



SALE OF EXCLUSIVE APARTMENTS  
IN THE MOST MODERN AND LUXURIOUS  
«GRUNEWALDHERZ» MANSION IN BERLIN



SOLITUDE AND SILENCE, WORTHY SOCIAL ENVIRONMENT, AND QUITE NEAR — BUSTLING BUSINESS AND SOCIAL LIFE OF ONE OF THE MOST SIGNIFICANT MEGAPOLISES OF EUROPE.

“GRUNEWALDHERZ” MANSION IS JUSTIFIABLY CONSIDERED TO BE THE MOST MODERN AND EXCLUSIVE OBJECT OF COMMERCIAL REAL ESTATE OF BERLIN.

“GRUNEWALDHERZ” IS A UNIQUE RESIDENTIAL COMPLEX IN THE MOST PRESTIGIOUS DISTRICT OF BERLIN WHICH CAN BECOME YOUR HOME IF YOU CAN BE THE MASTER OF YOUR OWN LIFE.

From its foundation Grunewald district has been the place of residence of representatives of the European elite – aristocrats, industrialists, bankers, actors, writers and artists. Constructed under Chancellor Bismarck the district is in the heart of the largest woodland in Berlin – Grunewald wood. Although it is not the wood as we understand it. Carefully cleared, clean and well-cared for it rather resembles the park suitable for walks and riding a bike. The various landscape and area of the wood of more than 36 hectares guarantee that it will not bother you and even in several years there will be places there which you have never seen before.

The district is divided in two parts by the former Formula 1 Grand Prix circuit — AVUS which is used as a highway now. The circuit goes along the picturesque Wannsee lake which is one of the glacial lakes connected by natural channels and artificial canals and stretching to the very Potsdam on which international competitions in yachting and different types of rowing are held. In the western part of the wood there are tennis courts, stables and horseback riding areas. On Steffi Graf Stadium at Hundekehlesee lake the German Open tennis tournaments are held.

This unique area is located just five minutes by car from the center of Berlin, that allows to use simultaneously the advantages of country life and opportunities of modern European metropolis.





“Grunewaldherz” (“Grunewald heart”, German) is a modern neoclassical stylized building which restores grand representativity and plastic clearness of the architectural style prevailing in Germany in the 30s of the former century.

The corner risalits crowned with a uniform terrace symmetrically placed in relation to the central axis, classical columns and balconies with austere gratings make the spatial organization of the façade various and especially expressive.

The chosen architectural area dictates the unique harmony and classical orderliness of the antique art in combination with the rational approach to the internal space solution and use of the most modern construction materials and technologies. Such principles can be seen in creation of interiors of public areas and apartments of “Grunewaldherz” community. The apartments with comfortable layout having Loewe television equipment, audio equipment for Bang & Olufsen equipment, prestigious Poggenpohl kitchen furniture with built-in Kueppersbusch equipment, log fires meet the highest standards of the modern European accommodation. The maximum individualization and exclusiveness of the interior is achieved by the use of the designer’s furniture, finish materials of Ives Saint Laurent, Fendi, Braun, Rugiano, Smania, Cattelan, The Glimmer Mosaic Collection collections, Italian marble, teak massif, stylish bathroom equipment and polished marble sinks made to order. The smart home system makes it possible to maintain the temperature in the premises automatically at any weather conditions. All apartments are equipped with the alarm system.

The custom design of the mansion, interior of the apartments, swimming-pool, SPA and entrance hall developed by the famous Italian designer creates an imitable feeling of special environment.

The ventilated façade is made of natural stone, the basement and the entrance lobby part above ground level are decorated with Iceland granite. All fixation elements of the facade, fences and paving blocks are made of stainless steel and external decorative elements – of brass. The utility systems are controlled by the smart home system and include aluminium glass units, sunblinds, droppable mosquito nets and protective jalousie. The entrance lobby is decorated with carefully restored antique vases of the XIX century. The front entrance door does not only create a feeling of high status of the mansion inhabitants but ensures the proper level of safety thanks to application of the armoured glazing. The entrance lobby is decorated with picturesque canvases of the German landscape painters of the XIX century and designer's chandeliers made of antique crystal. The originality of the interior is emphasized by the floor mosaic made of Italian marble. The panoramic mirror lift made according to an individual project moves you to any zone of the unique mansion quietly.

The mansion is equipped with an underground parking lot and personnel recreation area, all the apartments have storerooms and their own washing and drying machines.

The mansion is served by the management company with work experience of many years which ensures the maximum comfort level and perfect order for you and renders concierge services.





The magnificent park being a part of “Grunewaldherz” complex with the landscape design, decorative beds, arbuscles of different races and statuaries correspond to the special status of its residents and the unique high-technology local lighting creates special atmosphere of the aristocratic residence.

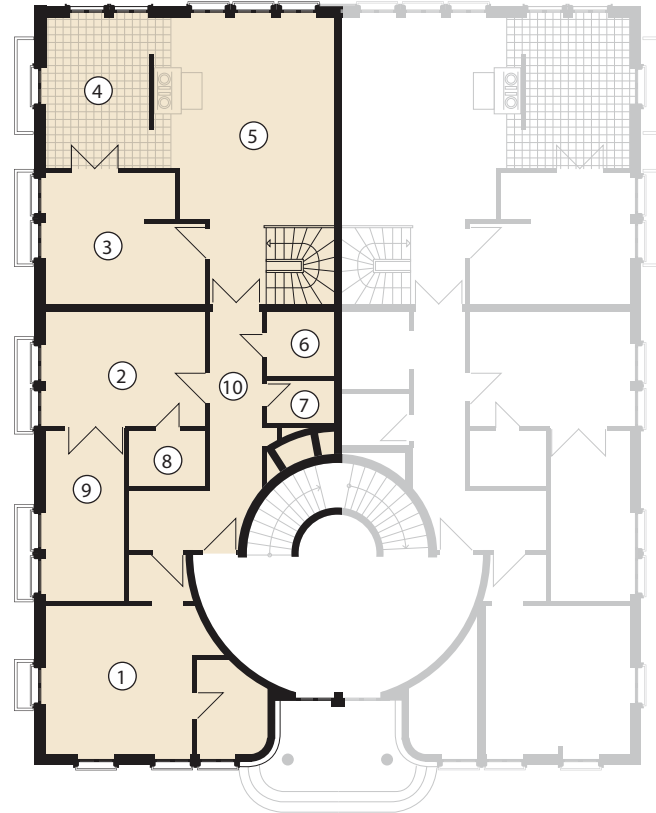
APARTMENT  
FOR SALE

I

Square — 252,23 m<sup>2</sup>

Quarters explication,  
upper floor:

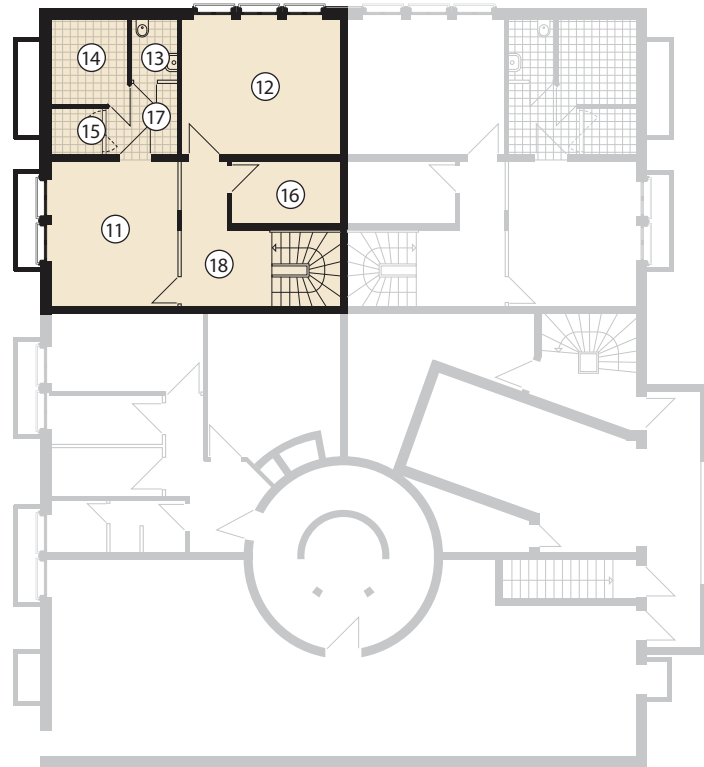
①	Bedroom	25,56 m <sup>2</sup>
②	Bedroom	19,88 m <sup>2</sup>
③	Kitchen	19,40 m <sup>2</sup>
④	Dining room	17,35 m <sup>2</sup>
⑤	Living room	39,98 m <sup>2</sup>
⑥	Wardrobe	5,58 m <sup>2</sup>
⑦	Lavatory	3,30 m <sup>2</sup>
⑧	Wardrobe	4,69 m <sup>2</sup>
⑨	Bathroom	14,05 m <sup>2</sup>
⑩	Hall	18,66 m <sup>2</sup>



Quarters explication,  
ground floor:

⑪	Wardrobe	19,53 m <sup>2</sup>
⑫	Bedroom	22,34 m <sup>2</sup>
⑬	Lavatory	2,61 m <sup>2</sup>
⑭	Sauna	5,45 m <sup>2</sup>
⑮	Shower	2,27 m <sup>2</sup>
⑯	Larder	7,06 m <sup>2</sup>
⑰	Lobby	5,03 m <sup>2</sup>
⑱	Hall	16,29 m <sup>2</sup>

Terrace 6,4 m<sup>2</sup> (50%)







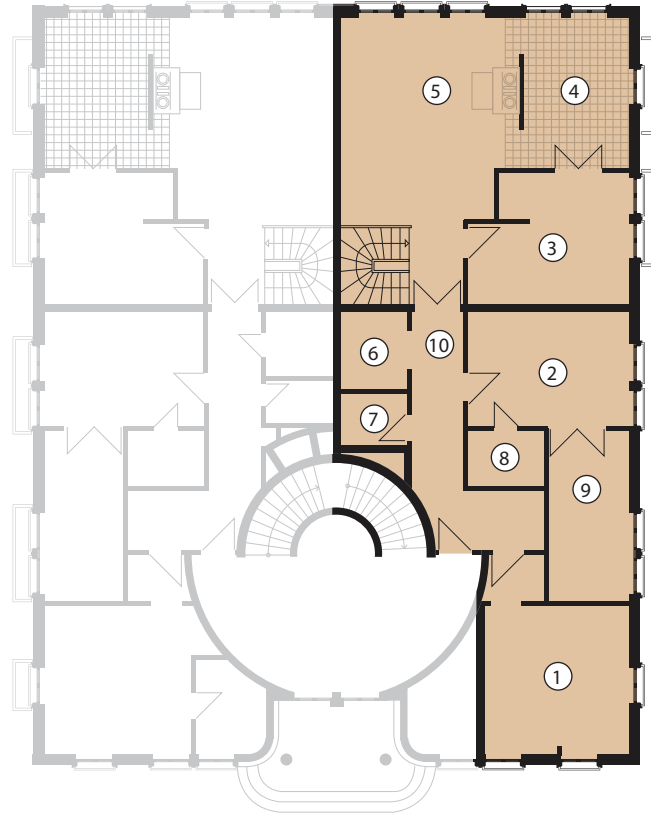
APARTMENT  
FOR SALE

II

Square — 246,40 m<sup>2</sup>

Quarters explication,  
upper floor:

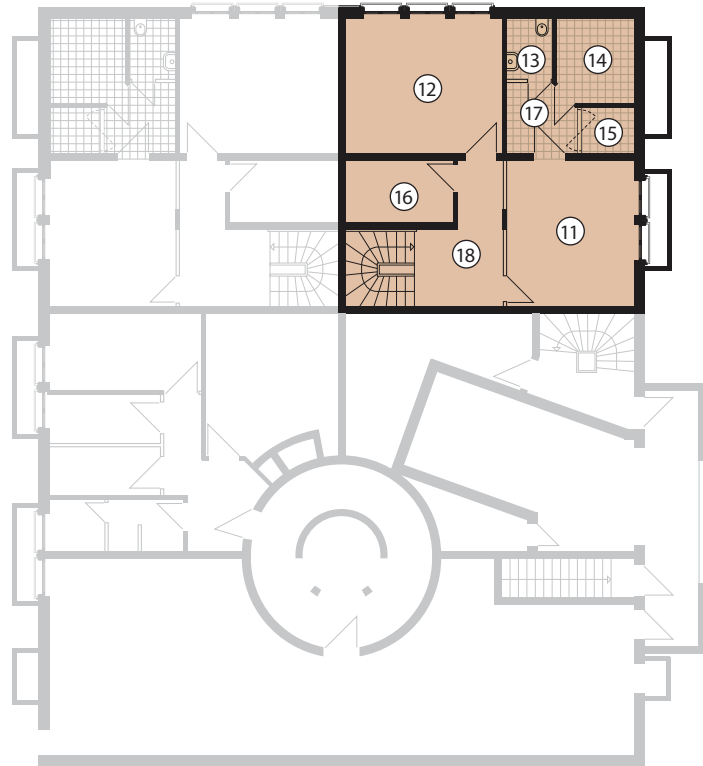
①	Bedroom	25,56 m <sup>2</sup>
②	Bedroom	19,88 m <sup>2</sup>
③	Kitchen	19,40 m <sup>2</sup>
④	Dining room	17,35 m <sup>2</sup>
⑤	Living room	39,98 m <sup>2</sup>
⑥	Wardrobe	5,58 m <sup>2</sup>
⑦	Lavatory	3,30 m <sup>2</sup>
⑧	Wardrobe	4,69 m <sup>2</sup>
⑨	Bathroom	14,05 m <sup>2</sup>
⑩	Hall	12,83 m <sup>2</sup>



Quarters explication,  
ground floor:

⑪	Wardrobe	19,53 m <sup>2</sup>
⑫	Bedroom	22,34 m <sup>2</sup>
⑬	Lavatory	2,61 m <sup>2</sup>
⑭	Sauna	5,45 m <sup>2</sup>
⑮	Shower	2,27 m <sup>2</sup>
⑯	Larder	7,06 m <sup>2</sup>
⑰	Lobby	5,03 m <sup>2</sup>
⑱	Hall	16,29 m <sup>2</sup>

Terrace 6,4 m<sup>2</sup> (50 %)









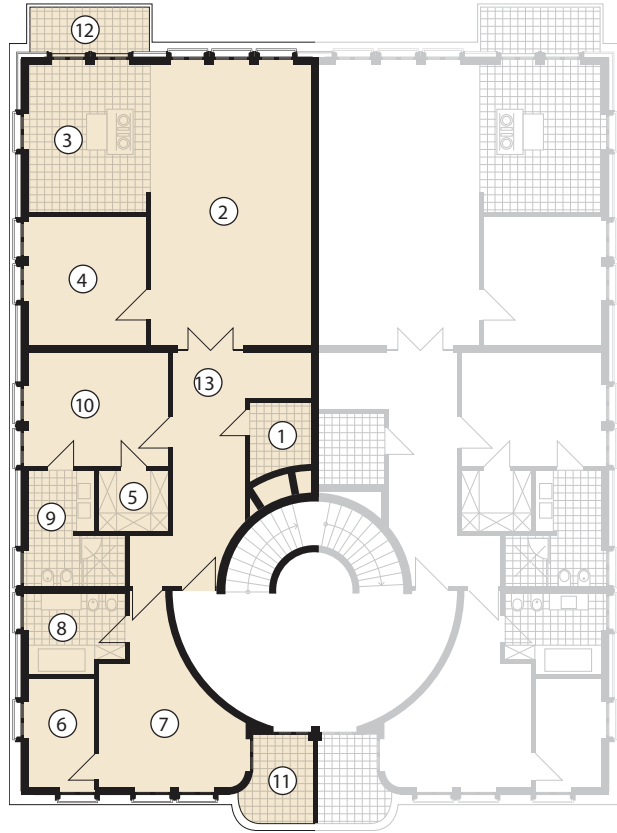
APARTMENT  
FOR SALE



Square — 188,01 m<sup>2</sup>

Quarters explication:

①	Lavatory	4,60 m <sup>2</sup>
②	Living room	50,48 m <sup>2</sup>
③	Kitchen	18,78 m <sup>2</sup>
④	Wardroom	17,12 m <sup>2</sup>
⑤	Wardrobe	4,96 m <sup>2</sup>
⑥	Wardrobe	8,11 m <sup>2</sup>
⑦	Bedroom	17,82 m <sup>2</sup>
⑧	Bathroom	9,91 m <sup>2</sup>
⑨	Bathroom	8,22 m <sup>2</sup>
⑩	Bedroom	21,35 m <sup>2</sup>
⑪	Balcony (50%)	3,01 m <sup>2</sup>
⑫	Balcony (50%)	2,9 m <sup>2</sup>
⑬	Hall	23,77 m <sup>2</sup>





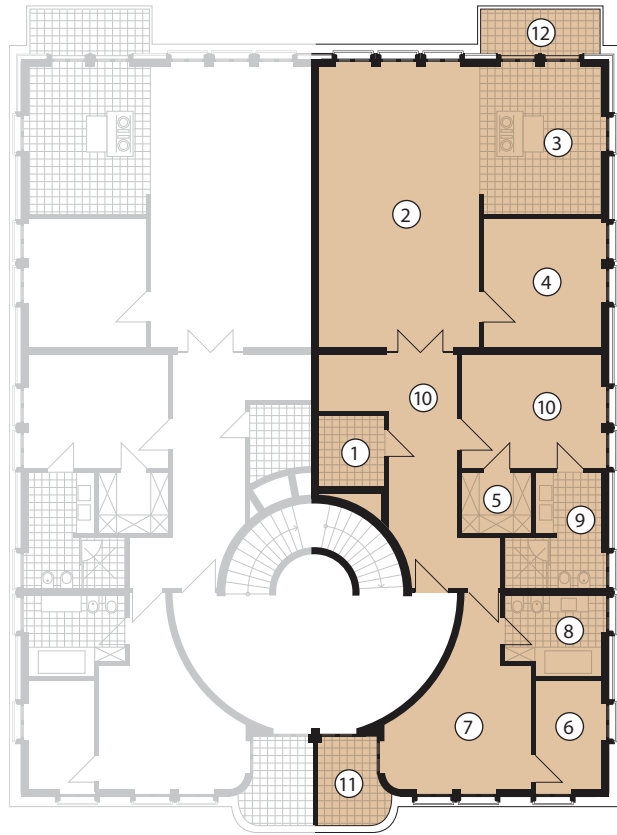


APARTMENT **IV**  
FOR SALE

Square — 187,84 m<sup>2</sup>

Quarters explication:

①	Lavatory	4,60 m <sup>2</sup>
②	Living room	47,79 m <sup>2</sup>
③	Kitchen	18,78 m <sup>2</sup>
④	Workroom	17,12 m <sup>2</sup>
⑤	Wardrobe	4,96 m <sup>2</sup>
⑥	Wardrobe	8,11 m <sup>2</sup>
⑦	Bedroom	17,82 m <sup>2</sup>
⑧	Bathroom	9,91 m <sup>2</sup>
⑨	Bathroom	8,22 m <sup>2</sup>
⑩	Bedroom	21,35 m <sup>2</sup>
⑪	Balcony (50%)	3,01 m <sup>2</sup>
⑫	Balcony (50%)	2,9 m <sup>2</sup>
⑬	Hall	23,77m <sup>2</sup>







The spa center is a special area for fitness and hydrotherapeutic procedures. The gym provides a full range of weight benches and cardio-vascular machines of the last generation. For active recreation the center has a twenty meters long swimming-pool with water rides.

To bring your body in order and to renew your organism is possible in the Finish sauna or Turkish steam room - hammam. The spa treatment and massage in specially equipped rooms will help you to get free from accumulated tiredness, restore vital forces, get back energy and soul harmony. During the breaks between the treatment procedures let yourself relax on comfortable beach beds of the spacious recreation area, sit in the seething Jacuzzi. The relaxing music and subdued lighting will take you away from the stress of the big city. The stylish interior made of natural materials, well thought-out lighting system and soft shimmering of ceiling lamps decorated with natural gold will make you enjoy the feeling of well-being, calmness and comfort in full.











For all questions please contact us by:

Tel.: +491792100072

Email: [info@ek-immo.com](mailto:info@ek-immo.com)

[www.grunewaldherz.com](http://www.grunewaldherz.com)