

# ÜBERLIN

Steglitzer Kreisel

Condominiums in Berlin

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The prospectus consists of a part A with, among others, references for real estate capital investors, a part B with further information on the property, the location, etc., as well as the contract drafts to be handed over to the interested parties by no later than 14 days before notarisatio. The prospectus offer to investors is only complete if all parts have been received in adequate time prior to notarisatio, which is also to be confirmed by the investor.

# FREEDOM, FLAME CELESTIAL FASHIONED, DAUGHTER OF ELYSIUM, BY THAT HOLY FIRE IMPASSIONED, TO THY SANCTUARY WE COME.

Ode to Freedom. Leonard Bernstein (1918–1990), Conductor

(Altered text of Friedrich Schiller's 'Ode to Joy' at the concert held on 25 December 1989 of Beethoven's Ninth Symphony to mark the fall of the Berlin Wall)

# ON THE FAR HORIZON, LIKE A MISTY VISION, THE TOWN APPEARS WITH ITS STEEPLES VEILED IN THE TWILIGHT.

Heinrich Heine (1797-1856), German Poet

4/5

IDEA



IN THE HEART OF WEST|ERN BER|LIN, ¶  
 HIGH ABOVE THE CITY'S ROOF|TOPS, ¶  
 LIES A SPE|CIAL PLACE, ¶  
 THAT FREES THE SOUL FROM EVERY BUR|DEN ¶  
 WHILE EN|RICH|ING IT IN UN|DREAMT OF WAYS. ¶

A PLACE THAT STIM|U|LATES THE SENSES, ¶  
 DAY AF|TER DAY. ¶  
 WHOSE RE|FUGES IM|PART A SENSE OF CALM ¶  
 AND CLAR|ITY. ¶

IT TAKES THE LOAD OFF EVERY MIND ¶  
 AND RICH|LY BE|STOWS FREE TIME UPON US ¶  
 TO EN|JOY THE NICER THINGS IN LIFE. ¶  
 FOR ARE WE NOT SUR|ROUND|ED ¶  
 BY SOURCES OF IN|SPIR|ATION? ¶

THE HUS|TLE AND BUS|TLE ON SCHLOSS|STRASSE. ¶  
 GAR|DENS AND PARKS, ¶  
 FOR|EVER AP|PEAR|ING IN NEW AT|TIRE. ¶

THE BROAD EX|PANSE OF WANN|SEE. ¶  
 A VIB|RANT ART AND CUL|TURE SCENE. ¶

A VIB|RANT PLACE LIKE A COM|PLETE COMP|O|SI|TION: ¶  
 ONE THAT BE|COMES A SPACE ...

# ODE TO FREE- DOM.

# ÜBER DEN DÄCHERN DER STADT

NEW SPLENDOUR FOR AN ICON  
OF THE WEST OF BERLIN

—— The Steglitzer Kreisel, 120 metres high, is being brought into a new era with state-of-the-art architecture and technology. Glass, steel, aluminium and a lean silhouette make it the tallest residential tower in the city – and the most elegant. It offers 29 floors of what can only be described as a living experience with breathtaking views stretching far across the city.  
UBERLIN.

**‘BERLIN IS  
A CON-  
TINENT  
RATHER  
THAN A  
CITY.’**

Jean Paul (1763–1825), German Poet

Location.

# ÜBER DIE FREIHEIT

IN A CITY LIKE NO OTHER

Paris may be the city of love, Rome the Eternal City – but Berlin is the undisputed city of freedom. Its connection to the concept of freedom is tangible in many places, most of which are linked to the history of a reunited Germany. Some buildings became national and sometimes even international symbols of a changed, new world: the Reichstag, the Brandenburg Gate, the Berlin Wall – constructed history that led to peace, democracy and cosmopolitanism in the present day. Not to mention a unique attitude to life.



John F. Kennedys berühmte Worte „Ich bin ein Berliner“, gesprochen am 26. Juni 1963 vor dem Schöneberger Rathaus, waren eine Huldigung der Freiheit.



# ÜBER- ZEUGENDE LAGE

IN THE WEST OF BERLIN

The west of Berlin – the words alone elicit freedom-related connotations, even though it really refers to the cardinal point nowadays, because ÜBERLIN is located in the popular district of Steglitz. This established residential area in the south-west of the city is the perceived continuation of City West, which is currently experiencing the dawning of a new

era: shopping, architecture and a unique attitude to life are setting a new standard. The upswing is tangible, the purchasing power strong, the inspiration boundless. Just like the sky above Berlin. The direct links to public transport and the A100 city motorway facilitate quick journeys to the urban centre and the city's recreational areas.

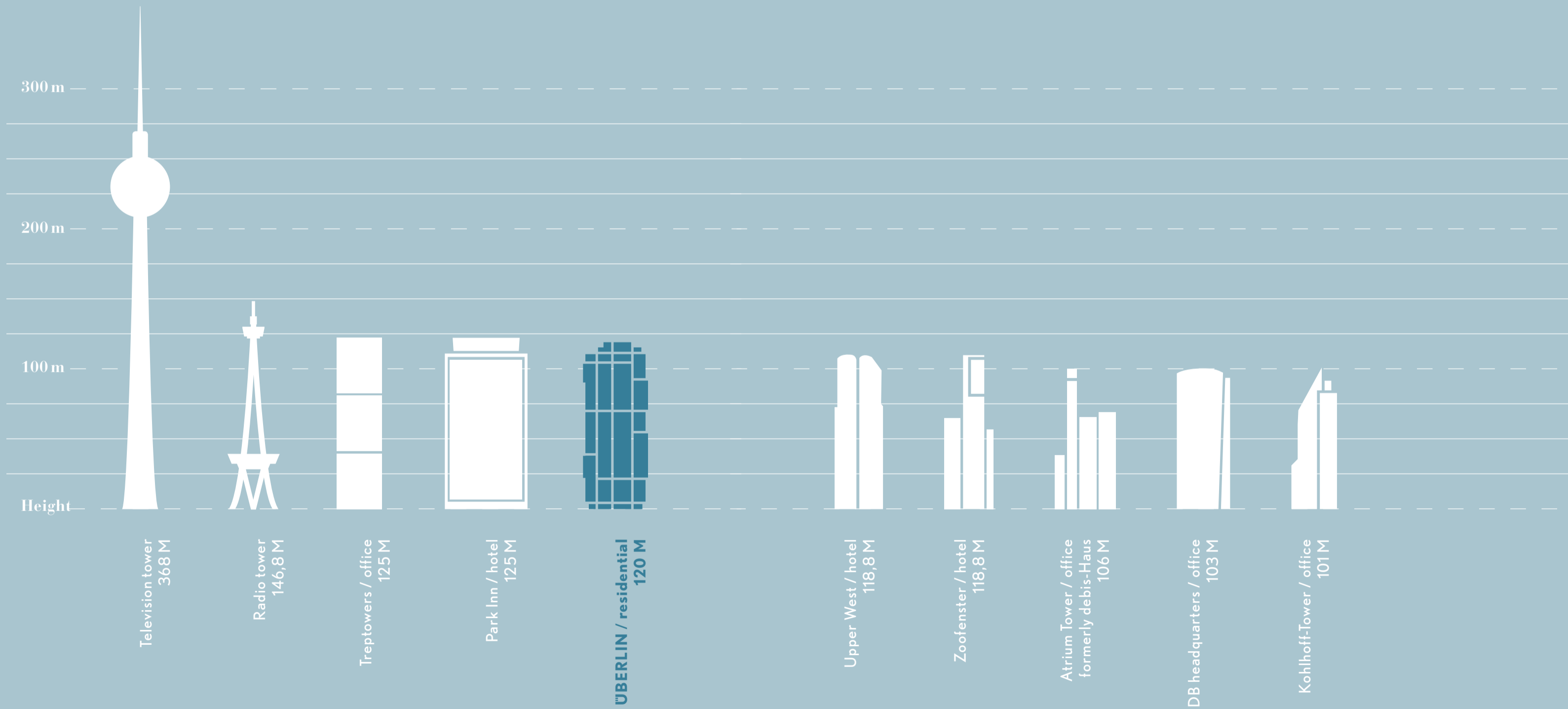
14/15

LOCATION



# ÜBER 100 METER

AT A HEIGHT OF 120 METRES, ÜBERLIN IS  
THE TALLEST EXISTING RESIDENTIAL TOWER



The tallest buildings in Berlin (compared to the radio and TV towers)

# ÜBERBLICK BIS ZUM HORIZONT

STEGLITZ OPENS UP NEW PERSPECTIVES

UPPER WEST  
13 minutes by U-Bahn

GEDÄCHTNISKIRCHE  
12 minutes by U-Bahn

KURFÜRSTENDAMM  
10 minutes by U-Bahn

EUROPACENTER  
16 minutes by U-Bahn

TIERGARTEN  
29 minutes by bike

BOULEVARD BERLIN  
10 minutes on foot

HAUPTBAHNHOF  
19 minutes by U- and S-Bahn

BUNDESKANZLERAMT  
20 minutes by taxi

RATHAUS SCHÖNEBERG  
10 minutes by car

BIERPINSEL  
4 minutes by bike

SHOPPING IN DER  
SCHLOSSSTRASSE  
1 minute in the lift

REICHSTAG  
8 kilometres as  
the crow flies

RATHAUS FRIEDENAU  
7 minutes by car

POTSDAMER PLATZ  
15 minutes by S-Bahn

CHARITÉ  
25 minutes by taxi

BERLINER DOM  
32 minutes by  
S-Bahn

FERNSEHTURM  
9 kilometres as the crow flies

GASOMETER  
15 minutes by S-Bahn and bus

S-BAHN FEUERBACHSTRASSE  
1 station by S-Bahn



# ÜBER- RASCHENDE VIELFALT

## IN THE NEIGHBOURHOOD

The furthest view stretches to the horizon; the furthest journey often just a few floors below. Shopping and local amenities couldn't be any closer: Schloßstraße is on the doorstep with its countless stores and centres that attract customers to Steglitz from near and far. After the Ku'damm it is Berlin's most significant shopping district.

The city's art, culture and especially also its culinary diversity can be reached and enjoyed with little effort – a sure sign of the excellent quality of life. The Freie Universität Berlin and the Campus Benjamin Franklin are also in the immediate vicinity.

### GASTRONOMY

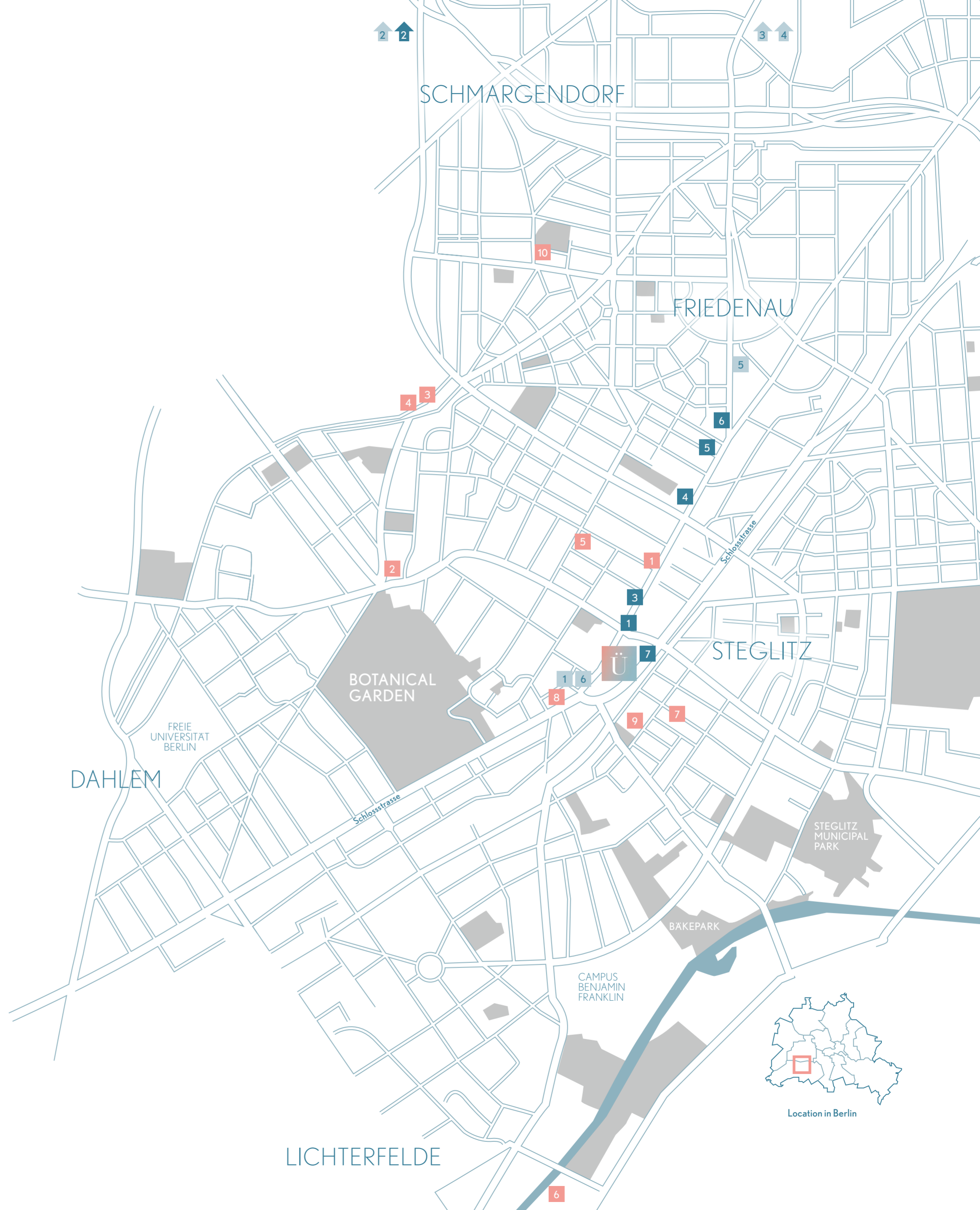
- |   |  |
|---|--|
| 1. Café Baier<br>Schlossstrasse 26      | 6. Tomasa Lichterfelde<br>Bäkestraße 15    |
| 2. Restaurant Englers<br>Englerallee 42 | 7. Osteria Maria<br>Leydenallee 79         |
| 3. Tagesbar Berlin<br>Schorlemerallee 3 | 8. Osteria Angelini<br>Schlossstrasse 54   |
| 4. Il Gattopardo<br>Schorlemerallee 5   | 9. Clandestine Bar<br>Berlinickestrasse 1a |
| 5. Jungbluth<br>Lepsiusstrasse 63       | 10. Restaurant Pastis<br>Rüdesheimer Platz |

### CULTURE

- |  |   |
|--|---|
| 1. Schlosspark Theater Berlin<br>Schlossstrasse 48 | 4. UdK Concert Hall<br>Bundesallee 1-12   |
| 2. Schaubühne<br>Kurfürstendamm 153                | 5. Cinema<br>Bundesallee 111              |
| 3. Berliner Festspiele<br>Schaperstrasse 24        | 6. Adria Filmtheater<br>Schlossstrasse 48 |

### SHOPPING

- |   |   |
|---|---|
| 1. Schlossstrasse                           | 5. Forum Steglitz<br>Schlossstrasse 1                   |
| 2. Kurfürstendamm                           | 6. Schloss-Strassen-Center<br>Walther-Schreiber-Platz 1 |
| 3. Das Schloss<br>Schlossstrasse 34         | 7. Globetrotter<br>Schlossstrasse 78-82                 |
| 4. Boulevard Berlin<br>Schlossstrasse 10-15 |   |



Location in Berlin

# ÜBERGANG VOM URBANEN ZUM GRÜNEN

PARKS, FORESTS AND LAKES ARE ALL NEARBY

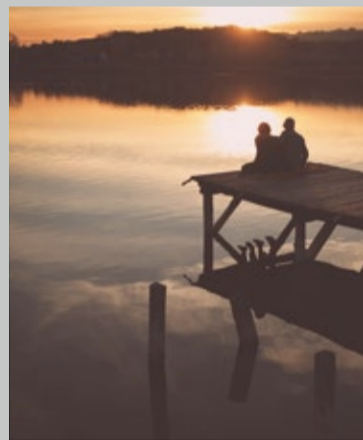


The urban vitality radiated by Steglitz thanks to its wide range of shopping opportunities is perfectly complemented by the relaxing natural surroundings. The Botanical Garden, just a few minutes away, is one of the most biodiverse gardens in the world. And those who want to breathe the forest and country air will just love the Grunewald and the many lakes in the south-west of Berlin, an outstanding area for walking and jogging.

Tegel Airport | 34 min.  
by taxi

↑ Kurfürstendamm | 10 min.  
by U-Bahn

Berlin Central Station | 19 min.  
by S- and U-Bahn



**'EVEN THE  
TALLEST  
TOWER  
STARTED  
FROM THE  
GROUND.'**

Chinese proverb

Architecture.

# ÜBERREGIONALE BEKANNTHEIT

STEGLITZ'S LANDMARK

It is a landmark that is famous in Berlin and far beyond: the Steglitzer Kreisel was built between 1969 and 1980 and has a varied past. It most recently housed the district's municipal offices, but is now leaving behind its existence and image as a huge, grey office block once and for all.

The company Fuchshuber Architekten is giving the unique jewel a new lease of life by creating 330 spectacular apartments. In doing so, they are also paying particular attention to the subject of sustainability with an eco-friendly energy supply. It is now all about the living comfort provided by the newly renovated building!



# ÜBER- RAGENDE MEHRWERTE

A NEW LOOK FOR THE RESIDENTIAL  
TOWER AND THE BASE AREA

It is not just the residential tower that will set new accents. The base area is also being redesigned by Fuchshuber Architekten to create pleasant surroundings for the residents. The infrastructure couldn't be better: in addition to the numerous parking spaces in the car parks above and below ground, the hotel and diverse shopping opportunities in particular offer useful benefits.

**MATTHÄUSKIRCHE**  
Evangelical church

**MULTI-STOREY  
CAR PARK**



**TOWER / RESIDENTIAL**  
29 floors of exquisite living

**RETAIL / HOTEL / OFFICE**

**DAS SCHLOSS**  
Shopping centre

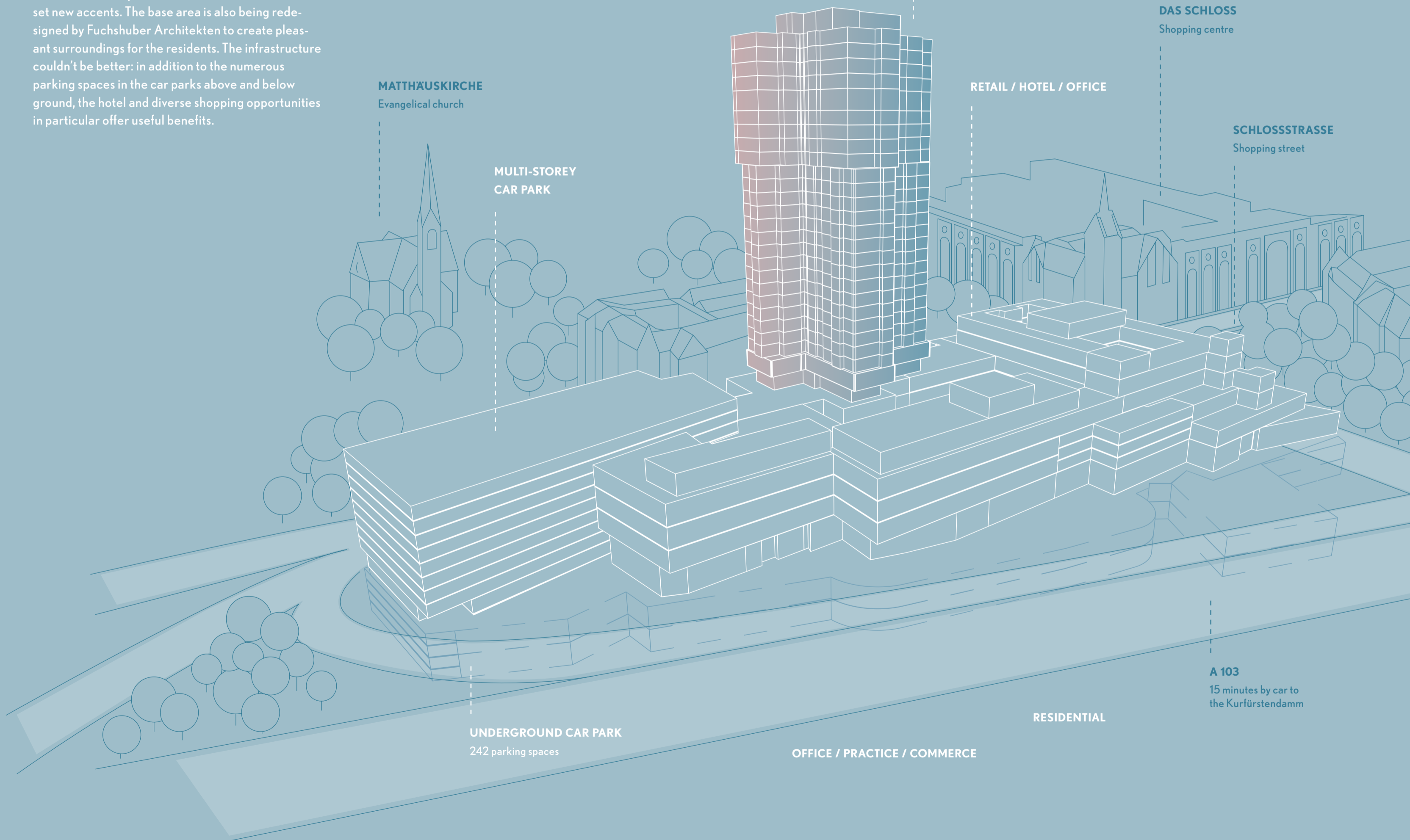
**SCHLOSSSTRASSE**  
Shopping street

**UNDERGROUND CAR PARK**  
242 parking spaces

**OFFICE / PRACTICE / COMMERCE**

**RESIDENTIAL**

**A 103**  
15 minutes by car to  
the Kurfürstendamm





# ÜBER-GRÖSSE

AN XXL BUILDING

— The architecture of the Steglitzer Kreisel is being tastefully redesigned to offer a very special living experience comparable to that of a new building. The façade of the 120-metre-high tower will be characterised by the clarity of the individual floors thanks to the liberal use of glass and aluminium panels – contemporary architecture elegantly realised by Fuchshuber Architekten. Overhanging balconies, oriels and transparent glass balustrades brighten up the overall look, giving the building a surprising air of lightness.



# ÜBER- TRAGUNG INS 21. JAHR- HUNDERT

THE ARCHITECTURE OF THE LOBBY  
SHOWCASES THE CONTEMPORARY  
DESIGN, MEETING ALL EXPECTATIONS  
OF A MODERN LIFESTYLE.



**'FREEDOM:  
THE POWER  
TO LIVE  
AS ONE  
WISHES.'**

Marcus Tullius Cicero (106–43 BC), Roman Statesman

Living.

# ÜBER ALLEN DINGEN

EXCEPTIONAL LIVING ENVIRONMENTS IN THE PENTHOUSES ON THE UPPER FLOORS



# ÜBERFLÜGELNDE WOHNQUALITÄT

29 FLOORS WITH THAT PENTHOUSE FEELING

40/41

LIVING



— An unobstructed view of Berlin pervades the light and airy apartments through the floor-to-ceiling windows! The studios, suites and residences range in size from the carefully planned 31 square metres to the spacious 315 square metres.

This is where the distance to the city increases vertically. Many apartments have balconies or loggias with transparent balustrades that only enhance the impressive views from the tower.

# ÜBERALL ZUHAUSE

42/43

LIVING

All apartment types – the studios, suites and residences – stand out due to the exceptional quality of the living spaces. Families will prefer the large apartments, while the studios will especially appeal to investors and cosmopolitans.



# ÜBERSEH GEBIET

44/45

LIVING

THE VIEW STRETCHES AS FAR AS THE HORIZON  
OVER BERLIN'S VAST SEA OF HOUSES.

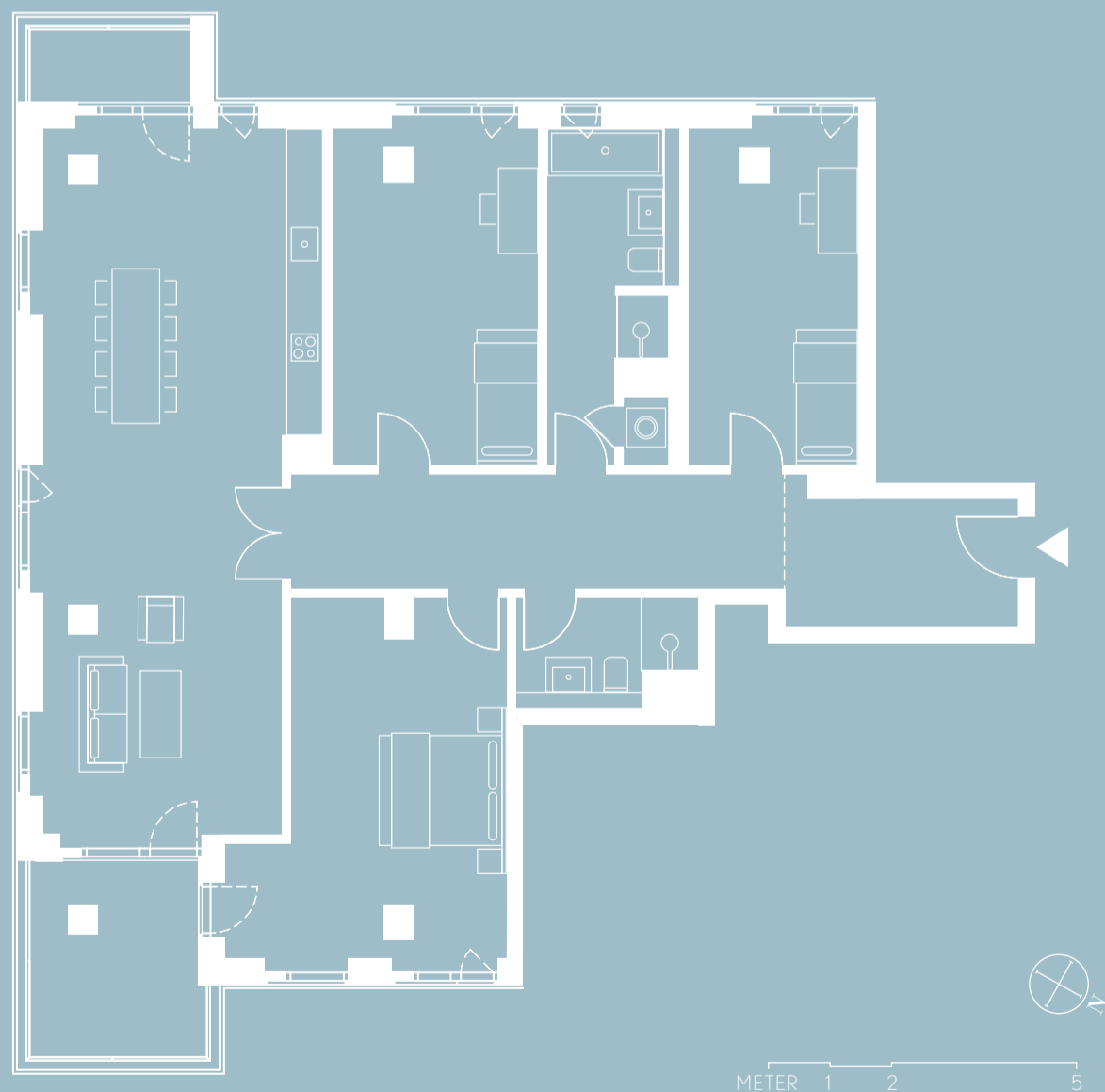
Non-binding visualisation

# ÜBERAUS GROSSE VIELFALT

THE APARTMENT TYPES BASED ON THREE EXAMPLES  
– ÜBERLIN FLOOR PLANS

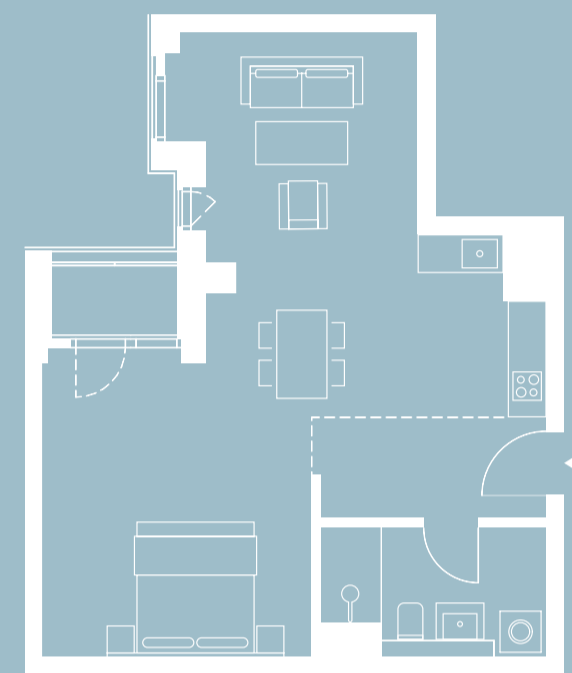
## RESIDENCE

- From 90 sqm | from 4 rooms
- Example apartment: type 35
- Available on floors 25-27



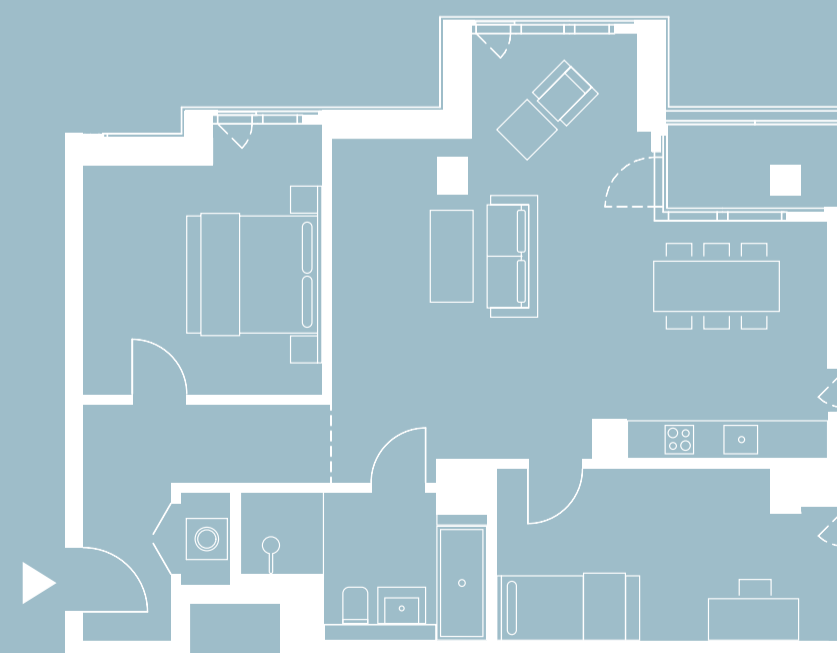
## STUDIO

- Up to 60 sqm | 1-2 rooms
- Example apartments: types 3 and 15
- Available on floors 4-21



## SUITE

- 60-90 sqm | 2-3.5 rooms
- Example apartment: types 7 and 19
- Available on floors 4-21





**'BEAUTY  
IN THINGS  
EXISTS IN THE  
MIND WHICH  
CONTEMPLATES  
THEM.'**

David Hume (1711-1776), Scottish Philosopher

Interior design  
and features.

# ÜBER GESCHMACK

IT'S EASY TO MAKE THE RIGHT CHOICE:  
TWO DIFFERENT DESIGN LINES ARE AVAILABLE AT ÜBERLIN



Non-binding visualisation with features

## INTERIOR DESIGN

— A hand-selected composition of high-quality materials and renowned bathroom brands turn each apartment into an urban oasis of well-being. Residents can choose between two design lines: 'Classic' refines every living space with herringbone oak parquet and every bathroom with porcelain stoneware in soft colour tones and fittings that are pleasing to the touch. 'Urban' features interior design with ship deck-style oak parquet and minimalist door handles, switches and bathroom fittings. Both lines are an expression of a contemporary lifestyle!

50/51

INTERIOR DESIGN AND FEATURES

## FEATURES

- 242 underground parking spaces
- Concierge service
- Exclusive lobby area



# ÜBERFLIEGER

THE CG GROUP AND ITS SALES SUBSIDIAR

ÜBERLIN and the CG Group AG: both are excelling themselves. The CG Group is Germany's leading property developer with its own construction expertise.

The property company has worked its way up to a top position on the German housing market in recent years. With more than 480 employees, the CG Group develops extraordinary properties in top locations and realises sustainable projects with a consistently high level of quality.

RVG Real Estate Vertriebs GmbH is a subsidiary of the CG Group. As an exclusive sales unit, RVG sells property that has been developed and built by the CG Group itself in line with the highest standards of innovation. The sales specialists at RVG will give you expert advice when buying property in its top developments. You could say it takes property to a whole new dimension.

## LIABILITY AND DATA DISCLAIMER

The following documents have been prepared for the existing real estate offer: Prospectus part A for investment presentation, risk awareness, explanation of the overall project, types of apartments offered, legal concept, tax implications and the presentation of the project partners; Prospectus part B with further information on the property, architecture, the location, the design and service concept, etc. In addition, concrete residential floor plans are given to prospective buyers with an explanation of the design motifs as well as individual price calculations. Furthermore, the most recent versions of the contract will be sent to prospective buyers no later than two weeks prior to notarisation, either via the supplier and / or via the notary's office. The prospectus' offer is only valid in the German language version and is only complete in conjunction with parts A and B as well as the latest available version of the contract. Nevertheless, all prior information, project data, plans, representations and contracts are subject to change in material and legal terms until the conclusion of the contract; for this reason only the finalised or mutually concluded contracts with the facts, figures, descriptions, prices and plans contained herein are valid. The information and offers contained in the various prospectuses and information sheets are therefore not binding. Status: Juli 2018

# ÜBERSICHT

THE PROPERTY AT A GLANCE

52/53

OVERVIEW

SCHLOSSSTRASSE 80

A LIVING EXPERIENCE ON 29 FLOORS

A FAMOUS BERLIN LANDMARK

330 APARTMENTS

31 TO 315 SQUARE METRES

1 TO 7.5 ROOMS

URBAN LOCATION IN STEGLITZ

UNOBSTRUCTED CITY PANORAMA

BALCONY OR LOGGIA

FLOOR-TO-CEILING PENTHOUSE WINDOWS

CEILING HEIGHT UP TO 3 METRES

SUPERIOR INTERIOR DESIGN

EXCLUSIVE BATHROOMS

UNDERFLOOR HEATING

REAL WOOD PARQUET

242 UNDERGROUND PARKING SPACES

CONCIERGE SERVICE

EXCLUSIVE LOBBY AREA

FOR INVESTORS AND OWNER-OCCUPIERS

# ÜBERLIN



## More information

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