ÜBERLIN

Steglitzer Kreisel

Condominiums in Berlin
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 notarisation. The prospectus offer to investors is only complete if all parts have been received in adequate time prior to notarisation, 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 at 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
In the heart of Western Berlin, high above the city’s rooftops, lies a special place that frees the soul from every burden while enriching it in undreamt of ways.

It takes the load off every mind and richly bestows free time upon us to enjoy the nicer things in life. For are we not surrounded by sources of inspiration?

The hustle and bustle on Schlossstrasse, gardens and parks, for ever appearing in new attire.

The broad expanse of Wannsee, a vibrant art and culture scene.

A vibrant place like a complete composition, one that becomes a space …
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 CONTINENT RATHER THAN A CITY.’

Jean Paul (1763-1825), German Poet
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.
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 dawn 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.
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):
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.
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.
‘EVEN THE TALLEST TOWER STARTED FROM THE GROUND.’

Chinese proverb
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!
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.
ÜBERGRÖSSE

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.
ÜBERTRAGUNG INS 21. JAHRHUNDERT

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
ÜBER ALLEN DINGEN

EXCEPTIONAL LIVING ENVIRONMENTS IN THE PENTHOUSES ON THE UPPER FLOORS
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.
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

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

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

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!
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 therein are valid. The information and offers contained in the various prospectuses and information sheets are therefore not binding. Status: Juli 2018

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.

ÜBERSICHT

THE PROPERTY AT A GLANCE

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

OVERVIEW

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CONTACT

ÜBERLIN
Schloßstrasse 80 | 12165 Berlin-Steglitz
www.ueberlin-tower.de

VIEWING ON APPOINTMENT
Phone: +49 (0)800 333 70 70
info@rvg-realestate.de

CONCEPT AND DESIGN
TPA Real Estate Brands GmbH

CONSULTING AND SALES
RVG Real Estate Vertriebs GmbH
und Vertriebspartner
www.rvg-realestate.de

PROJECT DEVELOPER
CG Gruppe AG
Niederlassung Berlin
Wilmersdorfer Strasse 39 | 10627 Berlin
www.cg-gruppe.de
ÜBERLIN

sales partner of RVG

More information
Jones Lang LaSalle Residential Development GmbH
Unter den Linden 14
10117 Berlin

Tel: +49 30 88 66 00-0
Fax: +49 30 88 66 00-199

Internet: jll.de/apartments
E-Mail: residential.development@eu.jll.com