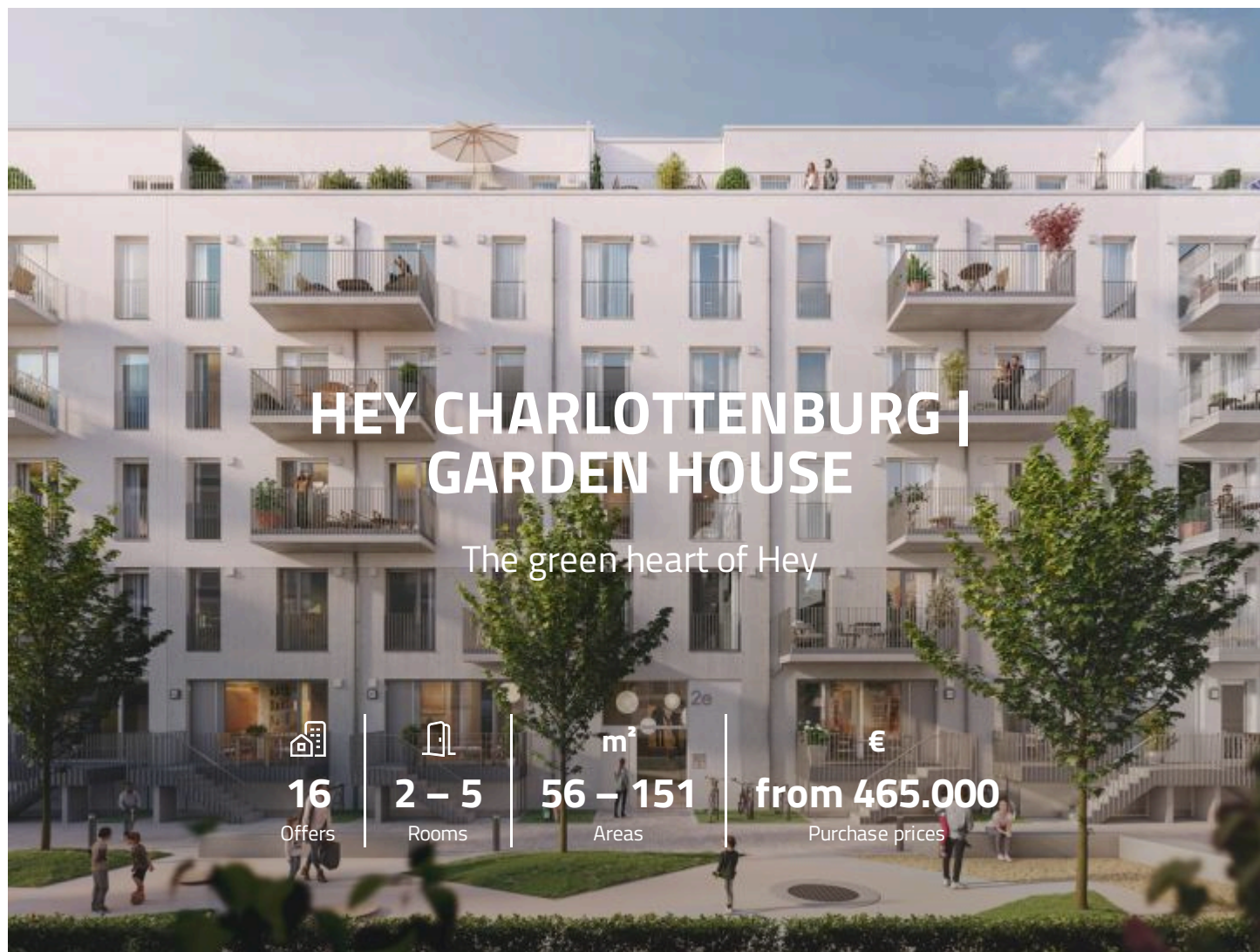


HEY CHARLOTTENBURG | GARDEN HOUSE

Wernigeroder Straße 2c, 10589 Berlin, 10589 Berlin-Charlottenburg



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Number of Apartments **20**

Year built **2025-2027**

Available from **Q3/2027**

Elevator

Parking spaces

Cellar

PROJECT

The Garden House is a quiet, family-oriented part of the HEY Charlottenburg quarter, combining urban living with a sheltered courtyard setting. The five-story building is situated between the garden and arcade courtyards at the heart of the complex and is designed as a modern residential building with a clean, elegant aesthetic. The maisonette apartments, designed according to the townhouse principle, are particularly striking: with their own entrances, projecting platforms, and private gardens, they create a unique "house-within-a-house" feeling. The offerings are complemented by bright 2- to 5-room apartments on the upper floors, some with through-units, featuring spacious layouts and balconies. The architecture combines functional clarity with high-quality details: textured combed plaster on the base, smooth surfaces on the upper floors, and subtly coordinated shades of gray define the sophisticated appearance. A beautifully designed foyer with terrazzo flooring, pendant lights, and a feature wall completes the picture of style, comfort, and everyday practicality.

LOCATION

HEY Charlottenburg is located on Mierendorff Island in a unique setting that combines urban living, water, and green spaces. Nestled between the Spree River, Charlottenburg Palace Park, and City West, it offers a residential environment that unites tranquility with excellent transport links. The Mierendorffplatz U-Bahn station and several bus lines provide quick access to Berlin's city center and the hotspots of City West. At the same time, the immediate surroundings boast a well-established infrastructure: supermarkets, doctors, schools, daycare centers, cafés, restaurants, small shops, the weekly market, and a fresh food store are all easily accessible. The area also offers a high quality of life culturally – from the Deutsche Oper (German Opera) and the Schiller Theater to the Bröhan Museum. Thus, the location combines relaxed neighborhood living with classic urban Charlottenburg flair.

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HEY CHARLOTTENBURG | GARDEN HOUSE



Garden House



Family living at its best



Maisonette apartments








Bedroom

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CONDOMINIUMS (PERSONAL USE)

Unit	Provider ID	Floor	Rms.			Areas	Purchase price				
# 11.00.1	027/G3/E1/Eh1	Ground floor	4	3	2	127 m ²	929.000 €*	3	✓		Details
# 11.00.2	027/G3/E1/Eh2	Ground floor	5	4	2	150 m ²	1.025.000 €*	3	✓		Details
# 11.00.3	027/G3/E1/Eh3	Ground floor	4	3	2	119 m ²	919.000 €*	2	✓		Details
# 11.00.4	027/G3/E1/Eh4	Ground floor	5	4	2	151 m ²	1.035.000 €*	1	✓		Details
# 11.00.5	027/G3/E1/Eh5	Ground floor	4	3	2	130 m ²	995.000 €*	3	✓		Details
# 11.02.3	027/G3/E2/Eh3	1st floor	3	2	1	71 m ²	569.000 €*	1	✓	✓	Details
# 11.02.4_1	027/G3/E2/Eh4	1st floor	4	3	2	112 m ²	849.000 €*	2	✓	✓	Details
# 11.03.1_1	027/G3/E4/Eh1	3rd floor	4	3	2	113 m ²	859.000 €*	2	✓	✓	Details
# 11.03.2	027/G3/E4/Eh2	3rd floor	2	1	1	56 m ²	465.000 €*	1	✓	✓	Details
# 11.03.4_1	027/G3/E4/Eh4	3rd floor	4	3	2	113 m ²	879.000 €*	2	✓	✓	Details
# 11.04.1_1	027/G3/E5/Eh1	4th floor	4	3	2	113 m ²	889.000 €*	2	✓	✓	Details
# 11.04.2	027/G3/E5/Eh2	4th floor	2	1	1	56 m ²	485.000 €*	1	✓	✓	Details
# 11.04.3	027/G3/E5/Eh3	4th floor	3	2	1	72 m ²	609.000 €*	1	✓	✓	Details
# 11.04.4_1	027/G3/E5/Eh4	4th floor	4	3	2	112 m ²	909.000 €*	2	✓	✓	Details
# 11.05.1	027/G3/E6/Eh1	Attic	3	2	1	95 m ²	815.000 €*	2	✓	✓	Details






Provider: EuV Projekte Berlin GmbH

* Please note commission information for buyers under details

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Continued
CONDOMINIUMS (PERSONAL USE)

Unit	Provider ID	Floor	Rms.			Areas	Purchase price				
# 11.05.3	027/G3/E6/Eh3	Attic	3	2	1	92 m ²	815.000 €* <small>incl. 10% VAT</small>	2	✓	✓	Details

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PROVIDER

EuV Projekte Berlin GmbH

Wielandstraße 5
10625 Berlin

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.

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