

ACCENTRO



GLANCE

QUIET CENTRAL LIVING

CONDOMINIUMS

FEUERBACHSTRASSE 70 / THORWALDSENSTRASSE 17

BERLIN STEGLITZ-ZEHLENDORF



example flat

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# BERLIN – INTERNATIONAL METROPOLIS POPULAR WITH PEOPLE YOUNG AND OLD

Berlin is considered an **international hotspot for business, science, art and culture**. The popular cosmopolitan metropolis also counts among the most diverse and open-minded cities worldwide. Berlin's economy has been booming for years and regularly makes the top group in international rankings. People young and old, locals and tourists, all appreciate the diversity of the city's twelve boroughs, which could hardly be more diverse. This development attracts well educated people to Berlin who fancy living in places both **central and quiet**. Locals apply more or less the same criteria, naturally. The desire for optimal transport links, for a well-developed infrastructure in the immediate vicinity and for a **peaceful residential environment** despite these amenities actually comes true on **FEUERBACHSTRASSE AND THORWALDSENSTRASSE**.



**7 LOCALITIES**

**102.50 SQ. KM TOTAL AREA**

**5 UNIVERSITIES CAMPUSES**

**SCHLOSSSTRASSE SHOPPING STREET**

**BERLIN'S LARGEST HIGH-STREET PITCH**

# 8 LAKES

**856 HECTARES**

GREEN AREAS AND BODIES OF WATER

**BOTANICAL GARDEN**

OVER 22,000 PLANT SPECIES

**PUBLIC BATHING BEACH  
WANNSEE**

LARGEST FRESHWATER LIDO IN EUROPE SINCE 1907





# STEGLITZ-ZEHLENDORF

## BOURGEOIS OASIS WITH COSMOPOLITAN FLAIR

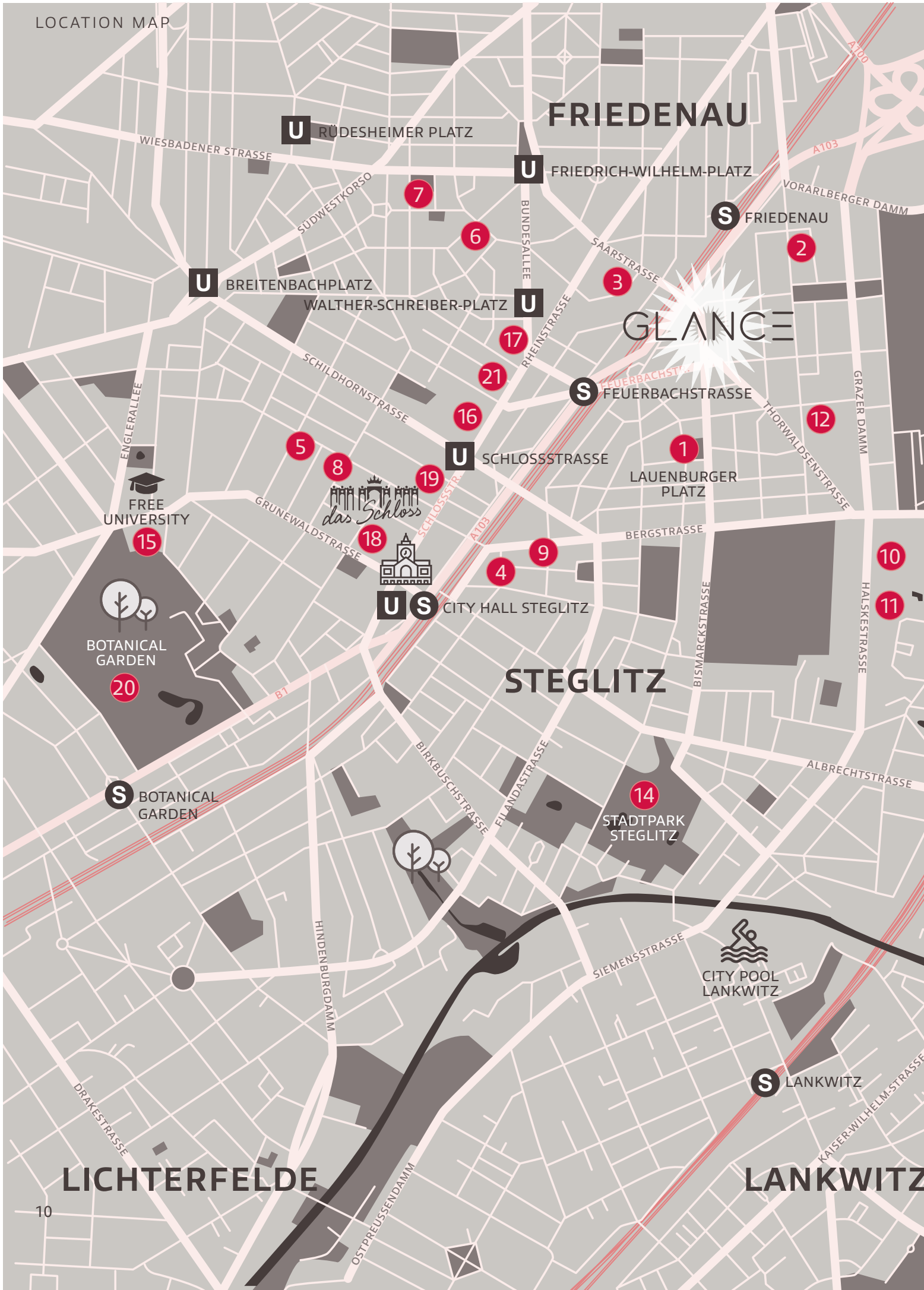
With its bourgeois charm, **Steglitz-Zehlendorf is one of the most popular boroughs of Berlin**. It is primarily home to members of the upper middle-class who appreciate the benefits of a stable residential environment.

Even if the share of native Berliners is comparatively high here, the borough also attracts a growing number of new arrivals. Their motives are perfectly obvious: While living in a quiet area, you are still in the middle of things, surrounded by lakes, parks and green spaces while remaining within easy reach of public transport facilities and the metropolitan hot spots. What makes the borough so very attractive is its **unique blend of vibrant big city flair and superb neighbourhood infrastructure**.

*The Schloßstrasse in Berlin -Steglitz  
here you can shop in a relaxed manner  
and stroll.*



*Café in the Thorwaldsenstrasse*



# THE ENVIRONMENT



- 1 *Lauenburger Platz*
- 2 *Prignitz elementary and secondary school*
- 3 *Fläming elementary school*
- 4 *Grammar School Steglitz*
- 5 *Paulsen-Grammar School*
- 6 *Paul-Natorp-Grammar School*
- 7 *Rheingau-Grammar School*
- 8 *"Jungbluth" restaurant*
- 9 *Finnegan's Irish Pub*
- 10 *Insulaner planetarium*
- 11 *Insulaner outdoor pool*
- 12 *Vivantes hospital "Auguste Viktoria"*
- 13 *"Südgelände" outdoor reserve*
- 14 *City park Steglitz*
- 15 *Free University Berlin, Institute for Pharmacy*
- 16 *Schlossstraße with retail venues  
"Boulevard Berlin"*
- 17 *"SSC Schloss-Straßen-Center"*
- 18 *"Das Schloss"*
- 19 *Nature department store in the "Galleria"*
- 20 *Botanical Garden*
- 21 *Cineplex Titania multi-screen cinema*

# LIVING IN A CENTRAL AND SIMULTANEOUSLY LEAFY LOCATION





Vivantes hospital



Playground Thorwaldsenstrasse



Park "Insulaner"

Steglitz district lies in the south-west part of the borough of Steglitz-Zehlendorf. **Owing to its convenient underground and rapid transit connections, you are mere minutes away from the inner city,** the green sanctuary of Grunewald and the lakeside of Wannsee, but also close to Potsdam just beyond the city limits. Steglitz borders on the districts of Schöneberg and Wilmersdorf in the north, the locality of Dahlem in the west, the district of Tempelhof in the east, and the localities Lankwitz and Lichterfelde in the south.

With all its large park areas, Steglitz is a "green district" that also boasts easy access to the many lakes in Berlin's south-west corner. **Yet the green heart inside this leafy district is the Botanical Garden,** one of the largest and most prominent ones in the world. You will find more than 22,000 plant species here, both in the greenhouses and on the grounds that lend themselves to strolls and exploratory trips any time of year. Other great **places for taking time out include Stadtpark Steglitz and the bank of Teltowkanal,** which is great for walking, running and cycling.

*Playgrounds, allotment gardens and parks characterise the »green district« of Steglitz. Here you can always find a place to relax and of retreat.*



Allotment garden colony "Samoa" in the Thorwaldsenstrasse



Königsberger Strasse

Thorwaldsenstrasse near the listed "Kaisereiche" (imperial oak)



# THE NEIGHBOURHOOD WITH SHORT DISTANCES

The location of this classy period building on the corner of Thorwaldsenstrasse and Feuerbachstrasse nicely captures the essence of this **charming and centrally located district**. Steglitz has always been considered a bourgeois part of Berlin, not least because it neatly combines the benefits of urban living with a green setting.

Feuerbachstrasse



**Originally founded as a district of mansions**, which you still find here and there, Steglitz has evolved into an idyll with metropolitan ambience. Among its signature features is the **homogeneous, well-appointed cityscape**, dominated by **Belle Époque buildings** but also by prestigious post-war structures. Dense stocks of trees and carefully groomed front yards complement the scenery in this popular residential district.

The lively Schloßstrasse with the "Bierpinsel" as the landmark of Berlin-Steglitz.





**THE FEUERBACH AT THE CORNER OF THORWALDSEN-STRASSE**, located in the northern part of Steglitz and therefore benefits from its proximity to the inner city, including optimal transport links and the fact that the district's well-developed infrastructure lies within easy walking distance. A ten-minute walk away from Feuerbachstrasse will take you to Schlossstrasse, the district's well-known artery and leading high-street. Indeed, it has been and remains one of the largest retail pitches anywhere in Berlin.

Its retail line-up blends smoothly with the streetscape and is supplemented by other amenities, including cultural ones, to form a well-rounded whole of high livability. Cultural venues here include time-honoured institutions like the legendary Schlosspark-Theater, Schwartzsche Villa and the Adria Film-theater, a vintage cinema.

On top of that, the borough has a reliable educational infrastructure, a large number of time-tested tradesmen and service providers, while also benefiting from the proximity of the Free University and of the university's teaching hospital, Campus Benjamin Franklin. But anywhere you go in the district, you will find avenues and parks, whose greenery lends a recreational atmosphere to the entire area. Several public swimming pools, including an outdoor one, are nearby and there is even a planetarium.



Schloßstrasse



# STUCCO-ORNAMENTED PERIOD BUILDING ON FEUERBACHSTRASSE

Built in 1904, the patrician period building on the corner of **Feuerbachstrasse and Thorwaldsenstrasse** instantly draws its visitors and residents in, welcoming them with its historical charm. Richly ornamented apartment entrance doors, handrails, door entry panels and floors all convey a first-hand impression of the craftsmanship of a bygone era. **The classy old building divides into 19 amazing and generously proportioned period flats of 2 to 6 bedrooms that range from 59 to 177 square metres in size**, so that the house will accommodate several domestic arrangements, including singles, couples and families.



16

*The staircase*



*The inner courtyard*





Non-binding visualization



Non-binding visualization



Non-binding visualization

# THE FLATS

Indoor highlights include the **typically tall ceilings, the quaint plaster ornaments, the board or parquet flooring, the double or sliding doors**, as the case may be. Large double-cased windows reinforce this impression of generous proportions everywhere. The flats are heated via a **gas-fired central heating system**.

Fit-out features like **tub-equipped bathrooms and separate kitchens, some of them with storage rooms**, underline the valuable nature of the dwellings. All of them come with at least one **balcony**, and some with two, which are great for having breakfast, catching some sun, reading or just taking it easy in summer. In addition to a shared bicycle storage room, the building's basement provides an extra storage cubicle for each flat.





example flat

The ground floor divides into **two commercial units** suitable for small businesses, stores or start-ups with a brilliant new idea. The bus stop next door and the nearby "Feuerbachstrasse" rapid-transit station generate intense footfall and thus the chance to attract walk-in customers, if your business depends on it.

The overall impression of the house will soon be complemented by **four attic flats** yet to be developed. These units will have **2 to 4.5 bedrooms and footprints of 77 to 142 square metres**, will feature **terraces and large windows** that create a particularly bright ambience while also offering a sweeping view of Steglitz and the locality of Friedenau. Bathrooms will have underfloor heating, modern tiling and state-of-the-art fixtures.

In conjunction with the attic development, **a lift** will be installed on the yard side of the entranceway at Thorwaldsenstrasse 17 to provide convenient access not just to the attic apartments but also to the floors in between. Once the attic apartments are completed, the façades will be repainted according to **a new colour scheme** that will accentuate and bring out the historical details of the building so that it will definitely stand out among its surroundings.



# IMPRESSIONS



Scan QR Code for  
further information

- stucco, floorboards or parquet floors
- Wing or sliding doors
- Double box window
- Gas central heating
- Baths
- separate kitchens
- partly with storage chamber





example flat



example flat

# 2-ROOM-APARTMENT

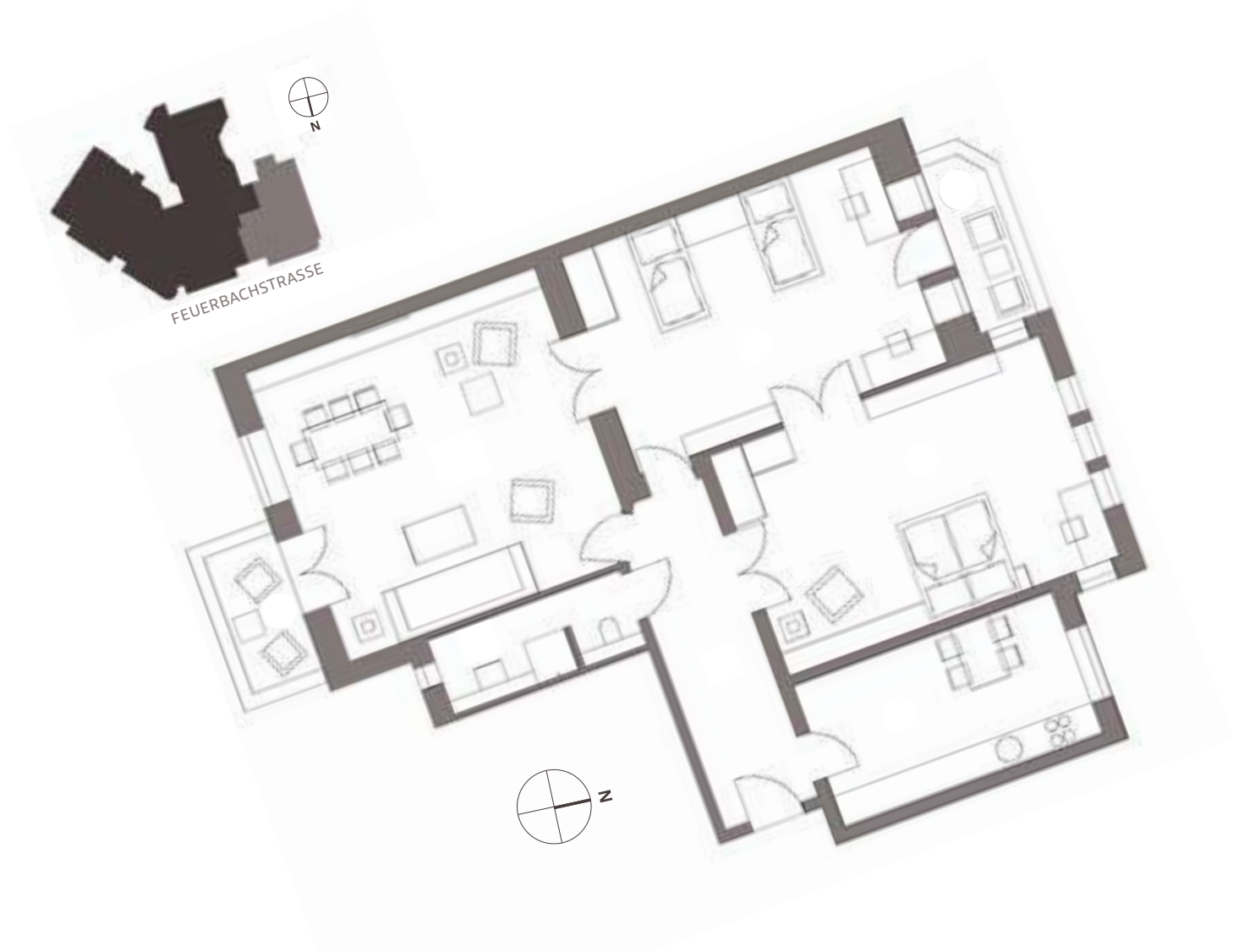
UNIT NO. 1 | BASEMENT | 68.73 SQM



example flat



example flat



# 3-ROOM-APARTMENT

UNIT NO. 12 | 3RD FLOOR | 116.81 SQM

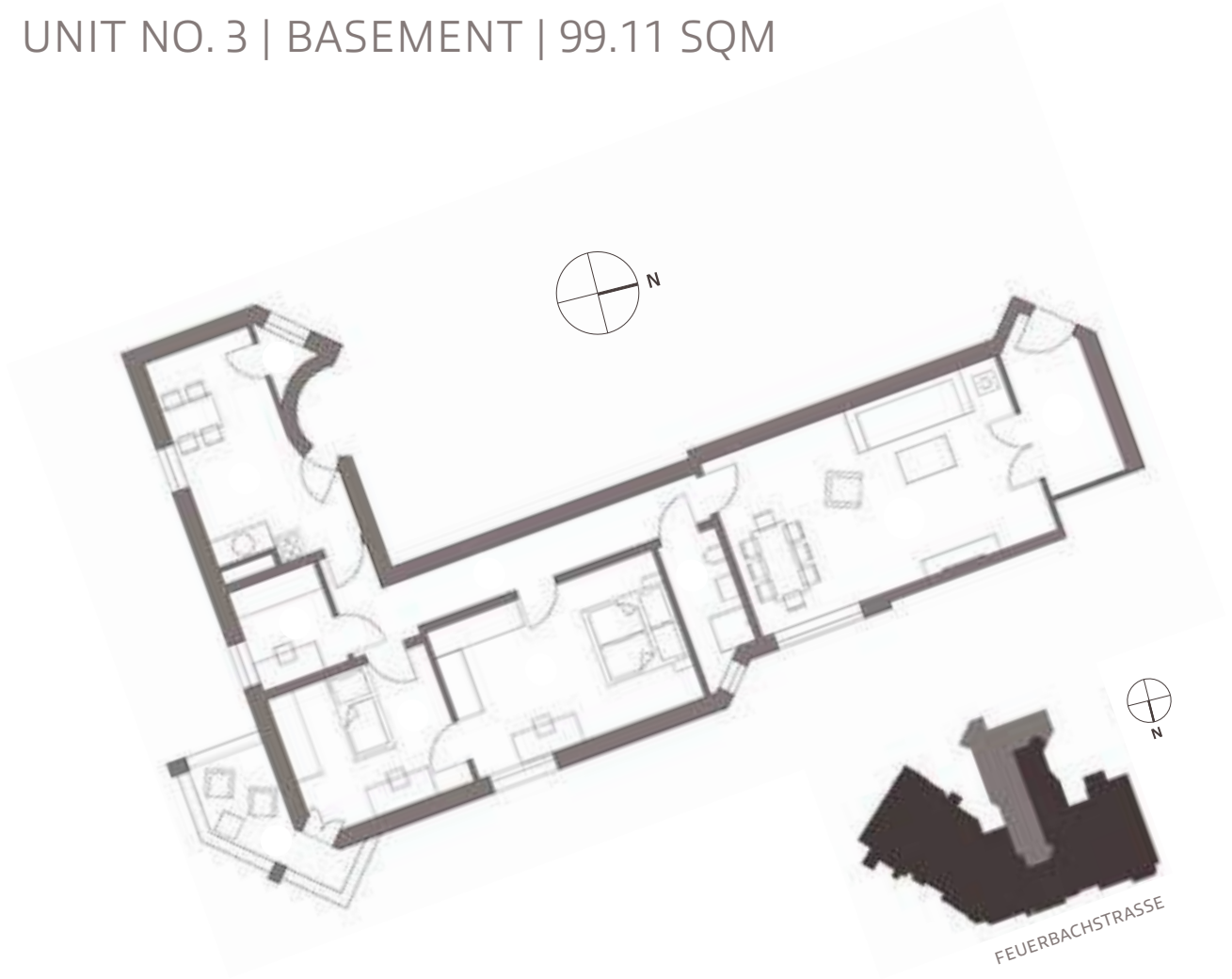


example flat

example flat

# 4-ROOM-APARTMENT

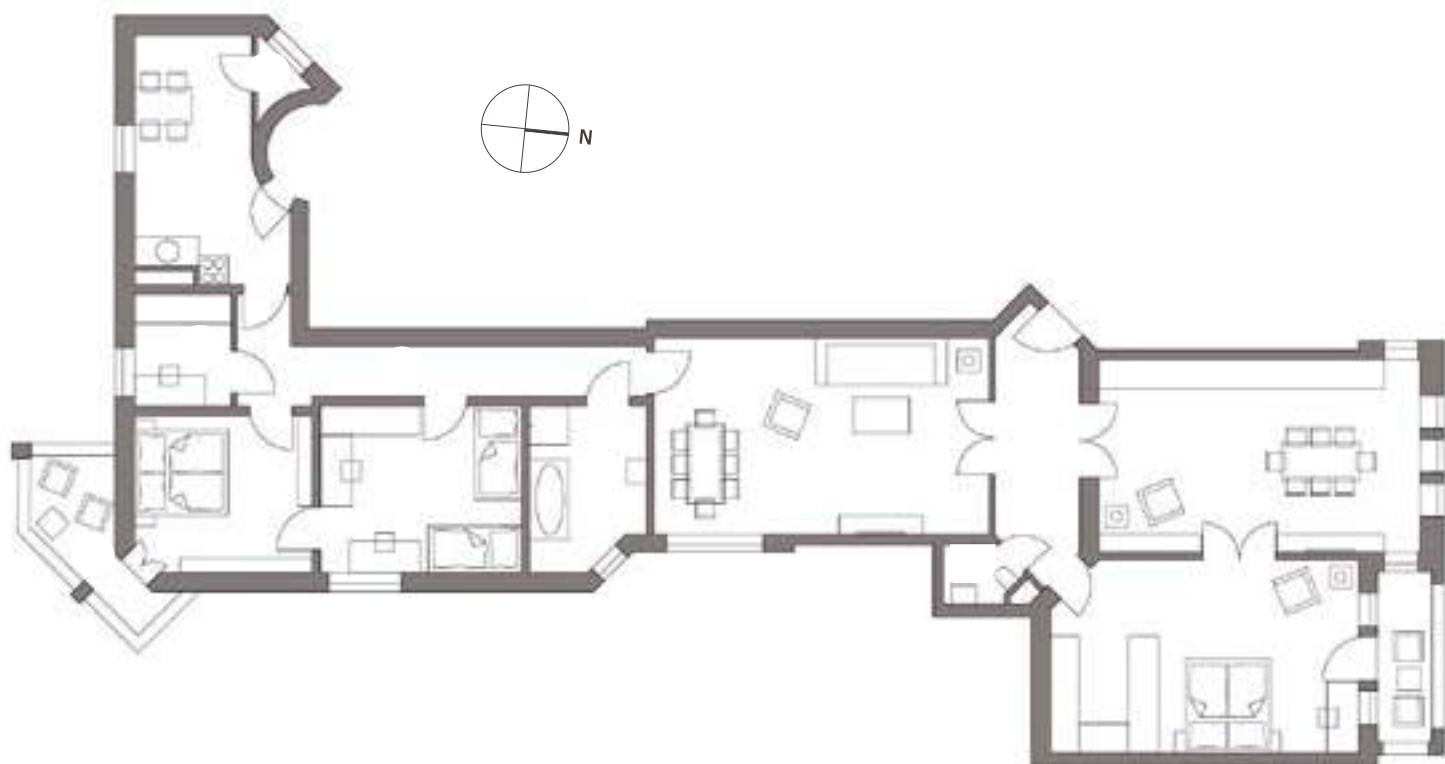
UNIT NO. 3 | BASEMENT | 99.11 SQM



example flat

example flat



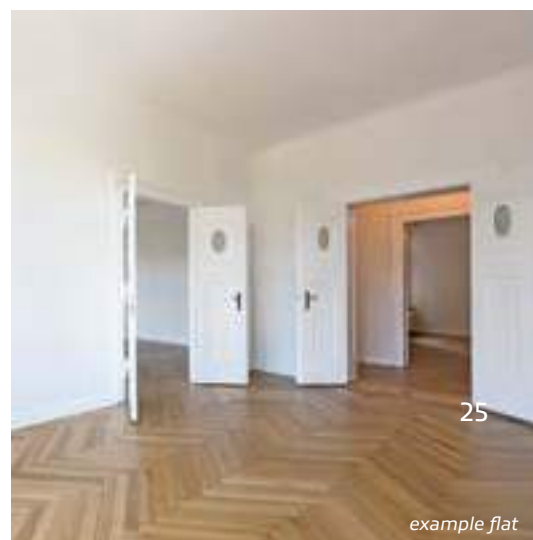


# 6-ROOM-APARTMENT

UNIT NO. 5 | 1ST FLOOR | 155.00 SQM



example flat

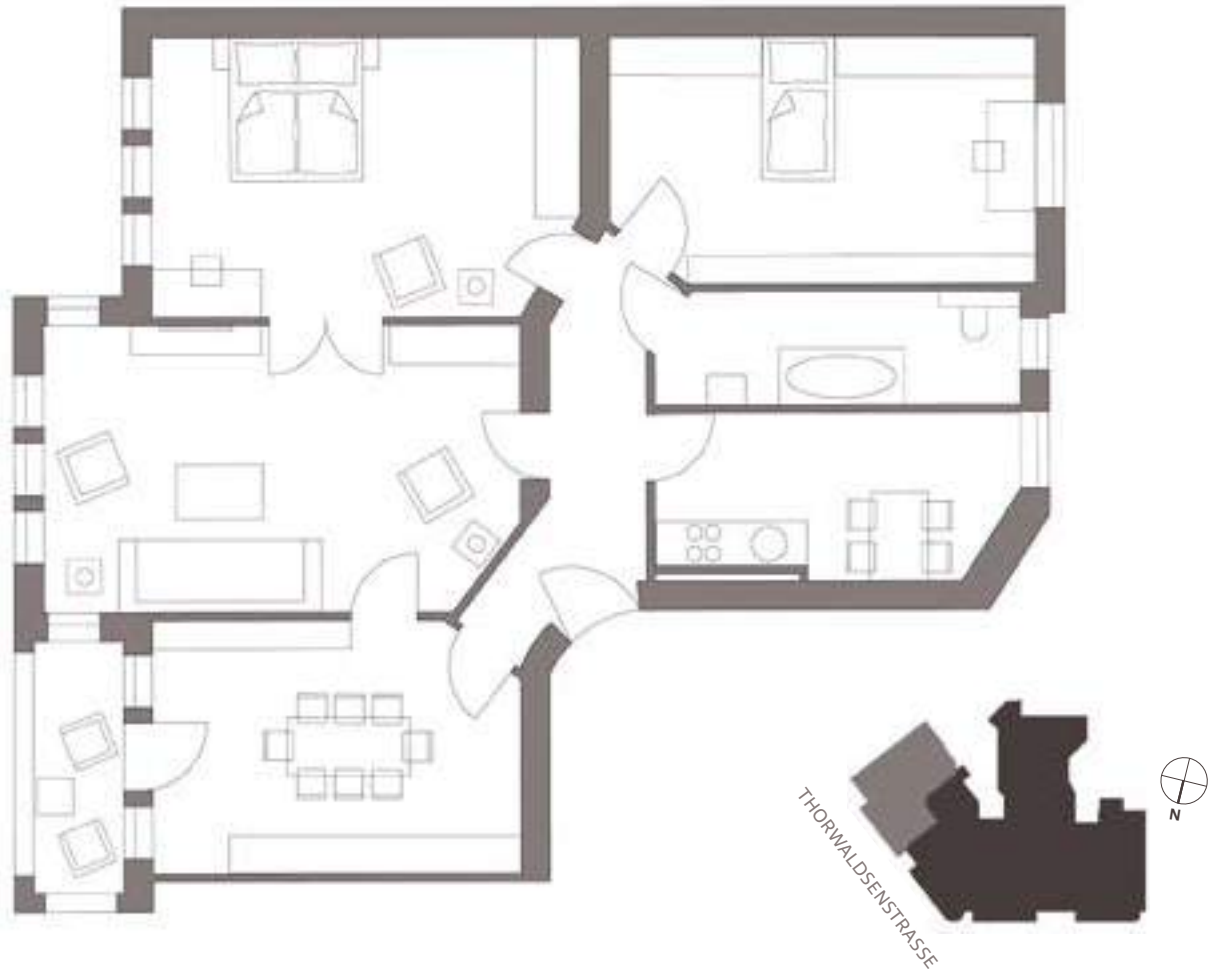


25

example flat

# 4-ROOM-APARTMENT

UNIT NO. 20 | 3RD FLOOR | 104.04 SQM

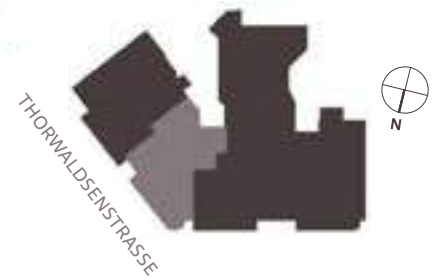
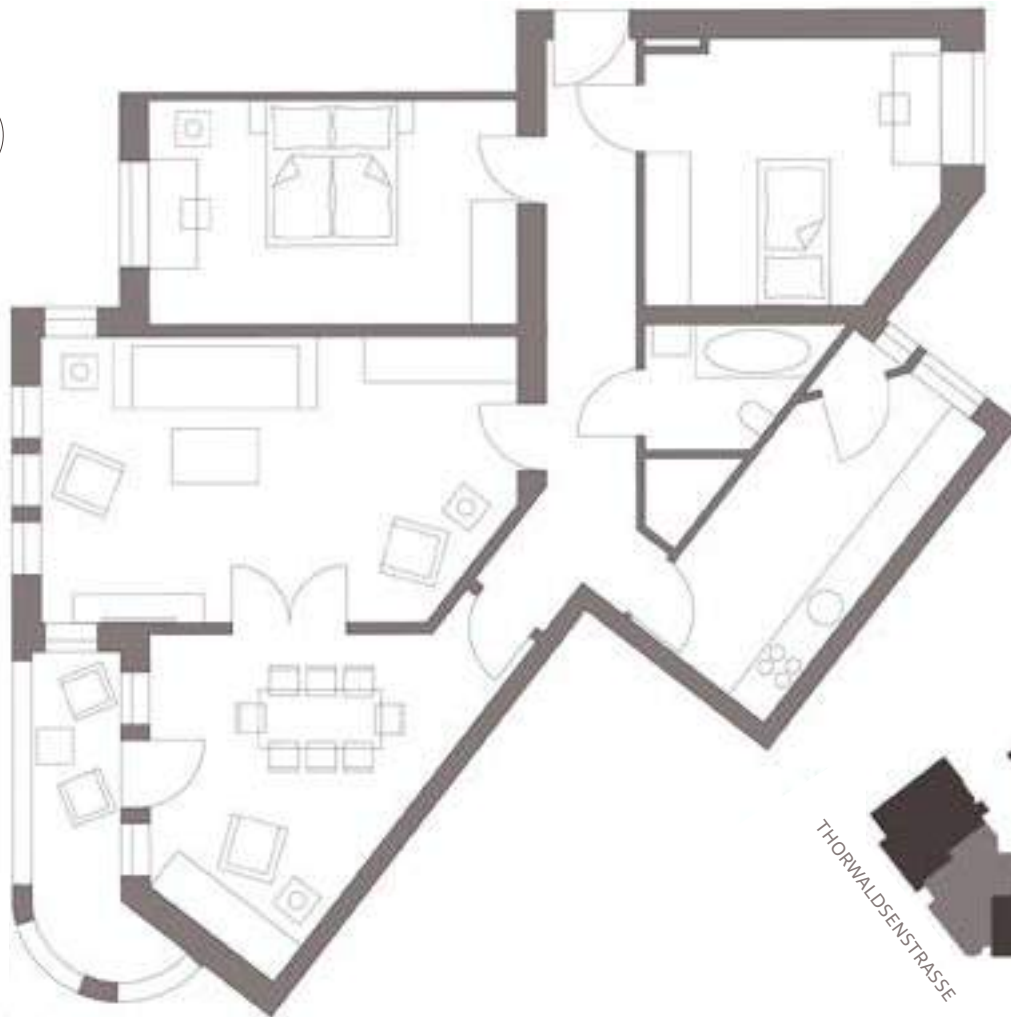


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View unit no. 5



example flat



# 4-ROOM-APARTMENT

UNIT NO. 21 | 3RD FLOOR | 92.26 SQM



example flat



example flat

# POSH PENTHOUSE APARTMENTS FOR A SUBLIME LIVING EXPERIENCE

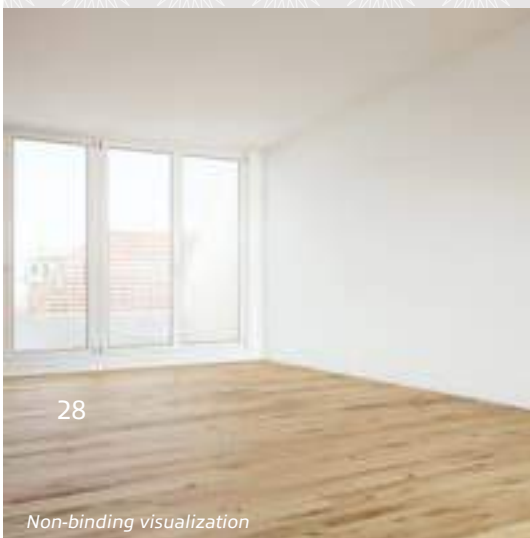
Four attic apartments are under development in the charming Belle Époque building **on the corner of Feuerbachstrasse and Thorwaldsenstrasse**. Access to them is provided either via the quaint stairwell with its historic handrails, so typical for these period buildings, or via the newly installed lift.

The four different attic properties are **unique in their arrangement, all of them being generously proportioned so as to accommodate various lifestyle formats**. Their footprints range from 69 to 132 square metres, making them suitable for singles, couples and families. The number of bedrooms per flat, all of them **filled with daylight**, varies from two to four and a half.

The largest of the attic developments extends over around 132 square metres, and divides into four and a half bedrooms, two sanitary facilities, each of which comes with WC and shower, while one of them is equipped with an extra bathtub. The sanitary facilities of all attic apartments will be fitted with **high-end specifications**, and include modern tiles in natural-stone finish and elegant up-market fittings. Underfloor heating keeps each bathroom at a cosy temperature and makes it yet more tempting to take long soaks in the handsome bathtub. The largest attic flat of four-and-a-half bedrooms even features a small dressing room.



Non-binding visualization





Non-binding visualization

The terraces of these exquisite loft domiciles in the historic corner building face the quiet inner courtyard. They offer a sweeping view across the rooftops of Steglitz and the locality of Friedenau. The terraces are separate from each other and represent sanctuaries **perfectly suitable for outdoor breakfasts or for toning down after work.**

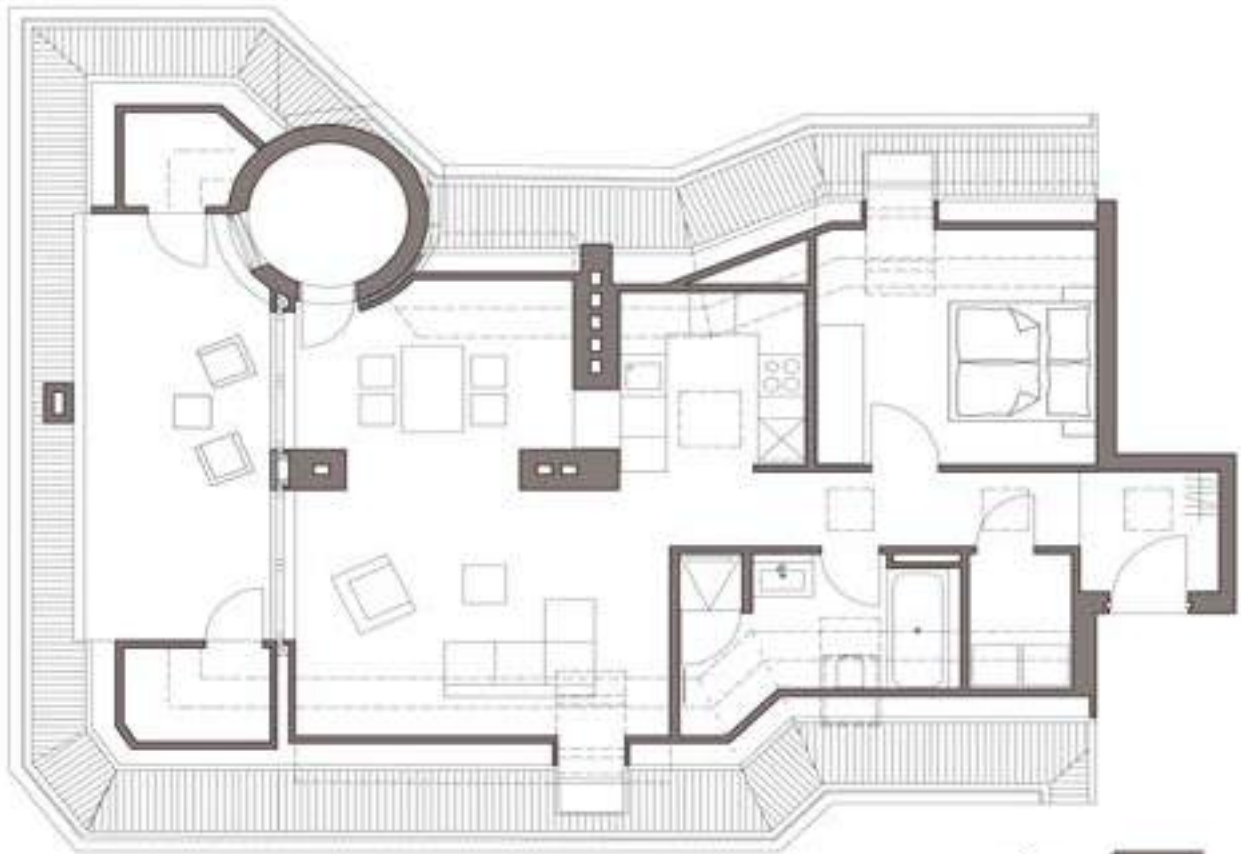
Each of the loft units has a bedroom with eat-in kitchen for spending time in good company, as well as separate store rooms. With a footprint of nearly 69 square metres, the 2-bedroom flats even have space for a small utility room. Just like the other residents in the building, owners of the attic flats have a private basement storage locker each and the use of the shared bicycle storage room.



Non-binding visualization

# 2-ROOM-APARTMENT

UNIT NO. 24 | ATTIC FLOOR | 77.32 SQM



Non-binding visualization



Non-binding visualization



# 3-ROOM-APARTMENT

UNIT NO. 22 | ATTIC FLOOR | 79.11 SQM



# THE EQUIPMENT

## PENTHOUSE APARTMENTS

Surrounded by beautiful and high-quality design, your own apartment becomes a feel-good oasis. Noble materials and design language meet high standards in design and functionality. In the selection of the equipment elements the focus on the selection of brand manufacturers. **For quality living.**

### SOILS



*Finished parquet* **STANDARD**  
Hinterseer, PARAT - Plank  
Colour: Oak, Country oiled

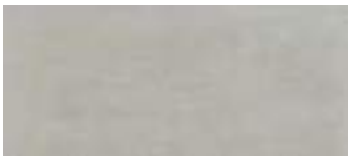


*Finished parquet* **ALTERNATIVE**  
Hinterseer, PARAT - Plank  
Colour: Oak, Country oiled

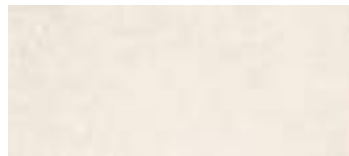


*Finished parquet* **ALTERNATIVE**  
JOKA - Deluxe Calgary  
Colour: Oak puree, Villa Oil

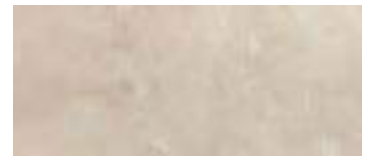
### TILES



*Kermos - Semento* **STANDARD**  
Porcelain stoneware, matt grey,  
60 x 30 cm and 60 x 60 cm



*Kermos - Surface* **ALTERNATIVE**  
Porcelain stoneware, Ivory,  
30 x 60 cm and 60 x 60 cm



*Travertin* **STANDARD**  
Natural stone,  
61 x 30,5 cm and 61 x 61 cm

### SANITARY EQUIPMENT

Villeroy & Boch **STANDARD**



*WC / Toilet - Subway 2.0*  
Wall hung, flush rimgo,  
deep dish Seat with  
automatic lowering system



*Washbasin - Subway 2.0*  
Square washbasin with  
vanity unit with 2 drawers



*Sink, guest toilet -  
Subway 2.0*  
Square washbasin  
from sanitary ceramics



*Bathtub - Subway 2.0*  
Middle drain pan, tub  
support sound- &  
heat-insulating

Geberit **ALTERNATIVE**



*WC / Toilet - Renova Plan*  
Wall-mounted, flush rimless,  
washdown wc seat with  
automatic lowering system



*Washbasin - Renova Plan*  
Square washbasin with  
vanity unit with pull-out



*Sink, guest toilet -  
Renova Plan*  
Square washbasin made  
of sanitary ceramics



*Bathtub - Renova Nr. 1*  
Middle drain pan from  
acrylic, tub support  
sound- & heat-insulating



ARMATURES

Grohe »Steinberg« STANDARD



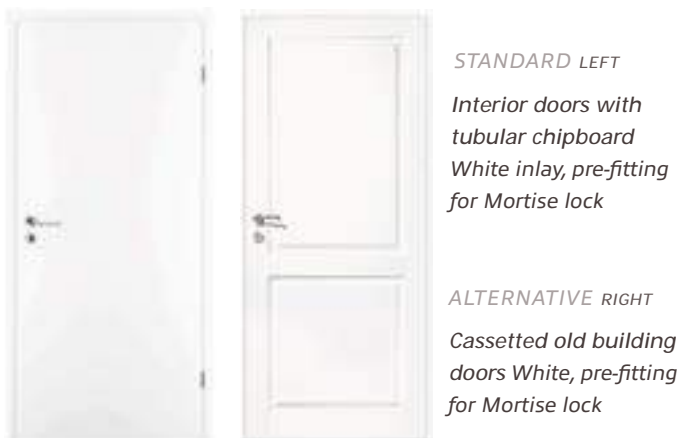
Grohe »Essence« ALTERNATIVE



Grohe »Lineare« ALTERNATIVE



INTERIOR DOORS



INTERIOR DOOR FITTINGS

**Hoppe Amsterdam**  
Stainless steel  
STANDARD



**Karcher Design**  
Bicolor Stainless steel, chrome  
ALTERNATIVE



# GLANCE

## AT A GLANCE

- Old building corner building from the year 1904
- 19 residential units, 2 commercial units and 4 penthouse apartments
- 2- to 6-room apartments
- approx. 59 to 176 square meters
- ground floor to 4th floor
- balcony/s or terrace
- cellar and common bicycle cellar



**ACCENTRO**



GLANCE

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**Status:** June 2020