



PRIVATE OFFERING

Gervinusstraße

Where design meets the art of living

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

€795,000

A luxury apartment for sale in Berlin-Charlottenburg 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 Siemens and Bosch 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

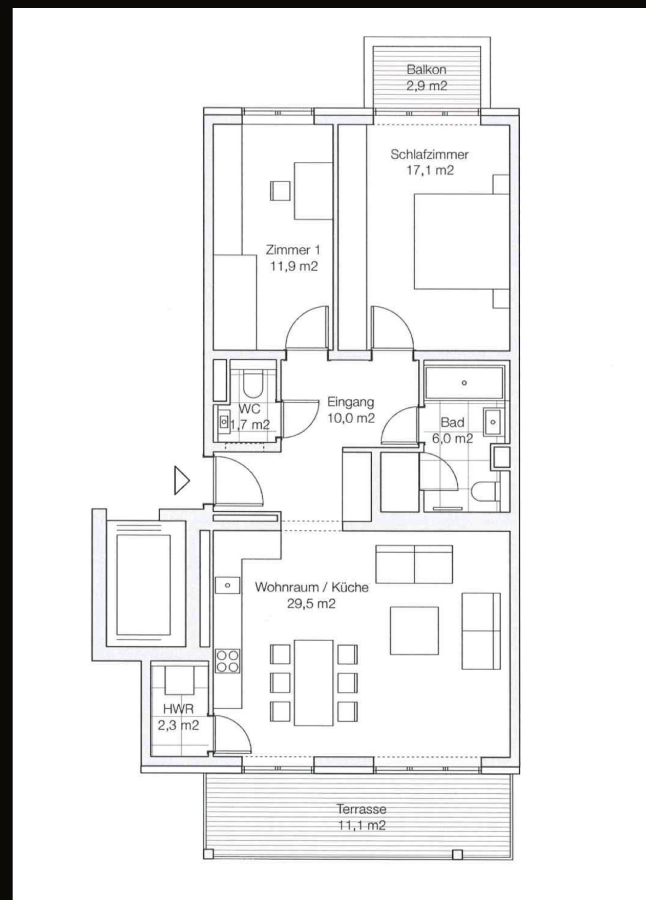
- 87 m² living space, 3rd floor
- Open living/kitchen 29.5 m²
- Bedroom 17.1 m² + Study 11.9 m²
- South-north cross-ventilation

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
- Triple-glazed thermal windows — Sound Class 4 (street side)
- Electric blinds on all floor-to-ceiling windows
- 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 — near 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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