

Above the rooftops of Berlin: Luxury Penthouse by Swen Burgheim

10717 Berlin, Penthouse apartment for sale

Object ID: 6120



Living area approx.: **300 m²** - Rooms: **5** - Purchase price: **4,800,000 EUR**



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Object ID	6120
Property Type	Apartment, Penthouse apartment
Address	(Berlin Charlottenburg - Wilmersdorf - Wilmersdorf) 10717 Berlin Berlin
Floor	5
Floors in the house	5
Living area approx:	300 m ²
Balcony/Terrace space approx	60 m ²
Rooms	5
Schlafzimmer	2
Bathrooms	2
Balconies	1
Heating system	Underfloor heating
Primary energy supplier	Gas
Year of construction	2023
Condition	First occupation
Features	Luxury
Total parking spaces	2
Stellplätze	2 parking spots
Features	Air-conditioned, Außenstellplatz, Balcony, Bathtub, Built-in kitchen, Cellar, Chimney, Daylit bathroom, Guest WC, Lift, Sauna, Shower, Storage room
Subject to commission	Yes
Buyer's commission	2,20% of the purchase price incl. 19% VAT, payable by the buyer to the broker The commission is due and earned with the notarization of the purchase contract. We have concluded a commissionable



brokerage contract with the seller in the same amount.

Purchase price	4,800,000 EUR
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Objektbeschreibung

Above the rooftops of Berlin: Luxury penthouse by Swen Burgheim.

The unique penthouse with a ceiling height of approx. 5.50 metres, gallery level, rooftop terrace and lift directly into the flat is certainly one of the highlights ever developed by designer and architect Swen Burgheim.

A unique living concept in loft style with an open floor plan, large window fronts and rooms flooded with light is created on approx. 300 m². A glazed lift in the courtyard of the apartment building takes you directly to the penthouse with a key.

In total, the flat has five rooms, with a central living-dining area, two bathrooms and a guest WC.

The spacious living area, with an area of approx. 114 m², offers plenty of room for social gatherings and private moments with an open kitchen adjacent to the lower terrace, an open fireplace, a dining area in the bay window and a huge seating landscape.

The kitchen, designed specifically for this property, is located directly on the lower terrace, from which you can access the approx. 40 m² rooftop terrace. From here you have a wind-protected 180° view of the City West.

From the adjoining dining area, which is located in the bay window of the roof, you have a beautiful view of the street line of Uhlandstraße.

The open fireplace in the middle, between the cooking-dining area and the living area, invites you to linger after dinner.

On one side of the approx. 5.50 metre high roof ridge is the master bedroom with en suite bathroom and separate toilet on one side and wellness area with sauna and terrace on the other.

Via a corridor leading from the dining area, you reach two further bedrooms with a bathroom, which is shared by both rooms.

Let yourself be inspired by Swen Burgheim's architecture and his unique living worlds during a joint viewing.

Features

- Ceiling height of approx. 5.50 metres with gallery level
- Rooftop terrace with approx. 40 m²
- two further terraces with approx. 14 m² & approx. 8 m² each
- Industrial style: open floor plan of the living and dining area
- 5 rooms distributed between front house and side wing
- 2 bathrooms



- guest WC
- Master bedroom with en suite bathroom
- Wellness area with sauna
- large window fronts
- light-flooded rooms
- High-quality materials
- exposed concrete and refurbished clinker walls
- Cement-bound design floors and oak planks
- Lift with key system

Sonstiges

Black Label's international team can offer advice on all stages of property purchase, from the financial benefits of buying property in Germany to the step by step process of acquiring your new home or investment. Our team speaks fluent English, German, French and Mandarin, and works together with a team of English-speaking lawyers, notaries and mortgage brokers in Berlin.

We can provide you with a varied choice of properties to suit your needs. Just send us your search specifications, including:

- Property style
- Budget
- Location
- Investment or own use

For advice on financing your German property purchase, please get in touch with a member of our team.

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The information in this exposé comes from the seller. We have not checked this information in detail. In particular, the building permit has not been inspected and a check on the information about the living space and the year of construction of the house has not taken place.

Energieausweis

Energieausweis

wird bei Besichtigung vorgelegt



Location

City of freedom, city of the Wall, metropolis without curfew - there are many reasons to visit Berlin and even more to live here!

Poor but sexy was once upon a time. Today, a young, international scene of visionaries, founders and impulse generators is drawn to the city. This infectious dynamism, the capital's unique history and the diversity of its neighbourhoods make Berlin one of the most exciting and liveable big cities in Europe.

For a long time, the capital's lifestyle was shaped in Mitte. However, eyes have long since turned back to the west in amazement, as City West has undergone a complete makeover, with new addresses such as Bikini Berlin, the Upper West and the Zoofenster with the Waldorf Astoria making a major contribution. Other projects such as the Mall of Ku'damm, the Ku'damm Karree and the Neues Kranzler Eck quarter have brought about the impressive transformation of City West.

In the district of Wilmersdorf, on the border with Schöneberg, you are in a very central yet green and well-kept residential area. Away from the hustle and bustle of Ku'damm, things are rather quiet and relaxed here. Smaller shops and stylish cafés and restaurants round off the neighbourhood atmosphere.

The Fennsee lake, the Volkspark Wilmersdorf and the Grunewald forest are just a few minutes away and offer recreational opportunities that invite you to take a leisurely walk at any time of year. Various shopping facilities, restaurants, bars, cafés, pharmacies, drugstores and also international and national schools as well as kindergartens are located in this part of the city.

The central location of the property offers optimal transport connections to various destinations in the city. The underground station Güntzelstraße (U9) and the underground station Hohenzollerndamm (U2 and U3) can be reached on foot in a few minutes. The Hohenzollerndamm exit of the A100 motorway can also be reached in less than 5 minutes.







Office



Living area



Living area



Living area



Dining area



Rooftop terrace





Rooftop terrace



Kitchen



Bedroom



Guest room

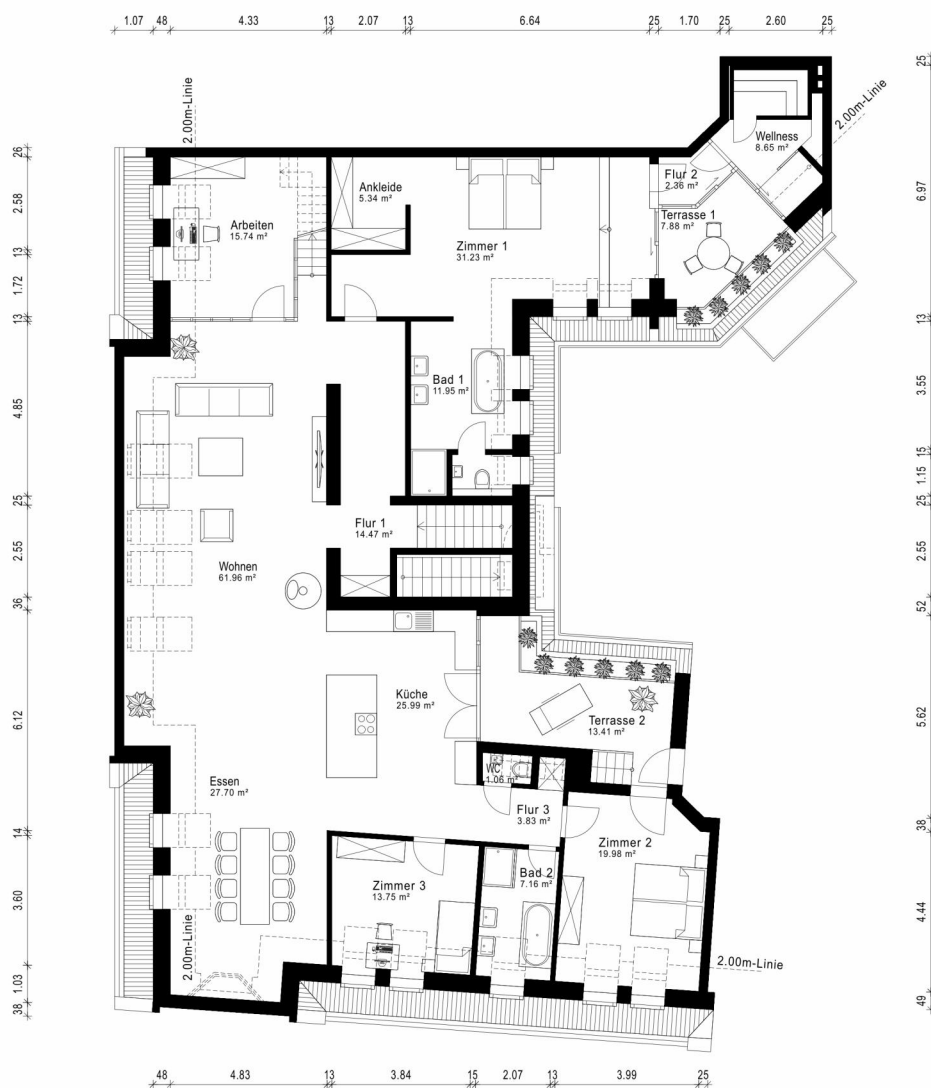


Bathroom



Grundriss

Floorplan



Grundriss

Floor plan Rooftop terrace

