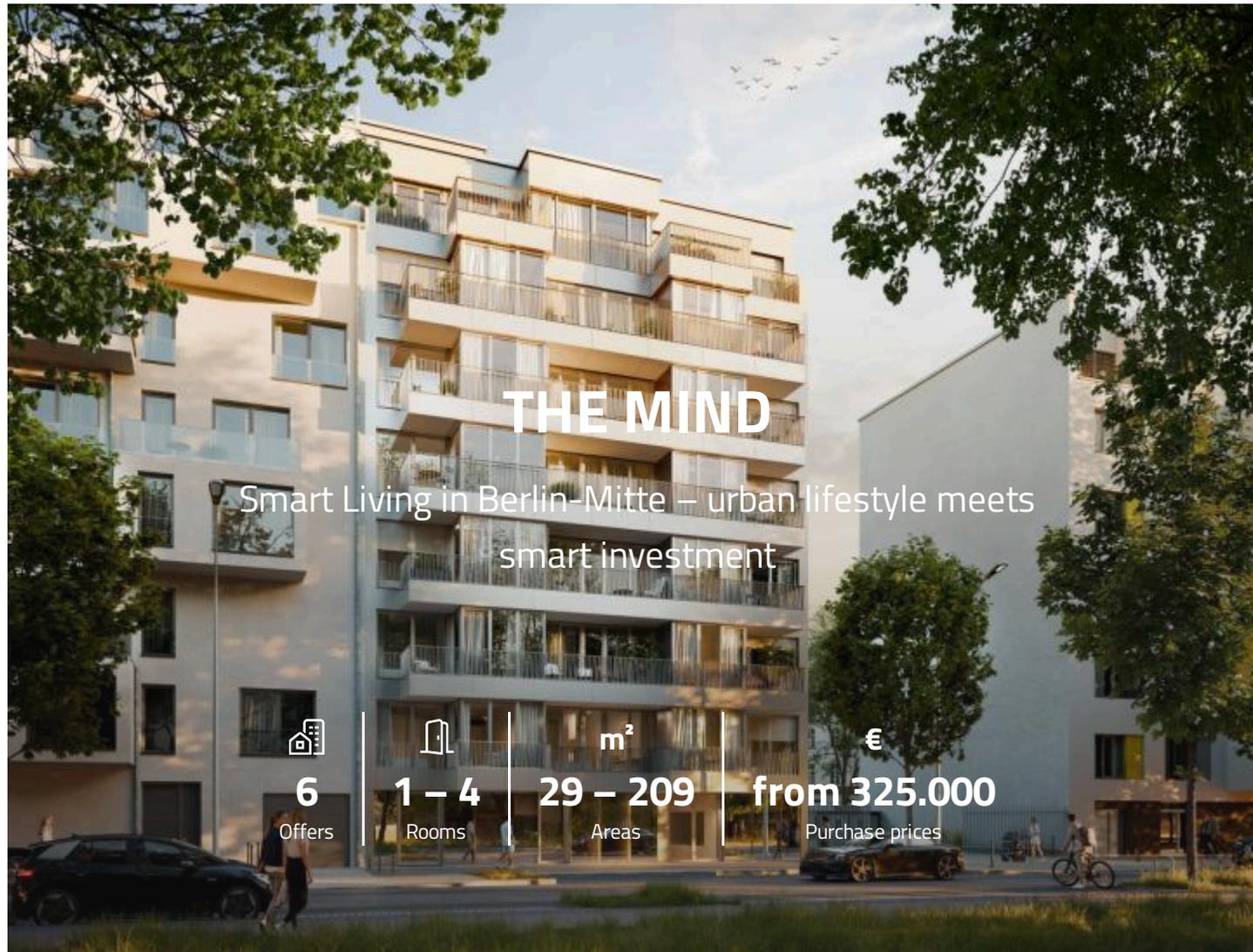


# THE MIND

Boyenstraße 38, 10115 Berlin, 10115 Berlin-Mitte



# THE MIND

Boyenstraße 38, 10115 Berlin, 10115 Berlin-Mitte

Number of Apartments **43**

Available from **Q4/2027**

Elevator

## PROJECT

THE MIND is a striking new construction project in Berlin Mitte, combining clean architecture with a concept for urban living and a sound investment. The 43 condominiums range from compact 1- to 2-room apartments to spacious units and penthouses. STUDIO MARS imbues the building with a contemporary style and a focus on design, everyday usability, and long-term value. An elevator, partially barrier-free floor plans, smart parcel lockers, and optional furnishing packages complete the offering.

THE MIND is also designed as a holistic investment: From the initial purchase decision and a curated interior design concept to structured initial leasing, much of the process can be handled by a single source. The condominiums are suitable for furnished rentals, as a pied-à-terre, or as a primary residence. Living spaces ranging from approximately 24 m<sup>2</sup> to approximately 209 m<sup>2</sup>, the possibility of combining units, and the anticipated completion in Q4 2027 offer flexibility and prospects in Berlin's sought-after market environment.

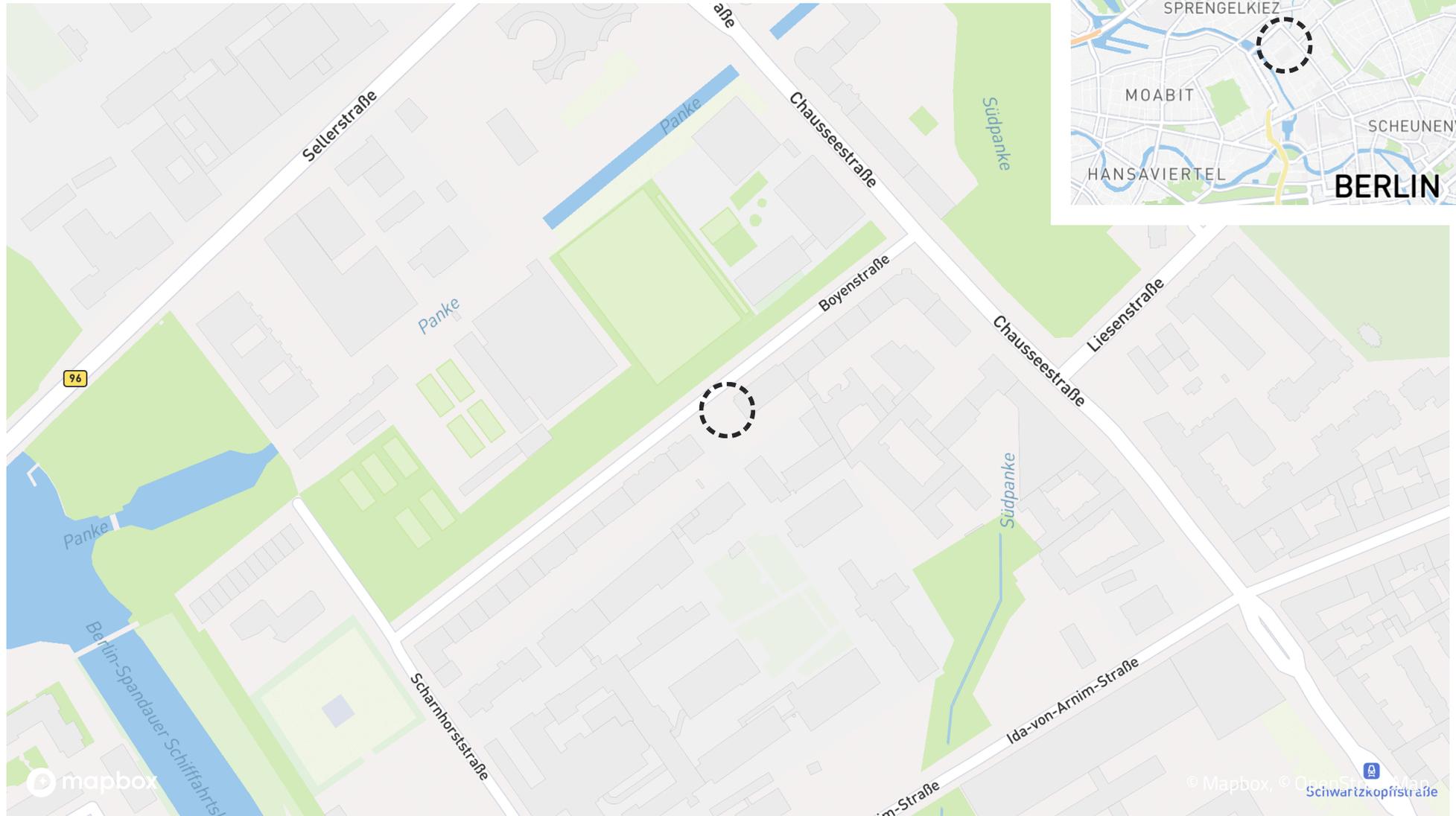
## LOCATION

THE MIND is located in northern Berlin Mitte, on a quiet side street between the Spree River, the Nordhafen harbor, and the main train station. The location combines central transport links with a comfortable distance. The surrounding area is characterized by Charité hospital, the Bundeswehr hospital, federal ministries, and businesses. The high density of jobs boosts demand for high-quality living space, especially for compact, furnished units for temporary professionals and executives – a plus for condominiums.

The main train station, S-Bahn, U-Bahn, and tram lines are easily accessible, further enhancing the area's appeal to an international clientele of buyers and tenants. Berlin Mitte is one of the capital's most stable submarkets; low vacancy rates and ongoing development underscore the location's potential.

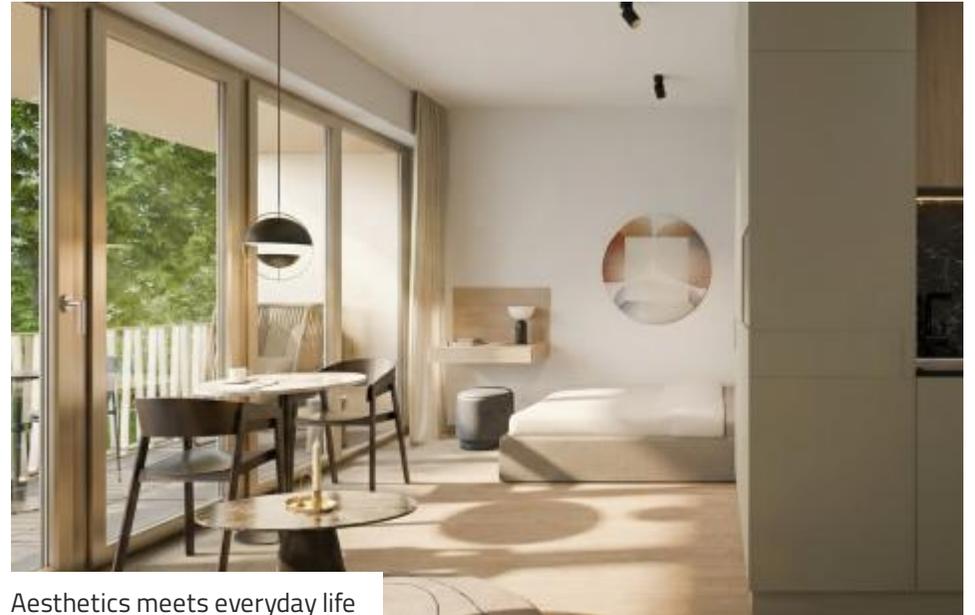
# THE MIND

Boyenstraße 38, 10115 Berlin, 10115 Berlin-Mitte





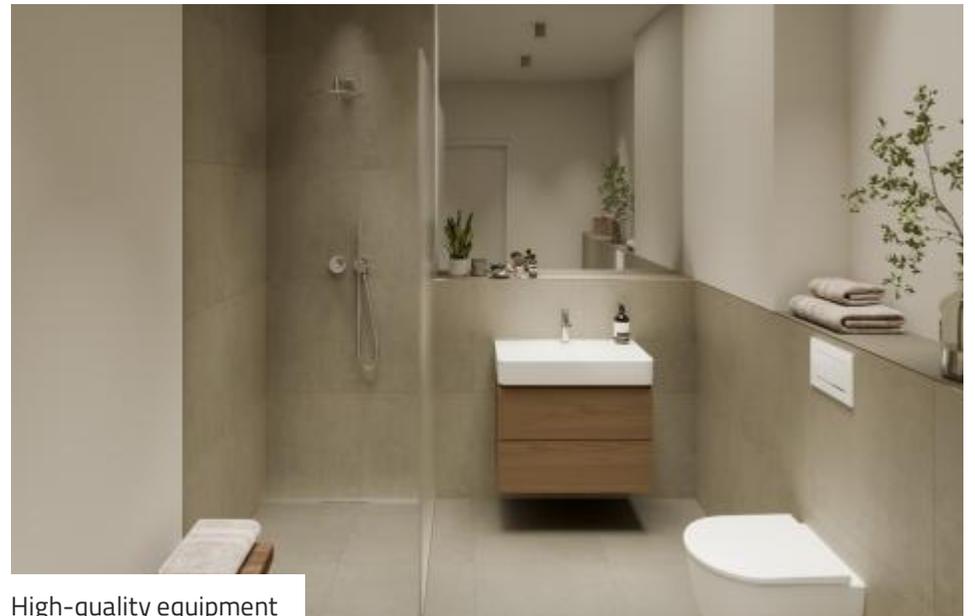
Urban statement



Aesthetics meets everyday life



A refuge with atmosphere



High-quality equipment

THE MIND



Arriving at a high level



Penthouse with panoramic views



Harmonious exterior design



Urban living comfort

THE MIND

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## CONDOMINIUMS (PERSONAL USE)

Unit	Provider ID	Floor	Rms.			Areas	Purchase price				
# 07	432/G1/E2/Eh3	1st floor	1		1	33 m <sup>2</sup>	<b>349.000 €*</b>			✓	<a href="#">Details</a>
# 12	432/G1/E3/Eh2	2nd floor	1		1	29 m <sup>2</sup>	<b>325.000 €*</b>	1		✓	<a href="#">Details</a>
# 16	432/G1/E3/Eh6	2nd floor	2	1	1	41 m <sup>2</sup>	<b>439.000 €*</b>	1		✓	<a href="#">Details</a>
# 38	432/G1/E7/Eh4	6th floor	1		1	35 m <sup>2</sup>	<b>439.000 €*</b>	1		✓	<a href="#">Details</a>
# 41-42-43	432/G1/E8/Eh4	Attic	4	3	2	209 m <sup>2</sup>	<b>2.917.000 €*</b>	8		✓	<a href="#">Details</a>
# 42	432/G1/E8/Eh2	Attic	2	1	1	62 m <sup>2</sup>	<b>939.000 €*</b>	2		✓	<a href="#">Details</a>

# THE MIND

Boyenstraße 38, 10115 Berlin, 10115 Berlin-Mitte

## PROVIDER

**EuV Projekte Berlin GmbH**

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ENGEL&VÖLKERS

## NOTES

Illustrations and visualizations shown (interior and exterior views) may deviate from actually planned or executed structural services (walls, windows, doors, flooring and wall coverings, facades, color schemes, roofs, balconies and terraces, plants, etc.) and do not constitute a guarantee of properties in their representation. Floor plans shown are schematic floor plans from which no exact dimensions can be derived. Drawings may differ from the actual condition (wall thicknesses, door details, arrangement of sanitary objects, etc.). Furniture shown is only included in the purchase price if it is described as part of the purchase contract.



estater-Project-ID: 241941

[estater.de/en/id/241941](https://estater.de/en/id/241941)