

ACCENTRO

CONDOMINIUMS

SOPHIE

— *Zwischen Spree und Schlosspark*

in Berlin-Charlottenburg



BERLIN-CHARLOTTENBURG

TEGELER WEG 104





A TOUCH OF HISTORIC GRANDEUR

The 17th and 18th centuries were the times of the Baroque, of absolutist rulers and of the enlightenment. It was also a time when Berlin evolved into a significant capital city under the prince-electors, queens, and kings of Prussia. Even today, nearly three centuries on, traces of this age of Prussian gentility are visible in the city, especially in the district of Charlottenburg. Not only does this locality have the reputation to be among the most presentable and elegant in the German capital. It is also where our “Sophie” residential building on Tegeler Weg is located in close proximity to one of the most eminent and best-known architectural landmarks in town.

SOPHIE

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A PRESTIGIOUS NAME

The name Sophie refers to that of Sophie Charlotte, the historic Duchess of Hanover, and Queen of Prussia. In 1695, her husband, Prince-Elector Frederick III, presented her with the plot of land where Charlottenburg Palace stands today. Sophie Charlotte used the palace mainly as her summer residence, and after she passed away on 1 February 1705, Frederick renamed the Palace along with the nearby hamlet “Charlottenburg” in her honour.

The connection to the historically defined surroundings and the way the multi-unit residential building with its baroque elements presents itself create a sense of perfect harmony – an ode to the queen and an allegory on this splendid period in Berlin’s history.

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Tegeler Weg
TEGELER WEG

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BERLIN – INTERNATIONAL INVESTMENT DESTINATION

Few other cities in Europe are as heterogeneous and diverse as the German capital. Berlin ranks high on the wish-list of many investors, and justifiably so. Berlin is growing both as a business location and in terms of its demographics. Its population is likely to grow from currently 3.7 million to 3.9 million by 2030.

Investors looking for a promising investment are well advised to check out Berlin. Those who invested in real estate in the city about ten years ago benefit from an appreciation of 167.40 percent* during the time since. Experts predict that the trend will continue in the years to come.

*Source: <https://guthmann.estate/de/marktreport/berlin/>, 2022

**„BERLIN IS NOT
A CITY BUT A WAY
OF LIFE.“**

– EXTRAORDINARY BERLIN –





HOMEOWNERSHIP REMAINS A PROVEN SAFE HAVEN

If you look at Germany as a whole, buying a residential property was 59.2 percent more affordable on average than renting it in 2021. In other words, the cost advantage of occupying an ownership apartment over living in a comparable rental flat increased by about three percent since 2020 – according to the findings of the ACCENTRO Housing Cost Report 2022 that was published in collaboration with the German Economic Institute (IW).

Especially for properties in Berlin, it is safe to say: The rental yield alone translates into tidy long-term profits because you can exploit rent-upside potential over time. Above all, however, investors in Berlin benefit from the rapid appreciation of their investment by around ten percent annually. This means: Residential property investors benefit in two ways – from appreciation in the short term, and from both appreciation and rental yield in the medium and long term.

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BERLIN-CHARLOTTENBURG: SPLENDOUR AND PATINA IN DOWNTOWN WEST BERLIN

Welcome to one of the most elegant districts in the western part of Berlin. Originally a borough, Charlottenburg was merged with Wilmersdorf to form a single new borough in 2001. It includes the so-called “City West” or downtown West Berlin with its posh boutiques, department stores, galleries, hotels, and its unique charm. Kurfürstendamm, the high-street boulevard in the heartland of the district, is well-known and popular even among international visitors. Its side streets radiate a patrician flair that is underlined by beautiful Belle Époque façades with richly decorated entranceways.

At the eastern end of this famous shopping street lies Breitscheidplatz with the ruined steeple of Kaiser Wilhelm Memorial Church and all sorts of exciting attractions. The sense of local colour associable with the tales of Erich Kästner is particularly strong in the neighbourhood of Klausener Platz across from Charlottenburg Palace.



„I need the big city, and I love this wonderfully liberal city. When I step outside my apartment and reach Kurfürstendamm after a short walk, my heart opens wide.“

- Imre Kertész -

ATTRACTIONS AND PALACES

In addition to Berlin's Zoo, which has more species and a higher foot-fall than any other zoo in Germany, Charlottenburg is home to the radio tower of 147 metres with its observation platform and restaurant overlooking the fairgrounds and City West. If you crave art and culture, attractions in Charlottenburg include the Deutsche Oper opera house, the Stage Theater des Westens theatre and all sorts of modern art galleries and exhibitions around Savignyplatz.

But what would such a vibrant district be without its fair share of greenery? Look no further than Schloss Charlottenburg, probably the loveliest baroque palace anywhere in Berlin.



Commissioned in 1696 by Duchess Sophie Charlotte of Hanover, then royal residence of the Hohenzollern dynasty, the palace with its wooded grounds, large orangery and its lush garden in the French style is a true gem in the German capital. It borders on the river Spree, whose waters feed the various canals traversing the park and the large carp pond at the heart of the palace park. Several museums are scattered across the historic grounds which are traversed by carefully cultivated trails past lush gardens and along the riverbank with a view of the Belle Époque houses across the river.

Another inner-city oasis, Lietzenseepark, is located south-west of the palace, a park grouped around a pond with trails perfect for walking, running or simply taking a break from the big-city bustle. In short, Charlottenburg with its rich sense of history is a multifaceted place to live. Although the district gets its fair share of tourists, it is also characterised by a functioning social mix of locals and new arrivals who love and embrace the free spirit of the district. Once you have settled here, you will probably end up staying for good.

CHARLOTTENBURG'S DYNAMIC REAL ESTATE MARKET

In 2009/2010, the real estate market of Charlottenburg began to gather momentum, putting the City West locality back into focus for international market players. It has followed an upward trend ever since, and the reputation of the well-known district inside and outside Germany is excellent. Big-ticket projects are realised by major investors, transforming the City West and restoring its international flair. Considering these facts, you could say: Charlottenburg is back. Not just strengthened but more advanced and more attractive than ever before. Considering the very high pressure on the housing market, the City West real estate market is on an upward trajectory. Over the past 10 years, selling prices increased by 151.7 percent* on average. An end to Charlottenburg's boom is not in sight.

*Source: <https://guthmann.estate/de/marktreport/berlin/charlottenburg/>, 2022



126,042

RESIDENTS (as of 31 December 2021)

3,729,999

TO BERLIN'S ZOO - the highest footfall
of any zoo in Europe
(in 2019)

10.6 km²

TOTAL AREA

671

HECTARE GREEN AREAS







2

A111

CHARLOTTENBURG-NORD

A100

A100

SOPHIE

Zwischen Spree und Schlosspark

4

1

3

5

CHARLOTTENBURG

WESTEND

B2

B2

B2

B2

B2

U

U

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U

U

Volkspark Jungfernheide

Heckerdamm

Halemweg

Jakob-Kaiser-Platz

Kurt-Schumacher-Damm

Heckerdamm

Siemensdamm

Spree

Westhafenkanal

Goerdelerdamm

Tegeler Weg

Max-Dohrn-Str.

Jungfernheide

Lise-Meitner-Str.

Gaußstr.

Tegeler Weg

Olbersstr.

Mierendorffplatz

Kaiserin-Augusta-Allee

Schlossgarten

ESCP Europe Campus Berlin

Schlosspark-Klinik

A100

Fischenbumer Weg

Spandauer Damm

Spandauer Damm

Museum Berggruen

Bröhan-Museum

Klausenerplatz

Luisenplatz

Schloßbrücke

Otto-Suhr-Allee

Spree

Herz-Jesu-Kirche

Westend

Spandauer Damm

Museum Berggruen

Bröhan-Museum

Schustehrspark

Keramik-Museum

Puppentheater Berlin

Richard-Wagner-Platz

Otto-Suhr-Allee

Königin-Elisabeth-Str.

Knobelsdorffstr.

Knobelsdorffstr.

Sophie-Charlotten-Str.

Schloßstr.

Schloßstr.

Kaiser-Friedrich-Str.

Richard-Wagner-Str.

Wintersteinstr.

Otto-Suhr-Allee

Bismarckstr.

Deutsche Oper

Bismarckstr. BBW Hochschule

Kaiserdamm

Kaiserdamm

Sophie-Charlotte-Platz

Kaiserdamm

Lietzensee-Park

Sankt Canisius

Kaiser-Friedrich-Str.

Trinitatiskirche

Leibnizstr.

Leibnizstr.



1. Schloss Charlottenburg
2. Volkspark Jungfernheide
3. DRK Kliniken Westend
4. Österreichpark
5. Deutsche Oper Berlin
6. Classic-Remise Berlin
7. Ernst-Reuter-Platz
8. Technische Universität Berlin
9. Salzufer

Tegeler Weg

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"SOPHIE" - A TOUCH OF BAROQUE LIVING

Here, in the Mierendorffkiez locality in north-west Berlin, you sense the presence of the nearby royal palace. The multi-family houses at Tegeler Weg 4, built in 1904, present themselves just as stately as the royal residence on the other side of the river Spree. The façade, decorated with baroque ornaments, blends elegantly into the quiet streetscape.

A painstakingly restored staircase, which features light grey marble tiles and ornamental plaster that merges with the patrician concept of the surroundings, welcomes you as you enter the building. The staircases were refurbished between 2020 and 2021. Overall, the 25 residential units and the two commercial units are distributed across five floors in the front side, and back buildings.

SOPHIE

— *Zwischen Spree und Schlosspark*

(...) The green trees
are freshly washed.

The sky is made of giant
blue taffeta.

The sun rays, giggling,
are playing catch.

You sit there smiling,
bottling your happiness
and living with yourself
in perfect harmony.

– Erich Kästner –

Prima Wetter," cited from: „Sonderbares
vom Kurfürstendamm: Berliner Beobachtungen"





SOPHIE

Zwischen Spree und Schlosspark

THE APARTMENTS

Two entranceways provide access to the residential units, most of which are occupied. Four apartments are perfect for owner-occupiers who wish to make their dream of living in Charlottenburg come true. There are also two commercial units in the building, one of which is vacant and waiting to be put to new use by someone with a brilliant business idea.

Unit sizes cover a wide spectrum from about 38 to 150 sqm, and from 1 to 4.5 rooms. The three apartments in the attic storey come with a private patio each. Eight of the residential units feature balconies. The apartment floor plans include either a shower bath or a tub-equipped bathroom.

FLOOR PLAN EXAMPLES





SOPHIE

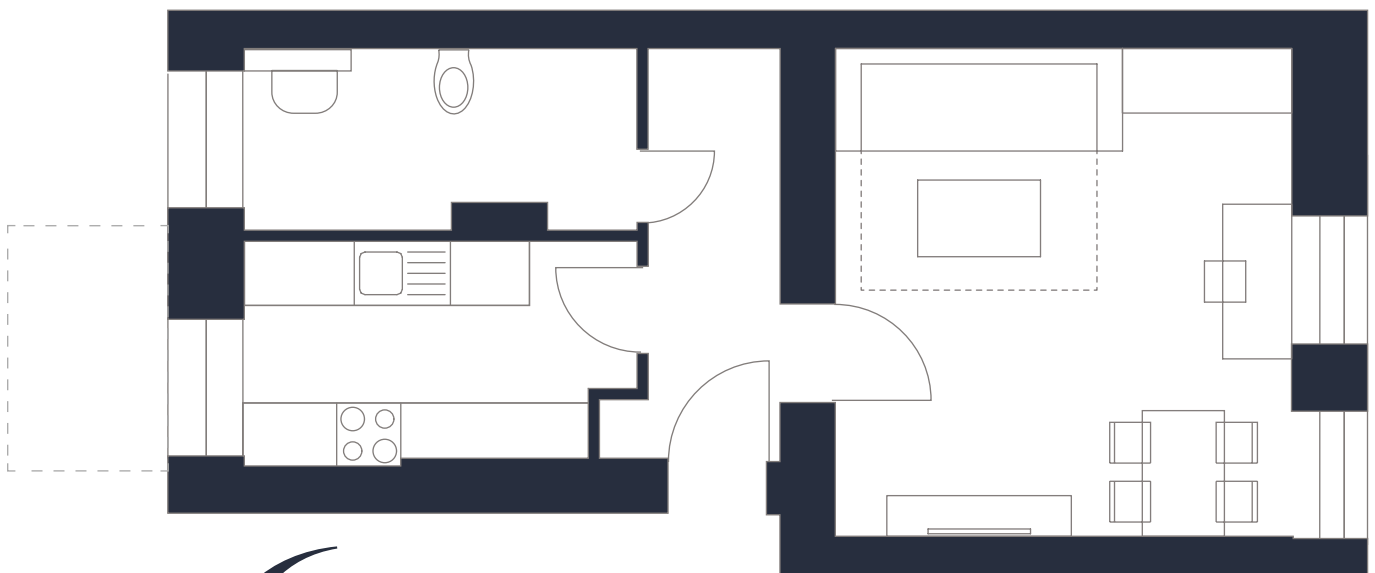
— *Zwischen Spree und Schlosspark*

Floor plan examples

1 room apartment

Unit	Location	Area	Room	Balcony / Terrace
18	EG right - RH	38,48 sqm	1	yes*

* with option
FH= front house | RH= rear house | SW= side wing



26



Floor plan example WE18



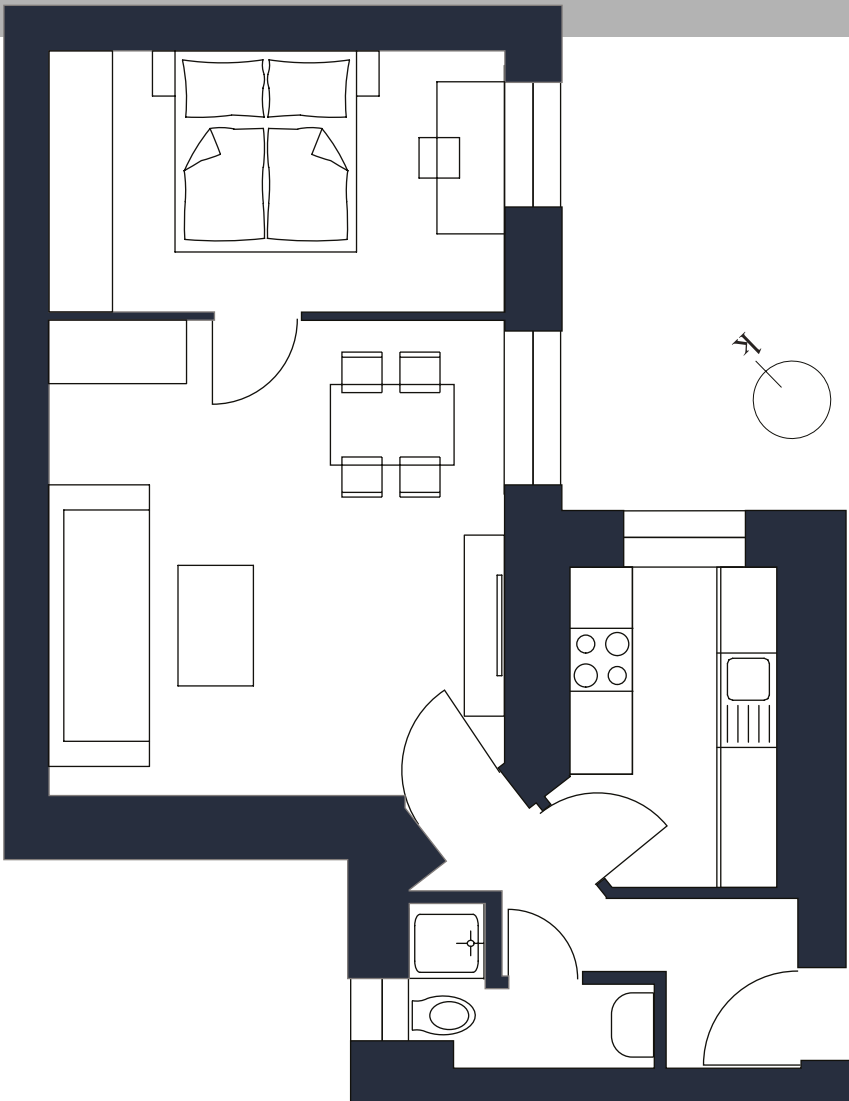


Floor plan examples

2 rooms apartment

Unit	Location	Area	Room	Balcony / Terrace
11	FH - 5.OG left	68,83 sqm	2	yes
13	SW - 1.OG	45,56 sqm	2	no
14	SW - 2.OG	46,99 sqm	2	no
15	SW - 3.OG	49,27 sqm	2	no
16	SW - 4.OG	49,05 sqm	2	no
GE 2	FH - EG right	80,68 sqm	2,5	yes*

* with option
 FH= front house | RH= rear house | SW= side wing



Floor plan example WE13

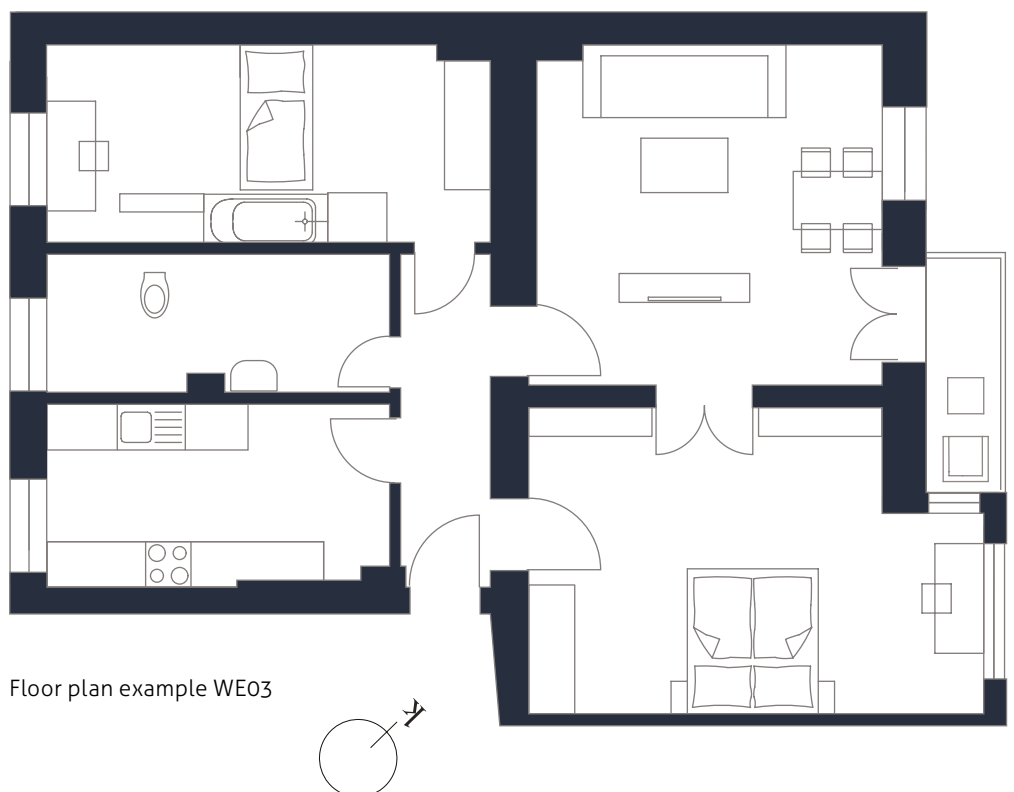
Floor plan examples

3 rooms apartment

Unit	Location	Area	Room	Balcony / Terrace
3	FH - 1.OG left	86,08 sqm	3	yes
5	FH - 2.OG left	87,89 sqm	3	yes
7	FH - 3.OG left	89,46 sqm	3	yes
9	FH - 4.OG left	86,48 sqm	3	yes
19	RH - 1.OG left	65,77 sqm	3	no
21	RH - 2.OG left	65,77 sqm	3	no
22	RH - 2.OG right	80,44 sqm	3	no
23	RH - 3.OG left	71,45 sqm	3	no
24	RH - 3.OG right	83,30 sqm	3	no
25	RH - 4.OG left	69,99 sqm	3	no
26	RH - 4.OG right	83,32 sqm	3	no

FH= front house | RH= rear house | SW= side wing

30





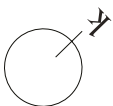
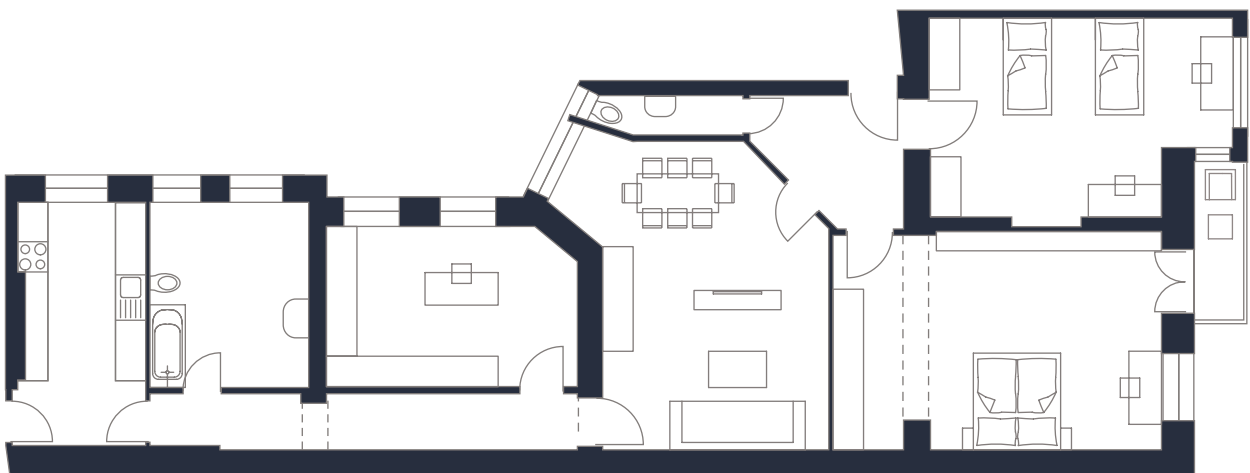


Floor plan examples

4 rooms apartment

Unit	Location	Area	Room	Balcony / Terrace
4	FH - 1.OG right	141,76 sqm	4	yes
6	FH - 2.OG right	142,59 sqm	4	yes
8	FH - 3.OG right	147,89 sqm	4,5	yes
10	FH - 4.OG right	144,66 sqm	4	yes
12	FH - 5.OG right	103,06 sqm	4	yes
17	RH - EG left	109,78 sqm	4	yes*
27	RH - 5.OG	140,70 sqm	4	yes
GEW1	FH - EG left	150,22 sqm	4,5	yes*

* with option
 FH= front house | RH= rear house | SW= side wing



Floor plan example WE04

FACTS & FIGURES

Project "SOPHIE"

ADDRESS

Tegeler Weg 104
10589 Berlin

AREA

25 residential units
1 - 4.5 rooms
approx. 38 sqm to 150 sqm

DISTRICT

Berlin-Charlottenburg

ENERGY SUPPLY

Gas floor heating

YEAR OF CONSTRUCTION

Existing apartments: 1904

SALES MODEL

Investor & owner-occupier

NUMBER OF UNITS

25 residential units
2 commercial units

BUILDING

1 building with 5 upper floors
in the front building, two side wings,
one transversal building in
a closed construction

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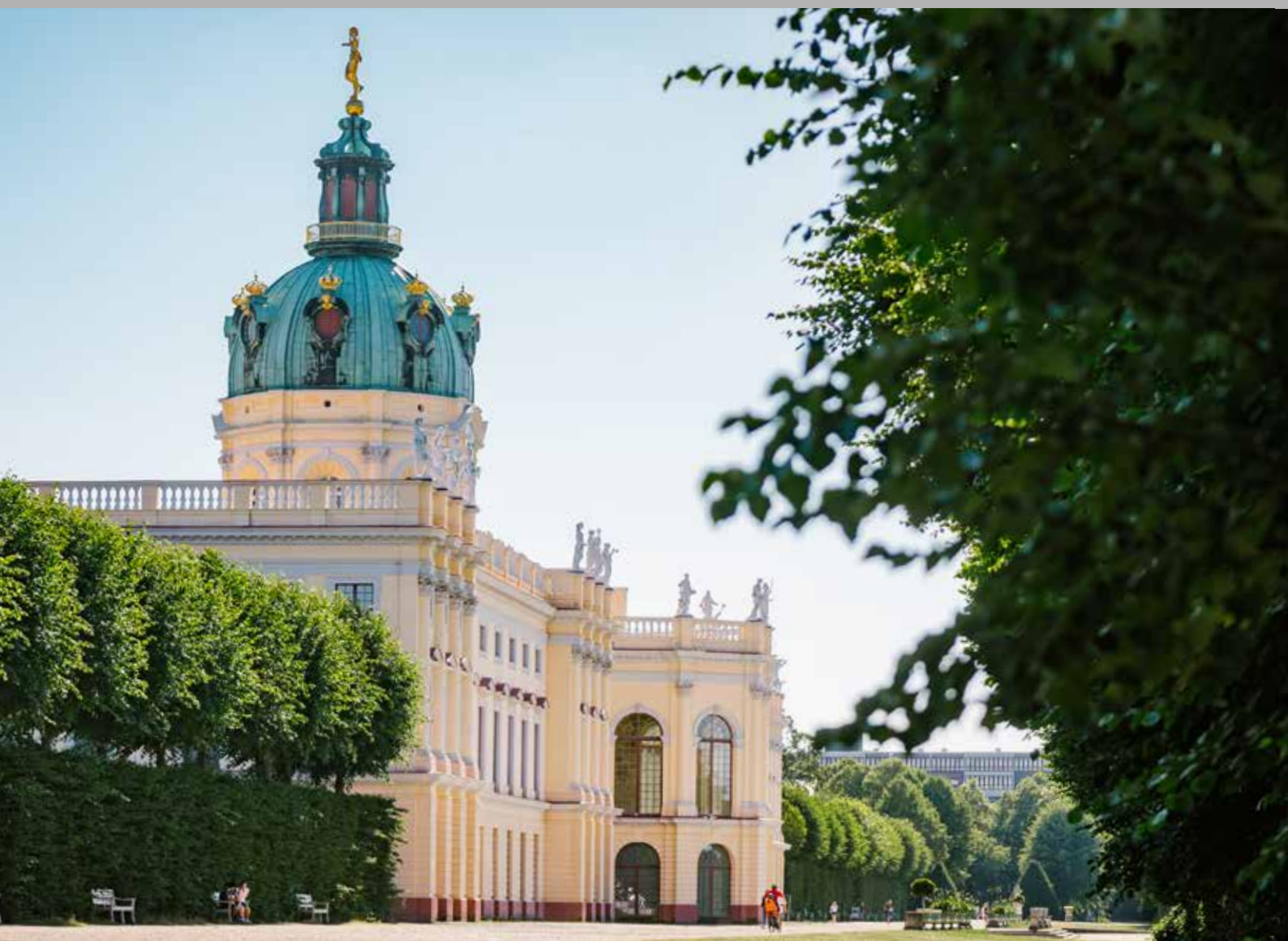




A photograph of a dining room interior. In the center is a round, dark-colored table surrounded by four white, modern-style chairs. The room has light-colored walls, a wooden floor, and a large potted plant on the left. A framed abstract painting hangs on the wall behind the table. The scene is viewed through a doorway or window frame.

SOPHIE

Zwischen Spree und Schlosspark



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100%
Weiterempfehlung

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