

HEY CHARLOTTENBURG | ICON HOUSE

Wernigeroder Straße 2, 10589 Berlin, 10589 Berlin-Charlottenburg



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Number of Apartments **12**

Year built **2025-2027**

Available from **Q3/2027**

Elevator

Parking spaces

Cellar

PROJECT

The Icon House is the striking standalone building within HEY Charlottenburg, embodying clean architecture, an urban loft feel, and a pleasantly private living atmosphere. Located on the quiet Wernigeroder Straße, the building comprises just twelve apartments across five floors plus a penthouse level, appealing to those who appreciate spaciousness, design, and privacy within an urban setting. The two- and three-room apartments are designed in a loft-like style, with through-units and each featuring two outdoor seating areas overlooking the green courtyard and the street. Abundant natural light, open-plan layouts, and cleverly proportioned floor plans create a living experience that elegantly blends spaciousness and structure. The building also makes a confident architectural statement: the anthracite-colored facade with smooth plaster, dark window frames, exposed concrete balcony slabs, and steel railings lend the building a modern, precise design language. Inside, a high-quality, industrial-style foyer with exposed concrete, terrazzo, mesh railings, and an accent wall reinforces this aesthetic.

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 subway 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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Attractive balcony areas



Bathroom



HEY - House Overview








Inner courtyard Wernigeroder Straße 2

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CONDOMINIUMS (PERSONAL USE)

Unit	Provider ID	Floor	Rms.			Areas	Purchase price				
# 03.01.1_1	027/G2/E2/Eh1	1st floor	3	2	1	86 m ²	649.000 €* <small>incl. 10% VAT</small>	2	✓	✓	Details
# 03.01.2_1	027/G2/E2/Eh2	1st floor	3	2	1	87 m ²	639.000 €* <small>incl. 10% VAT</small>	2	✓	✓	Details
# 03.02.1_1	027/G2/E3/Eh1	2nd floor	3	2	1	86 m ²	685.000 €* <small>incl. 10% VAT</small>	2	✓	✓	Details
# 03.03.1_1	027/G2/E4/Eh1	3rd floor	3	2	1	86 m ²	699.000 €* <small>incl. 10% VAT</small>	2	✓	✓	Details
# 03.03.2_1	027/G2/E4/Eh2	3rd floor	3	2	1	87 m ²	695.000 €* <small>incl. 10% VAT</small>	2	✓	✓	Details
# 03.04.1_1	027/G2/E5/Eh1	4th floor	3	2	1	86 m ²	725.000 €* <small>incl. 10% VAT</small>	2	✓	✓	Details
# 03.04.2_1	027/G2/E5/Eh2	4th floor	3	2	1	87 m ²	715.000 €* <small>incl. 10% VAT</small>	2	✓	✓	Details
# 03.05.1	027/G2/E6/Eh1	Attic	2	1	1	52 m ²	505.000 €* <small>incl. 10% VAT</small>	2	✓	✓	Details
# 03.05.2	027/G2/E6/Eh2	Attic	2	1	1	54 m ²	515.000 €* <small>incl. 10% VAT</small>	2	✓	✓	Details
# 3.00.1_1	027/G2/E1/Eh1	Ground floor	2	1	1	66 m ²	495.000 €* <small>incl. 10% VAT</small>	1		✓	Details
# 3.00.2_1	027/G2/E1/Eh2	Ground floor	2	1	1	76 m ²	549.000 €* <small>incl. 10% VAT</small>	1		✓	Details

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PROVIDER

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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.

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