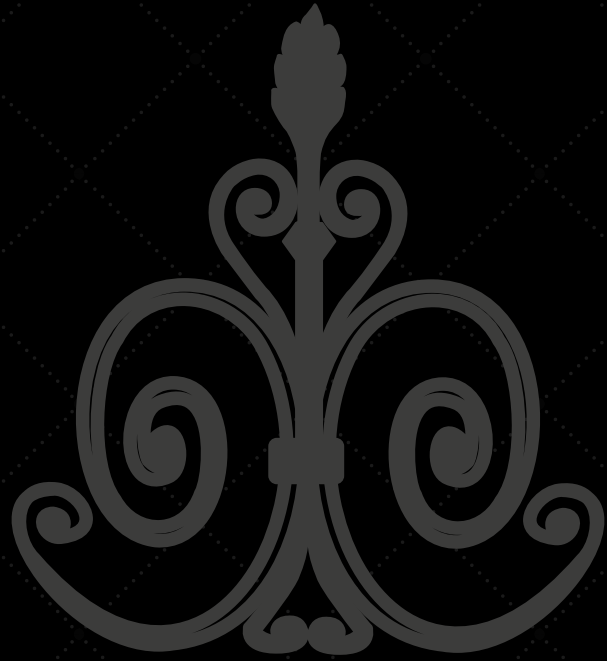


ACCENTRO



# Kaiserdamm Charlottenburg

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LAKESIDE LIVING AT LIETZENSEE

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— BERLIN —

**WELCOME TO**  
**KAISERDAMM 102**  
**IN BERLIN - CHARLOTTENBURG**

LAKESIDE LIVING AT LIETZENSEE



Kaiserdamm  
Charlottenburg



## Preface

Charlottenburg is back – more dynamic, up-to-date and attractive than ever. That is what industry experts say. And you can see for yourself: This bourgeois part of Berlin has lost none of its appeal. Even as new features keep being developed, you will always find the classic elegance of historic Charlottenburg close at hand. This is certainly true for the Witzlebenkiez locality, where upper class, cultural workers and easy-going urbanites live together in harmony. With Lietzensee, one of the city's most scenic lakeside parks, at your doorstep, it is easy to forget that you are in the centre of a bustling major city, while the time-honoured period building at Kaiserdamm 102 combines great location and lasting value in a residential investment-grade property that is simply perfect.





**THE APARTMENTS**  
**PLENTY OF HISTORIC**  
**AMBIENCE**



**CHARLOTTENBURG**  
**POSH AND**  
**GASUAL.**

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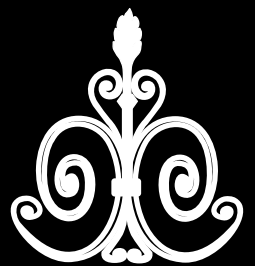
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Kaiserdamm  
Charlottenburg







# Attractive Price Performance in Charlottenburg

For years, the trend in prices has known only one way to go, and that is up. Kaiserdamm, being a street in one of Berlin's finest and most popular areas, registered an average price performance of about 9 %\* in 2022. Estimates suggest that the upward trend will continue here as in other centrally located districts, since the demand for housing remains as high as ever in Berlin. Moreover, Charlottenburg can safely be called an attractive place of business. The location benefits from its proximity to the fairgrounds, to the public broadcasting service, to the Olympic stadium, and to several theatres.

Particularly for owner-occupiers who wish to make their personal dream of home ownership come true, opting to invest in a property of their own in the current market situation is the right decision to make. Rent rates keep going up, especially in Germany's metro regions\*\*, which makes it sensible, according to industry experts, to invest in a property owned outright instead of paying ever higher rents.

Sources:

\*[immowelt.de/immobilienpreise/berlin-charlottenburg/](https://immowelt.de/immobilienpreise/berlin-charlottenburg/), 2022

\*\*BBSR Federal Institute for Research on Building, Urban Affairs and Spatial Development (2022)











# BERLIN

## A LEGENDARY METROPOLIS

Welcome to Berlin, Germany's old new capital! Feel the heartbeat of this exciting, colourful and trendy metropolis. Let yourself be caught up in the city's energy, and all its opportunities and benefits will open up for you. If you prefer peace and quiet instead, the city will accommodate you as well. After all, each of its districts has its very own character. High-rise buildings stand next to breathtaking period buildings from the Belle Époque, fashionable hipsters rub shoulders with eccentric creative media artists, and even the hottest night clubs are within easy reach of green areas and rural flair. Berlin is all of the above – you will simply love it.



# Charlottenburg the Posh Part of Town

The district is home to the well-known Kurfürstendamm boulevard, is dotted with magnificent Belle Époque buildings, and is rich in cultural amenities of every sort. Before 1920, Charlottenburg was a city in its own right, and you feel a sense of autonomy to this day. It still stands out from all the trendy and hip parts of Berlin, much like an island. Locals take pride in their district and like it just the way it is. They appreciate that, while being posh and cosmopolitan, it has a low-key, casual and laid-back side to it, too.

Charlottenburg has always attracted lovers of art and culture, and families feel very much at home in its quiet and kid-friendly ambience. Residential buildings, cafés and restaurants on charming green side streets will make you feel like you have arrived.













# KEYFACTS

BERLIN-CHARLOTTENBURG

# 70

OVER

GENERAL EDUCATION SCHOOLS

# 3,5 KILOMETER

LENGTH OF THE KU'DAMMS

# 29

PARKS

# 520

OVER

RESTAURANTS





# Kaiserdamm between Tradition and Modernity

Our property with the address Kaiserdamm 102 is situated in the Witzleben locality of Charlottenburg. This neighbourhood is shared by Charlottenburg's bourgeois natives, cultural workers, long-term residents and new arrivals. By the way, Berlin's fairgrounds are only a seven-minute walk away from Kaiserdamm. Among the trade fairs convened here is the IFA consumer electronics fair, first organised in 1924 and thus one of the oldest trade fairs in Germany.

The Witzleben locality is also known for its richly varied gastronomy, including amazing restaurants, cafés and bars. Shopping venues are also conveniently available in the immediate vicinity. Not least, an entire nearby street, Suarezstrasse, is lined with antique dealers.

If you have a need for tranquillity and greenery in the heart of the metropolis, you should visit the lakeside parklands of Lietzenseepark, accessible directly from Kaiserdamm. The pretty little lake and its park areas are known well beyond the district boundaries of Charlottenburg as a great place for walking, running or even sunbathing.

In addition to a wide variety of leisure attractions, amenities that make this an excellent place to live include its convenient access to the public transportation network, the nearest bus stops and underground stations being located within walking distance.





Kaiserdamm  
Charlottenburg







U

OLYMPIASTADION

GLOCKENTURM

MAIFELD

DRK KLINIKUM

Spandauer Damm

Reichstraße

BRANITZER PLATZ

WESTEND



THEODOR-HEUSS-PLATZ

S

MESSE

BERLIN



Jaffestraße

MOMMSENSTADION

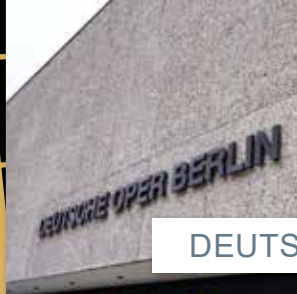
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# A GREAT NEIGHBOURHOOD

HIGHLIGHTS OF THE AREA AROUND KAISERDAMM



SCHLOSS CHARLOTTENBURG



DEUTSCHE OPER



**Kaiserdamm  
Charlottenburg**  
WOHNEN AM LIETZENSEE  
BERLIN

Kaiserdamm U

LIETZENSEE



Kantstraße



SHOPPING

HALENSEE

Kurfürstendamm

Paulsbomer Str.

PREUSSEN PARK

S

S

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S

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Otto-Suhr-Alle

Schloßstraße

Lewishamstraße



# Period Building in the Heart of West Berlin

The very front door with its wrought-iron parts will make the heart of any lover of antiques skip a beat. Inside, the generously proportioned entrance area provides access to the main building, to the two side buildings as well as to the inner courtyard and the back building beyond. Dark wooden handrails and wooden apartment front doors enhance the period building flair.

The residential building, completed in 1916, divides into 40 units, all of which are for sale. Most of the residential units in this charming period building are tenant-occupied, and thus perfect for buy-to-let investments. The apartments have different floor plans, range from about 27 to 71 sqm in size and have 1 to 6 rooms bright with daylight, collectively forming a very attractive blend that accommodates various residential and lifestyle formats. The majority of residential units come with a balcony or loggia each, while their comfortable bathrooms feature either a shower or bathtub. The 11 vacant apartments are perfect for owner-occupiers dreaming of a period home in one of Berlin's prime areas.







In addition to the residential units, four storage areas ranging in size from about 36 to 618 sqm are available for sale. The options are neatly rounded off with a pre-fit-out attic storey of about 725 sqm that offers plenty of potential for development.

In conjunction with the property's refurbishment, a variety of upgrades of the common property were carried out in addition to the renovating works in individual apartments. For instance, the streetside façade was redone and given a bright coat of paint with an opaque finish. Analogously, the façade on the court side was repainted. Both the front and the back building are equipped with a lift each.







# STUDIO APARTMENTS

Unit	Location	Floor area	No. of rooms	Balcony / patio
3	FB - GF left	26.56 sqm	1	no
21	FB - FL2 centre	45.05 sqm	1	no
29	FB - FL3 centre	31.29 sqm	1	no

# 2-ROOM APARTMENTS

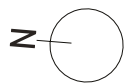
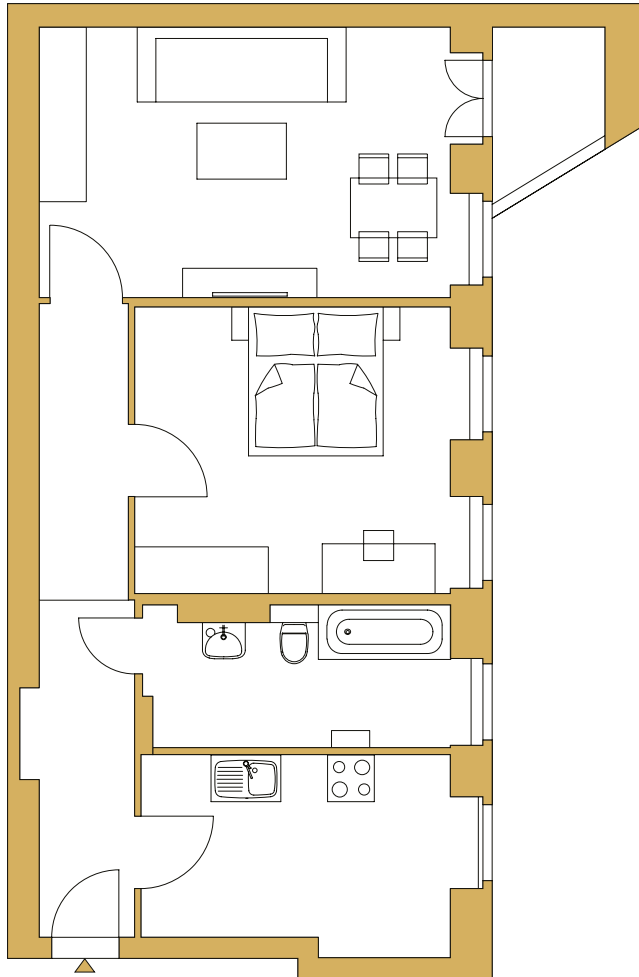
Unit	Location	Floor area	No. of rooms	Balcony / patio
11	BB FL1 right	62.33 sqm	2	Yes
15	FB FL2 right	103.10 sqm	2	Yes
18	BB FL2 right	62.91 sqm	2	Yes
25	BB FL3 right	63.52 sqm	2	Yes
33	BB FL4 right	63.24 sqm	2	Yes
37	FB FL4 centre	60.71 sqm	2	Yes
38	BB BF-1 right	77.80 sqm	2	Yes
39	BB BF-1 left	36.87 sqm	2	Yes

FB= front building | BB= back building | SB= side building  
BF= basement floor | GF= ground floor | UF= upper floor



# Floor plan example

## 2-room apartments



Scale 1:150

Kaiserdamm











# 3-ROOM APARTMENTS

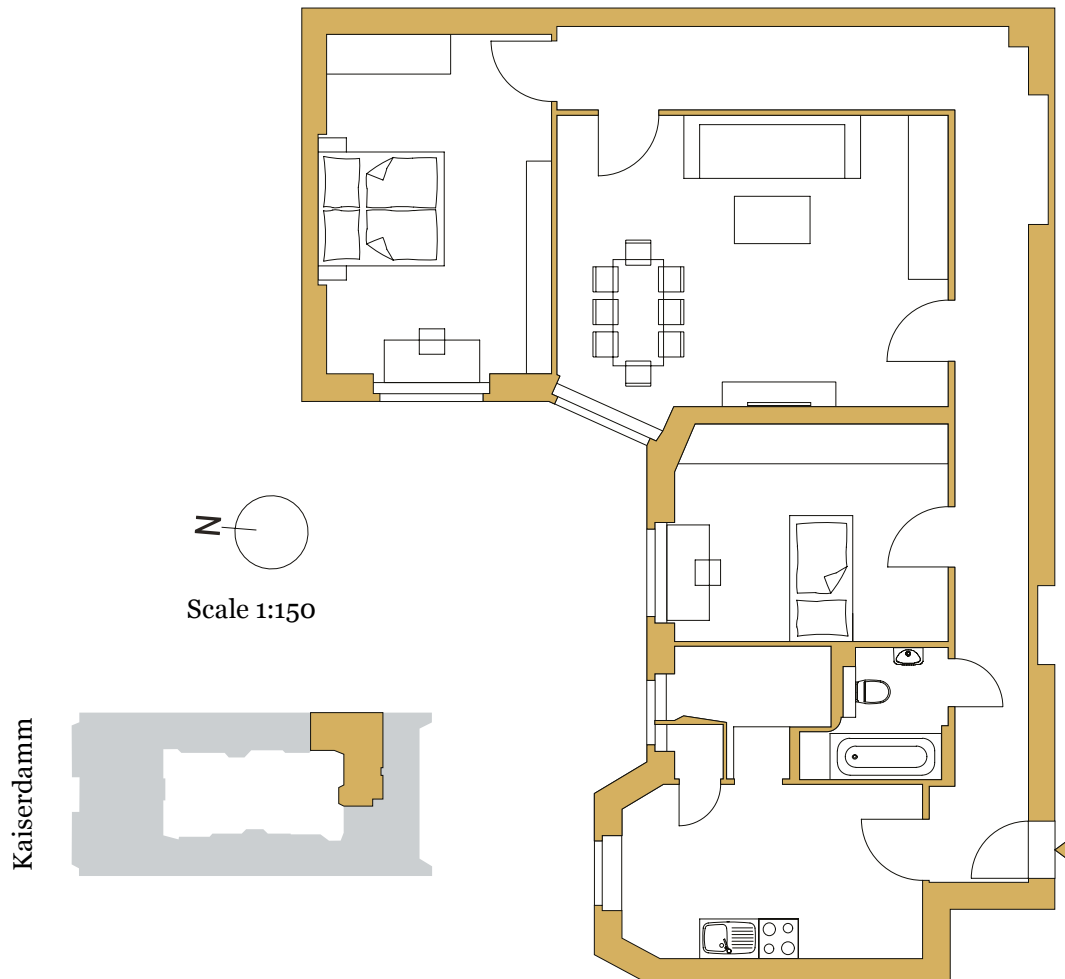
Unit	Location	Floor area	No. of rooms	Balcony / patio
1	FB GF left	121.45 sqm	3	Yes
4	BB GF left	97.50 sqm	3	Yes
6	SB GF left	93.64 sqm	3	No
9	SB FL1 right	88.36 sqm	3	No
10	BB FL1 centre	99.07 sqm	3	No
16	SB FL2 right	102.32 sqm	3	No
17	BB FL2 centre	98.31 sqm	3	No
22	FB FL3 right	132.73 sqm	3	Yes
23	SB FL3 right	102.82 sqm	3	No
24	BB FL3 centre	100.10 sqm	3	No
27	SB FL3 right	106.40 sqm	3	No
30	FB FL4 right	128.42 sqm	3	Yes
31	SB FL4 right	98.69 sqm	3	No
32	BB FL4 centre	100.45 sqm	3	No
36	FB FL4 left	132.25 sqm	3	Yes
40	SB FL2 right	101.91 sqm	3	No

FB= front building | BB= back building | SB= side building  
GF= ground floor | UF= upper floor



## Floor plan example

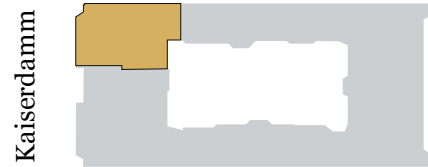
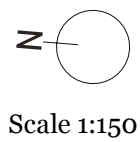
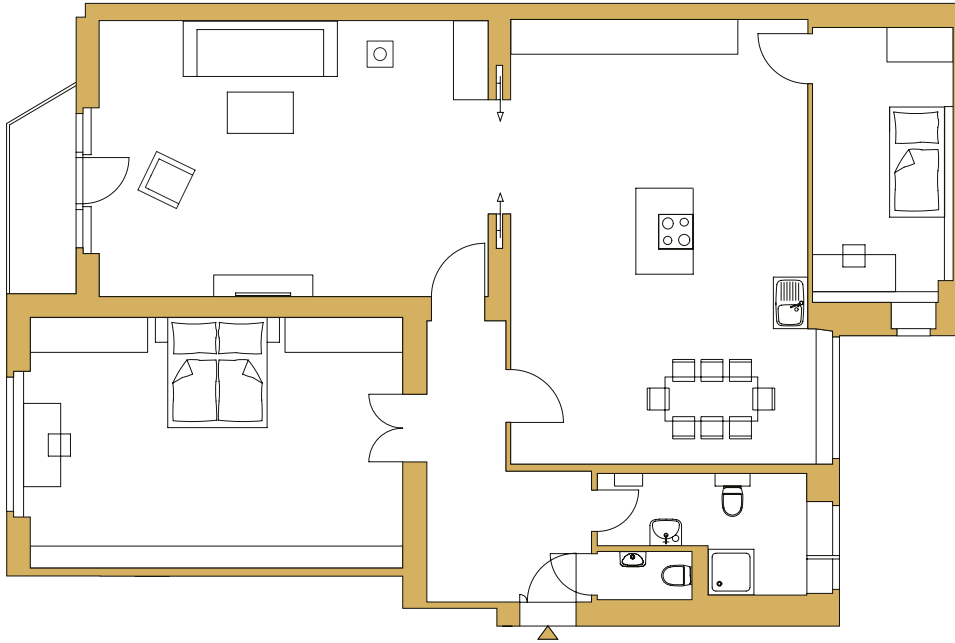
### 3-room apartments





# Floor plan example

## 3-room apartments







# 4-ROOM APARTMENTS

Unit	Location	Floor area	No. of rooms	Balcony / patio
2	SB GF right	108.76 sqm	4	No
5	BB GF right	117.45 sqm	4	Yes
7	FB GF right	122.80 sqm	4	No
12	BB FL1 left	108.53 sqm	4	Yes
13	SB FL1 left	115.11 sqm	4	No
28	BB FL3 left	157.54 sqm	4	Yes
35	SB FL4 right	103.53 sqm	4	No

# 5-ROOM APARTMENTS

Unit	Location	Floor area	No. of rooms	Balcony / patio
8	FB FL1 right	150.81 sqm	5	Yes
14	FB FL1 left	174.17 sqm	5	Yes
19	BB FL2 left	123.27 sqm	5	Yes
26	BB FL3 left	123.87 sqm	5	Yes
34	BB FL4 left	125.09 sqm	5	Yes

# 6-ROOM APARTMENT

Unit	Location	Floor area	No. of rooms	Balcony / patio
20	FB FL2 left	178.43 sqm	6	Yes

FB= front building | BB= back building | SB= side building  
GF= ground floor | UF= upper floor







# FACTS & FIGURES

## Address

Kaiserdamm 102, 14057 Berlin

## District

Berlin-Charlottenburg

## Year built

1916

## Units

40 residential units

## Building

Front building

Side building left

Side building right

Back building

## Floor area

1 - 6 bedrooms

about 31 to 178 sqm

## Energy supply

District heating, V: 133 kWh/(sqm a)

# ACCENTRO

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