



PRIVATE OFFERING

Gervinusstraße

Where design meets the art of living

87 M² · 3 ROOMS · 2 BATHROOMS · BUILT 2016 · NO COMMISSION · €795,000

€795,000

An apartment that needs nothing. Professionally designed, immaculately kept, ready to move in — in the heart of Berlin's most elegant neighborhood.

At a glance

87

M² LIVING

3

ROOMS

2

BATHS

2

TERRACES

FENIX

DESIGNER KITCHEN

Oak

OAK HARDWOOD

FLOOR HEATING

LAN

ETHERNET WIRED



Living & Kitchen

29.5 m² of open space where a designer kitchen and living area merge into one. Oak hardwood underfoot, warm year-round from radiant underfloor heating — barefoot in every season. Floor-to-ceiling windows facing south, light that follows you through the day. Here, arriving is not a moment — it is a state of being.



The Kitchen

FENIX surfaces in matte champagne — velvet to the touch, indestructible in daily life. Integrated premium appliances, counter space that invites you to linger. This kitchen was not furnished. It was designed.



Master Bedroom

17.1 m² of quiet behind a closed door. Full-wall built-in wardrobes — no visible clutter, only clean lines. Blackout curtains, a private balcony: your retreat above the rooftops.

Space & Layout

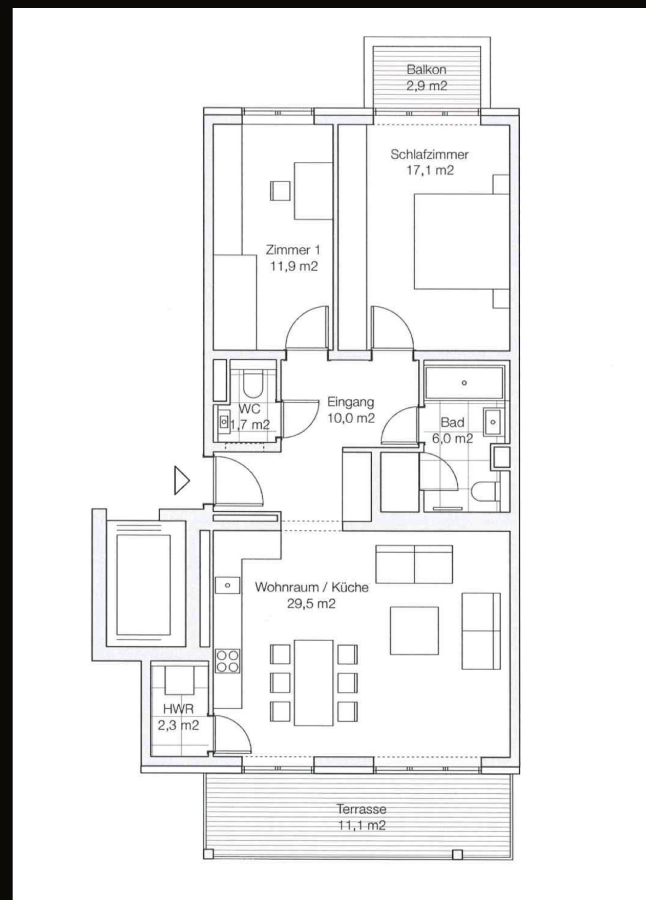
- 87 m² living space, 3rd floor
- Open living/kitchen 29.5 m²
- Bedroom 17.1 m² + Study 11.9 m²
- South-north cross-ventilation

Finishes & Kitchen

- FENIX kitchen, matte champagne, full premium appliances
- Oak hardwood floors throughout
- Main bath: tub + walk-in shower; separate guest WC
- Built-in wardrobes, utility room with washer/dryer

Comfort & Technology

- Underfloor heating throughout
- Energy Class A — low running costs
- Ethernet wiring in every room (LAN ports)
- 11.1 m² terrace (south) + 2.9 m² balcony (bedroom)
- Vacant — immediate availability



Location & Lifestyle

Charlottenburg is not a trend — it is an institution. For over a century, this neighborhood has stood for the best Berlin has to offer: culture, dining, architecture, and a composure you will not find elsewhere. Gervinusstraße sits at the center of it all — between the bookshops of Savignyplatz and the restaurants of Kantstraße, five minutes from the Kurfürstendamm.

2 min
U-BAHN

3 min
S-BAHN

2 min
KANTSTRASSE

5 min
KURFÜRSTENDAMM

8 min
MESSE BERLIN

10 min
KADEWE

Why Charlottenburg. Why now.

~€9,138/m²

Charlottenburg average for Neubau: €8,500–€11,000/m²

~4.0% gross yield

Based on €2,650/month market rent

Energy Class A

Future-proof — below mandatory renovation thresholds

<1% vacancy

One of Berlin's tightest rental markets

Ready to see it for yourself?

Schedule a private viewing

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Gervinusstraße

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