
Leichhardtstrasse 52-54
14195 Berlin

DISTRICT

Dahlem district in the district of
Stelitz-Zehlendorf

YEAR OF CONSTRUCTION

Existing apartments: 1967/1968
Top floor extension: 2016/2017

AVAILABLE UNITS

78

BUILDINGS

4 buildings with two stairways each

FLOORS

Basement
Clayallee 228-230: 4 storey proper
Clayallee 232-234: 6 storey proper
Lützelsteiner Weg 18-20:
3 storey proper
Leichhardtstrasse 52-54:
3 storey proper

ENERGY SUPPLY

district heating, hot water central

ENERGY PERFORMANCE CERTIFICATE

V: 52-79 kWh/(m²a), B-C,FW

LIFTS

present in all buildings

PARKING PLACES

70 parking spaces, garages and
carports

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green QUARTER

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