Berlin / Grünau

Residential Architecture: Award-Winning Design Meets an Exclusive Waterfront Lifestyle

Property ID: 26068049WE22



PURCHASE PRICE: 840.000 EUR • LIVING SPACE: ca. 115 m² • ROOMS: 3

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At a glance

Property ID	26068049WE22
Living Space	ca. 115 m²
Rooms	3
Bedrooms	2
Bathrooms	2
Year of construction	2021
Type of parking	1 x Underground car park, 50000 EUR (Sale)

Purchase Price	840.000 EUR
Type	Ground floor
Provision	Käuferprovision 3,57 % (inkl. MwSt.) vom Kaufpreis
Condition of property	Like new
Construction method	Solid
Usable Space	ca. 10 m²
Equipment	Terrace, Garden / shared use, Built-in kitchen

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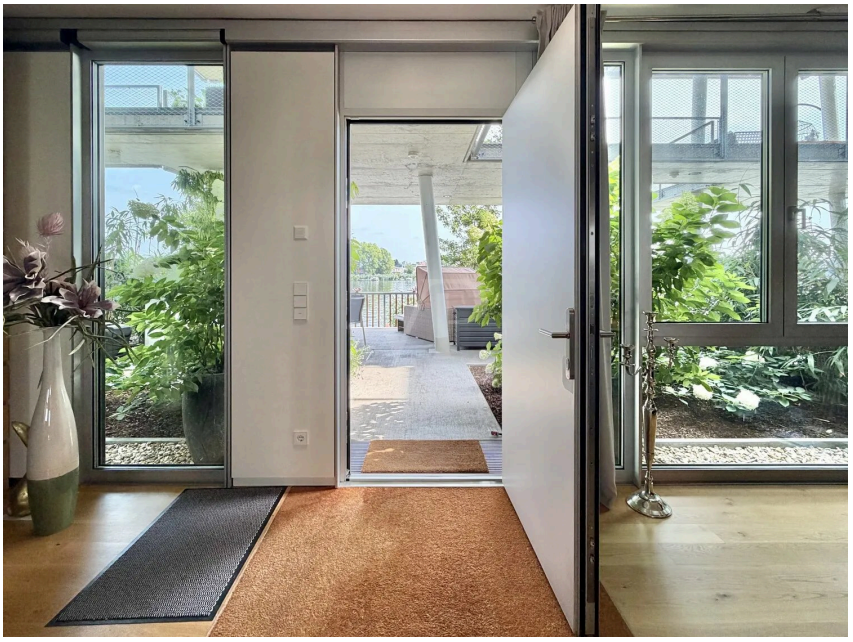
Energy Data

Type of heating	District heating
Energy Source	Remote
Energy certificate valid until	02.06.2031
Power Source	District heating

Energy Certificate	Energy demand certificate
Final Energy Demand	60.9 kWh/m²a
Energy efficiency class	B
Year of construction according to energy certificate	2020

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The property





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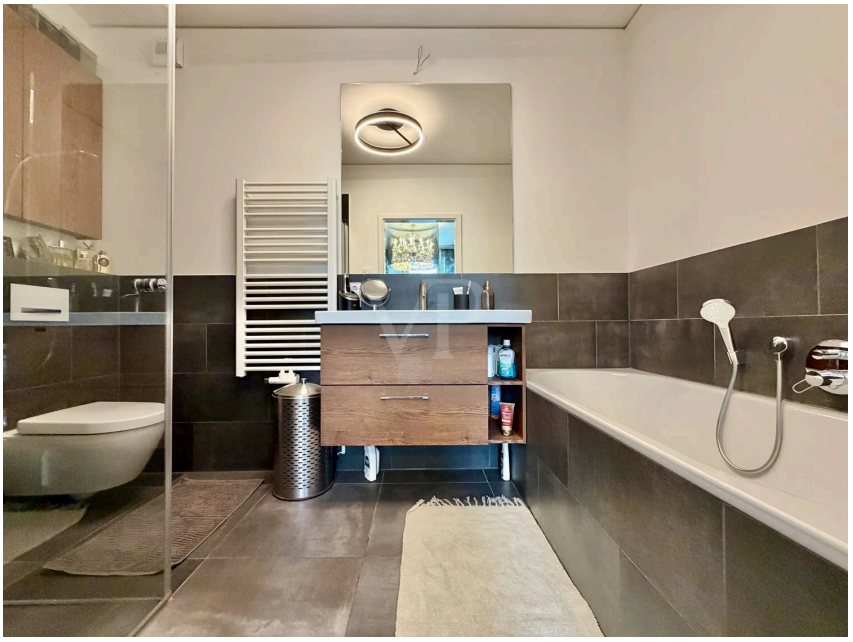
The property





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A first impression

Home is not a place—it's a feeling...

In the multi-award-winning 52° Nord residential complex, an exceptional condominium awaits you, uniquely combining modern architecture, timeless elegance, and one of Berlin's most beautiful waterfront locations. Located directly on the Dahme River, you'll enjoy an unobstructed view across the water to the opposite bank of Wendenschloss every day—a panorama that captivates in every season.

Built in 2021, the apartment is located on the mezzanine level of an architecturally sophisticated building and, with approximately 115 m² of living space, offers an exclusive home for those with the highest standards. Generous room proportions, an impressive ceiling height of approximately 2.70 m, floor-to-ceiling windows, and seamless transitions between indoor and outdoor spaces create a bright, airy living atmosphere full of elegance.

Even the unique entrance on the lake side of the building conveys a one-of-a-kind living experience. Upon entering, the spacious living, dining, and kitchen area immediately opens up; its expansive window front offers a view of the water and harmoniously integrates nature into the living space.

The centerpiece is the exclusive Nobilia built-in kitchen with a spacious cooking island—a gathering place for family and friends and, at the same time, a space for culinary passion. The extraordinary copper-colored kitchen backsplash lends the kitchen a warm, stylish atmosphere and adds an elegant touch. High-quality brand-name appliances from Miele—including an induction cooktop with an integrated range hood, a dishwasher, and AirClean technology—and a Bosch built-in oven with microwave and steam functions meet the highest standards of comfort and functionality.

Custom-designed built-in cabinets from Livaera with transparent glass doors blend harmoniously into the high-quality overall design and offer stylish storage space without disrupting the clean lines of the architecture.

The private living area features two spacious bedrooms. One bedroom has an exclusive en-suite bathroom, equipped with a stylish bathtub and high-quality bathroom fixtures from Villeroy & Boch. A second, equally tastefully designed shower room is available for guests or family members. The well-thought-out floor plan is complemented by a practical utility room with connections for a washer and dryer.

Elegant real wood parquet flooring and the consistently high-quality selection of materials lend all rooms a timeless elegance and an exceptional living atmosphere.

The undisputed highlight of this special apartment, however, is the approximately 24 m² terrace. From here, you can enjoy a breathtaking view of the Dahme River—with ever-changing light, passing boats, and spectacular sunrises. Whether it's your first cup of coffee in the morning, a relaxed dinner with friends, or a balmy summer night under the open sky—this outdoor space will quickly become your favorite spot. A place where tranquility, open space, and quality of life are palpable.

This exclusive offer is rounded out by the apartment's barrier-free accessibility and a private parking space in the underground garage, which is, of course, included in the offer.

This property is far more than just a condominium. It is a stylish home for people who appreciate exceptional architecture, high-quality finishes, and the incomparable lifestyle by the water. Few residential complexes in Berlin manage to combine architecture, design, and quality of life so impressively. Let yourself be enchanted.

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Details of amenities

- Built in 2021 – modern, award-winning architecture
- Approx. 115 m² of living space with a spacious, open floor plan
- High-quality interior with custom-designed built-ins
- Stunning living, dining, and kitchen area with an impressive window front
- Ceiling height of approx. 2.70 m for an exceptional sense of space
- Floor-to-ceiling windows for light-filled rooms
- Luxurious open-concept kitchen with a cooking island and brand-name appliances from Miele & Bosch
- Elegant copper-colored kitchen backsplash as an exclusive design element
- Custom-designed built-in cabinets by Livaera
- Two high-end designer bathrooms featuring Villeroy & Boch fixtures
- Practical utility room with washing machine hookup
- Elegant solid wood parquet flooring and underfloor heating in all living areas
- High-quality materials and a timelessly elegant interior
- Approx. 24 m² sun terrace with a unique panoramic view of the water
- Barrier-free, step-free access and an elevator
- Highly sought-after underground parking space

For those who appreciate a harmonious overall design concept, there is the option to acquire the high-quality and exceptional furnishings by separate agreement—so that nothing stands in the way of moving right into a perfectly staged home.

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All about the location

The 52° Nord neighborhood, located on the banks of the Dahme River, is one of Berlin's most extraordinary residential complexes. On the site of a former industrial area, a modern neighborhood has been developed that harmoniously combines sophisticated architecture, sustainable urban planning, and a unique waterfront location. Spacious green areas, direct access to the waterfront, a café, a daycare center, and a variety of communal spaces create an exceptional quality of life and give the neighborhood its distinctive character.

The building was designed by the internationally renowned architectural firm LOVE architecture + urbanism, led by Austrian architect Mark Jenewein, and is considered one of the capital's architectural highlights. Its exceptional design has received numerous awards, including the prestigious BIG SEE Architecture Award 2022.

A defining feature of the architecture is the series of walkways and terraces extending from the building, which are reminiscent of a ship's decks and offer residents a unique living experience. Delicate steel structures, exposed concrete, wood, generous glass surfaces, and carefully coordinated materials create a modern yet timeless architectural language. The spacious terraces seem to float above the water, almost blurring the boundaries between indoor and outdoor spaces.

The façade design is equally impressive, with its clean lines and the harmonious interplay of glass, steel, wood, and planted elements. The minimalist color scheme underscores the elegant architecture and ensures that the building blends harmoniously into the waterfront landscape despite its striking appearance.

Those who live here are consciously choosing far more than just a condominium—they are choosing an architectural statement and a lifestyle that uniquely combines modern design, the highest quality of living, and immediate proximity to the water.

Berlin-Grünau ranks among the capital's most exclusive waterfront locations and captivates with an extraordinary blend of nature, recreation, and excellent infrastructure. Right on your doorstep, the Dahme River stretches out with its expansive bodies of water, numerous sailing and yacht harbors, and popular water sports areas all the way to Lake Müggelsee.

Whether it's a morning jog along the shore, a spontaneous SUP tour, sailing, rowing, or relaxing hours at one of the nearby beach and beer gardens—here, the water shapes everyday life and lends living a very special quality of life.

Families benefit from short distances to daycare centers and schools. A daycare center

is located right in the neighborhood, and other educational institutions, such as the Grünau Community School or the Alexander von Humboldt High School, are easily accessible.

The transportation connections are also impressive: The Grünau S-Bahn station provides a quick connection to downtown Berlin. Via the nearby A113, you can reach the city center just as quickly as BER Airport, which is about a 15-minute drive away. The Adlershof Science and Technology Park—one of Germany's most important innovation hubs—is just a few minutes away by bike.

The 52° Nord neighborhood thus impressively combines everything that defines modern living today: award-winning architecture, a spectacular waterfront location, sustainable urban development, and excellent transportation links—a place to live that is unparalleled in Berlin.

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Other information

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Contact partner

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