



## Charlottenburg – Pestalozzistr. 97/10



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 2,101,739.24

### Locatie

Aanbevolen Auto Onderdelen:	Germany
Staat/Regio/Pronvincie:	Land Berlin
Plaats:	Berlin
Geplaatst:	22-07-2024
Omschrijving:	
Address:	Pestalozzistr. 97 10625 Berlin

### Property description

#### FLOORING

Beautiful natural stone in a high-contrast arrangement invests the access area with an elegant appearance.

#### LIFT

The lift provides handicap-accessible access to all flats and the basement from the entrance hall. The up-scale design is complemented by large mirror panels fringed by patinated brass.

#### PARQUET

Real-wood parquetry including a continuous frieze and profiled create an exclusive living ambience.

#### BATHROOM

The modern design of the Grohe Atro series unites clarity and a sophisticated aesthetics with the iconic character of the circle.

The Raindace overhead shower offers a refreshing variety of functions for an extravagant shower experience.

The bathroom is fitted with large-format tiles of Italian design along with stylish fittings.

### Highlights:

- Within walking distance to Kurfürstendamm and Savignyplatz
- Timelessly elegant architecture
- Balcony, garden and roof terraces



- Private courtyard garden
- Highly presentable entrance area
- Fireplace hook-ups in the penthouse flats
- Two-storey underground car park

## Building

The draft design by Brenner / Krohm Architekten is inspired by the urban environment of the quarter around Savignyplatz with its Belle Époque character. At the same time, Wieland Pestalozzi continues the time-honored domestic culture in the neighborhoods around Kurfürstendamm. The architecture of this townhouse with 33 residential units, while living up to high-end standards, deliberately strikes a subdued note. The resulting design radiates timeless elegance inside and out. Accordingly, the townhouse at Wieland-/Pestalozzistraße blends harmoniously with the historically grown urban and architectural structure of this popular downtown quarter.

The clearly structured façade with its high-end surfaces of render and brick bestows a special character on the building. At the same time, the use of mineral insulation material gives it a sustainable character. The same aesthetics defines the interior with its varied floor plans and dwelling sizes and the view they have of their urban setting and the private courtyard garden.

One of the building's main aesthetic focal points is the entryway.

The purpose of the prestigious entrance area is to make it reflect the aspirational character of the building and to underline the significance of this new place within its urban context.

The lobby feature choice materials such as natural stone, patinated brass and large-format mirrors that fill it with a palpable elegance. In the rear of the building lies a beautifully landscaped courtyard garden, whose design lives up to the architectural standard of the complex. The basement provides storage rooms for each flat, this being just one of many features which ensure that residents of WIELAND/PESTALOZZI benefit from the highest level of home amenities.

## Area

Living in the heart of the City West sub-districts and yet being embedded in a quiet setting that you would hardly expect in the inner city. The corner of Wielandstrasse and Pestalozzistrasse lies in one of Charlottenburg's most desirable residential areas. The location combines established gastronomy with the trendy food scene, and boutique stores of long standing with innovative shopping amenities. Savignyplatz, a square traditionally frequented by the city's intellectuals and creative media professionals, is just a short walk away. Also within walking distance lie the Berlin University of Technology and the Berlin University of the Arts as well as Kurfürstendamm, West Berlin's prime high-street boulevard. Public transportation is just as easy to reach, including the "Savignyplatz" rapid-transit station and the "Uhlandstrasse" underground stop. Motorists reach the A100 expressway, 7 km away, via the Kantstrasse artery.

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## Algemeen

Slaapkamers: 2  
Badkamers: 1  
Afgewerkte vierkante meter: 133 m<sup>2</sup>

## Room details

Total rooms: 3

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/BXUO-T1171/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BXUO-T1171/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1509737

