

UNUSUAL SPACES



EXPOSÉ

**Luxuriously renovated and
redeveloped flat in a period building**

Derfflingerstraße 15 10785 Berlin Tiergarten

NICOLE VON KLENCKE

UNUSUAL SPACES

KEY DATA

Renovation: 2021

Living space: approx. 288 m²

Guest flat approx. 65 m²

Total area approx. 353 m²

Mezzanine (Bel Etage)

Main apartment description:

- Total of 8 rooms
- 3 large, connecting front rooms (living room, study, dining room)
- 3 bedrooms, 2 with en-suite bathrooms
- One additional bathroom and a guest bathroom
- Winter garden
- Ceiling height approx. 3.3. m
- Exclusive access to private garden
- Newly insulated and fire-proofed during renovation

Guest-apartment description:

- 1 room for sleeping, living and cooking
- Large bathroom with shower

Monthly utilities amount to approx. 1,500 EUR (total)

Alarm-secured with Cordes Alarmsysteme (windows, alarm system and video speaker for the door)

PURCHASE PRICE

3.300.000,00 Euro

BROKER COMMISSION

2.5 % of the purchase price, paid by both the buyer and the seller, plus 19 % VAT

THE PROPERTY

The mezzanine apartment at No. 15 is secreted along the peaceful Derfflingerstraße, one among an island of residential, primarily Altbau-lined streets within the animated crosscurrents of the surrounding shopping and cultural districts that grew up around them: The museums and concert halls of northern Tiergarten and Potsdamer Straße to the east. Charlottenburg's Wittenberg Platz to the west. And Schöneberg's Nollendorfplatz to the south.

Neo-classical elements and ornamentation just inside the building's vestibule and stairwell hint at its Wilhelmina-era origins. The trim, renovated façade, in contrast, is unadorned and discreet. While not glaringly apparent, a quick comparison with an adjoining building of similar age reveals No. 15 to be subtly grander in scale.

NICOLE VON KLENCKE

THE PROPERTY

The high-ceilinged, porte cochere entryway is positioned to the extreme left of the structure. A short, wide flight of stairs off the entryway leads to the mezzanine apartment, after which the staircase continues, seeming to narrow upward toward the rear of the house. The positioning and scale of these communal spaces appear to allow for the somewhat unusual depth of the front house and, as a result, the uninterrupted flow of the apartment's generously proportioned living rooms, more expected of a Haussmann apartment in Paris than a Berliner Altbau.

Crossing the threshold, the extent of the apartment's refurbishment is clear. Finely fitted handmade cabinetry lines the near wall of the ample foyer-hallway. The custom, open-plan, Plain English kitchen is visible at its very far end. The Bordeaux-sourced, reclaimed oak floors that span the interiors are bare, untreated, oiled and smooth. Bespoke, reconstituted box-type windows throughout the apartment are retrofitted with military-grade, soundproof security glass and a recess-mounted, silent security system. The Hamburg firm of architect Mathias Ocker oversaw a complete renovation of the apartment down to its joists, refining every structural element before continuing on to the next layer. The overall effect is of serene calm.

The foyer leads into the apartment's spacious front rooms, the first of which is outfitted with a Jamb white marble-encased gas fireplace. The walls, coated in mineral-based lime wash paints, softly absorb and reflect the light from outside with a Hammershøi-like effect. Heating systems under the window casements are concealed behind carpentered grilles. Forbes & Lomax lighting fixtures and antiqued metal switches and sockets are conveniently planned throughout the interiors for intuitive use. Symmetric, custom book cases are built into the partition wall on either side of the double doors that lead into the adjacent, similarly-sized study.

UNUSUAL SPACES



NICOLE VON KLENCKE

UNUSUAL SPACES



THE PROPERTY

Through another set of double doors, the study pours into the dining room, and the dining room leads further to the chevron-patterned floors of the expansive kitchen: qualitatively equipped with a dual-oven Lacanche range, Gaggenau dishwasher, Waterworks taps and Quooker tap with boiling and sparkling water functions. An oversized, uniquely proportioned window, original to the transition room leading to the posterior wing of the apartment and now absorbed into the kitchen, cascades natural light in from the courtyard.

NICOLE VON KLENCKE

UNUSUAL SPACES



NICOLE VON KLENCKE

UNUSUAL SPACES



NICOLE VON KLENCKE

THE PROPERTY

The posterior wing that extends along a hallway past the kitchen is spacious and light. A sizeable bedroom with storage closet and separate, full bath is to the immediate left, followed by the dressing room with floor-to-ceiling cabinetry that precedes the airy primary bedroom with en suite bathroom. Custom cabinetry and tiling, Waterworks hardware, and enameled, oversize bathtubs characterize both baths, as well as an en suite bathroom belonging to an additional bedroom off of the entryway foyer (a guest toilet with shower is also accessed from the foyer). The primary bedroom looks out to the apartment's private garden: meticulously planned, landscaped and outfitted with an automated watering system concurrent to the apartment renovations.

Continuing along the posterior-wing hallway past the primary bedroom comes a transitional room, followed by what is maybe the apartment's most charming room: the original winter garden, with finely boned, large-pane windows that extend upward toward the ceiling on two exterior-facing walls. Here, as the verdure-filtered light from the garden flows in, a connection to the building's past as a central hub for cultural production where one of Berlin's most preeminent pre-war art publishers ran his business feels most immediate. Max Tau, working as an editor at that time, wrote of the garden at No. 15:

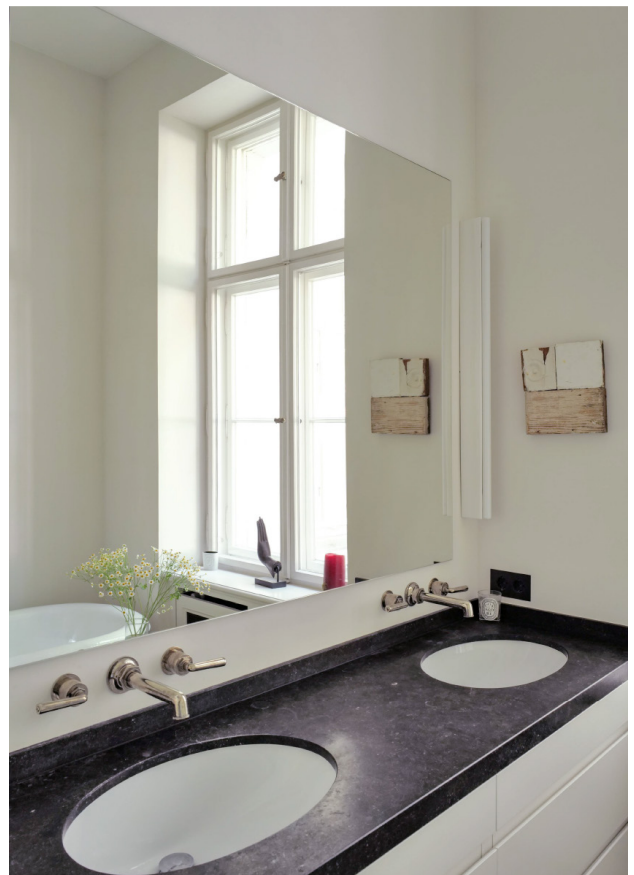
"Through the windows, one saw the garden and heard the singing of birds. When the linden trees bloomed, the hearts of everyone working together similarly opened up. Just as the nature connected us to life, the business thrived as well."

UNUSUAL SPACES



NICOLE VON KLENCKE

UNUSUAL SPACES



NICOLE VON KLENCKE

UNUSUAL SPACES

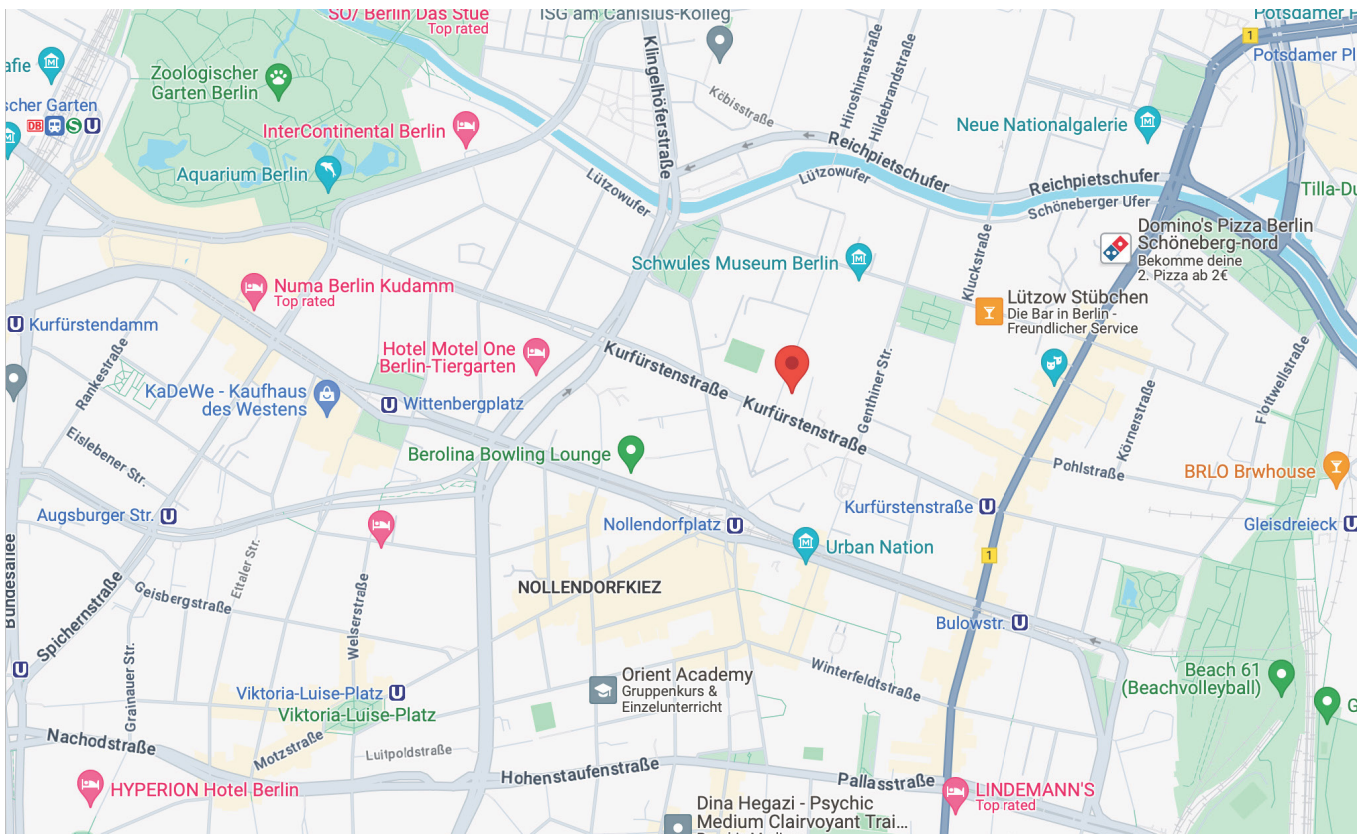


NICOLE VON KLENCKE

UNUSUAL SPACES

THE PROPERTY

Private and exclusive access to the garden is found through the building's courtyard. The apartment's souterrain spaces with independent guest or employee apartment (with full bath, kitchen and laundry facilities), the apartment's laundry and utility rooms, storage facilities, wine cellar and street-facing office spaces are all accessible through the building's main stairwell.

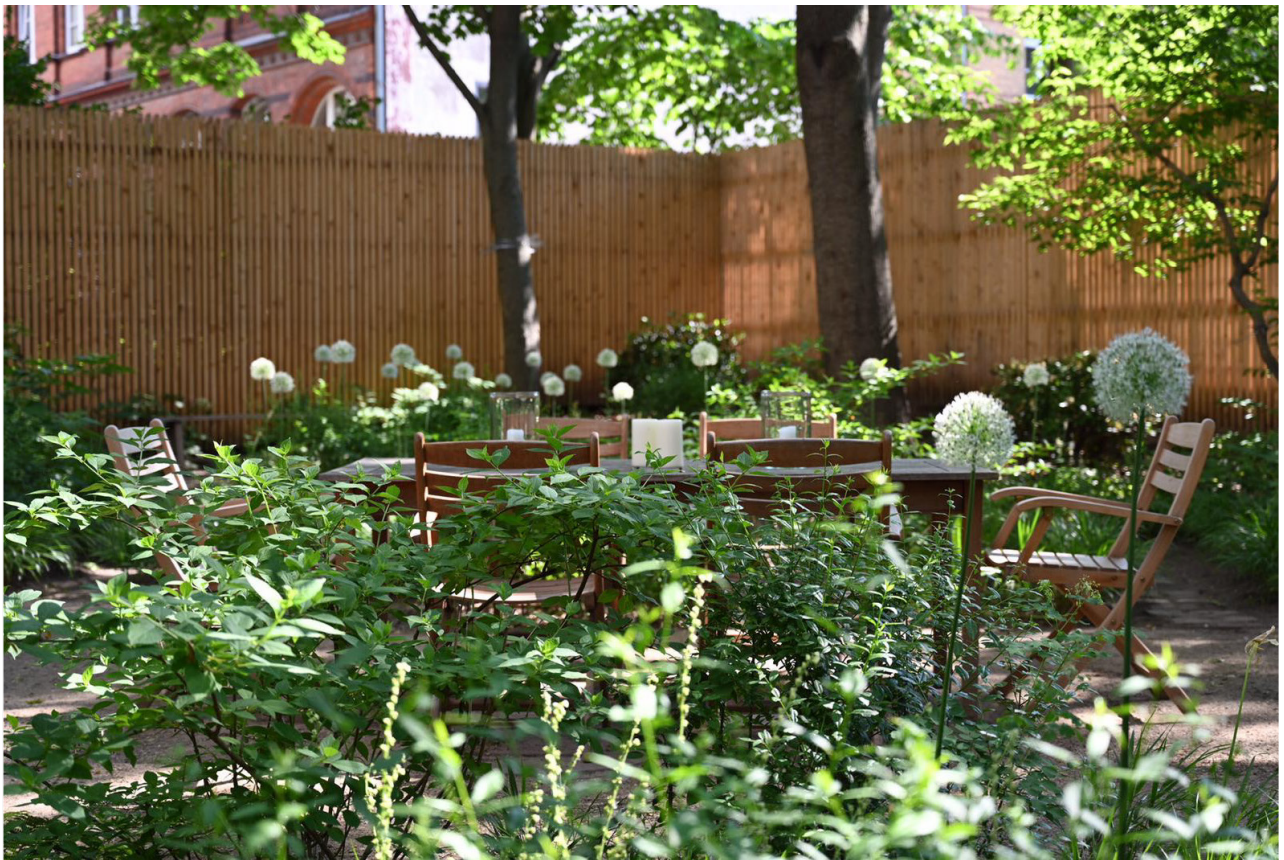


LOCATION

The property is nestled between Tiergarten and Gleisdreieck Park, in the same neighbourhood as institutions like the Neue Nationalgalerie, Philharmonie, Staatsbibliothek, Kleines Grosz Museum, established and new galleries and other renowned houses of art and culture. Schools like the French school and kindergartens are easily reachable. The quiet street is lined with shops for daily necessities, as well as boutiques and concept stores. The street branches off from the famous Kurfürstenstraße into a vibrant cityscape.

NICOLE VON KLENCKE

UNUSUAL SPACES

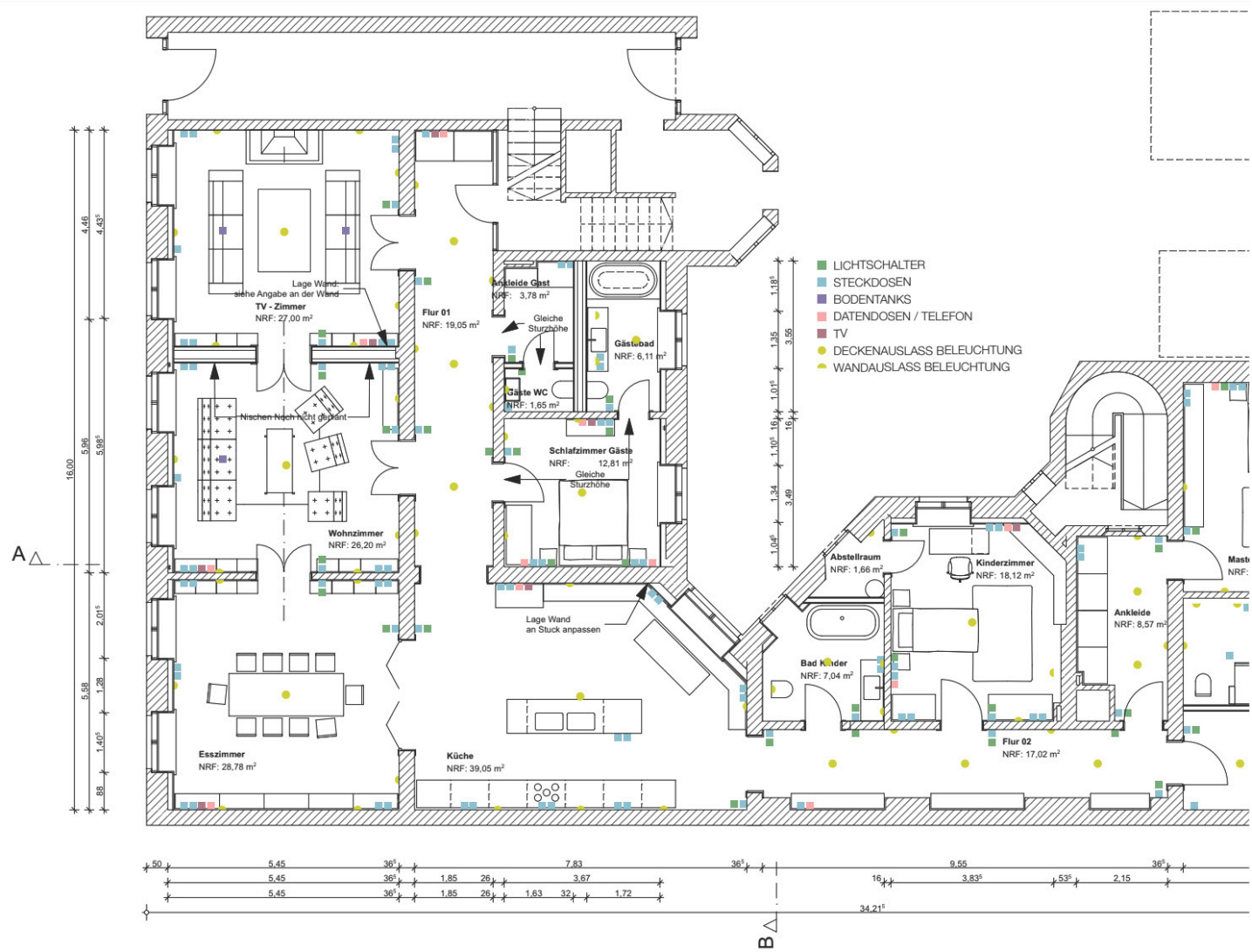


NICOLE VON KLENCKE

UNUSUAL SPACES



FLOORPLAN



■ LICHTSCHALTER
 ■ STECKDOSEN
 ■ BODENTANKS
 ■ DATENDOSEN / TELEFON
 ■ TV
 ● DECKENAUSLASS BELEUCHTUNG
 ▲ WANDAUSLASS BELEUCHTUNG

Abstellraum
 NRF: 1,66 m²

Kinderzimmer
 NRF: 18,12 m²

Ankleide
 NRF: 8,57 m²

Master Bedroom
 NRF: 23,84 m²

Bad Master Bedroom
 NRF: 12,14 m²

Wintergarten
 NRF: 5,27 m²

Flur 02
 NRF: 17,02 m²

Flur 03
 NRF: 11,55 m²

Bad Kinder
 NRF: 7,04 m²

34,21 m²

NICOLE VON KLENCKE