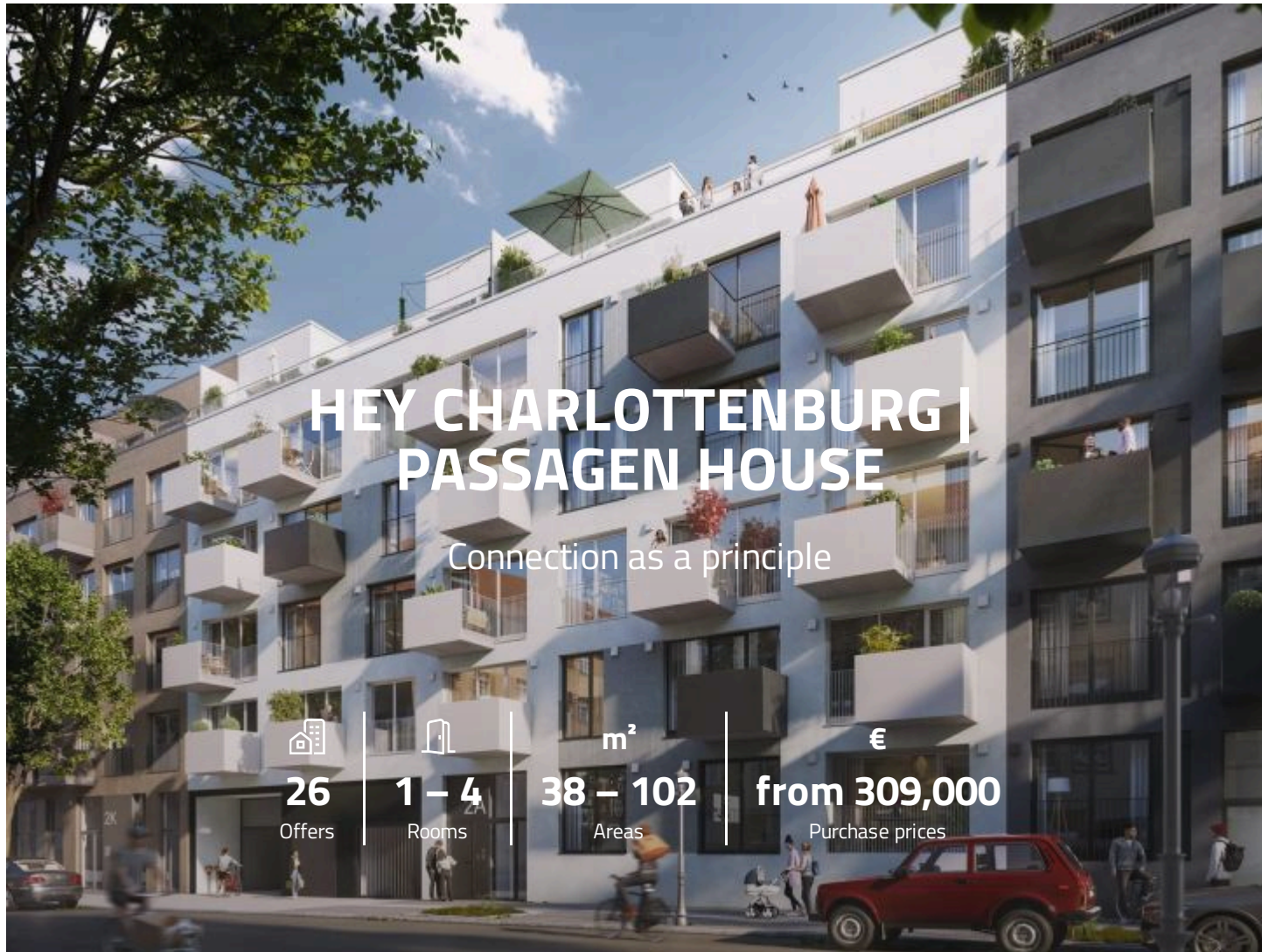


HEY CHARLOTTENBURG | PASSAGEN HOUSE

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



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Number of Apartments **32**

Year built **2025-2027**

Available from **Q3/2027**

Elevator

Parking spaces

Cellar

PROJECT

The Passagen House forms the architectural centerpiece of HEY Charlottenburg, connecting the various areas of the district both spatially and atmospherically. Open ground-floor zones create vibrant transitions between the garden and the arcade courtyard, fostering encounters, exchange, and a sense of community. With 32 apartments spread across six floors, the building offers a diverse living concept to suit different stages of life and needs. The mix ranges from compact one-room apartments to classic two- and three-room layouts, as well as spacious four-room apartments and maisonettes. The concept's flexibility is particularly compelling: thanks to pre-configured structural features, units can be combined horizontally or vertically to create larger apartments. The architecture is clear, contrasting, and understatedly elegant. Light-colored smooth plaster and textured combed plaster create a subtle interplay of light and shadow, while floor-to-ceiling windows, metal panels, and anthracite-colored picket railings define the building's appearance. A high-quality, black and white foyer with wood-look accents and pendant lights completes the stylish overall impression.

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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HEY CHARLOTTENBURG | PASSAGEN HOUSE



PASSAGEN Haus



Living-dining-kitchen area



Facade








Bedroom

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CONDOMINIUMS (PERSONAL USE)

Unit	Provider ID	Floor	Rms.			Areas	Purchase price				Details
# 02.01.5	027/G1/E2/Eh4	1st floor	3	2	1	73 m ²	559.000 €* [*]	1	✓	✓	Details
# 02.01.6_1	027/G1/E2/Eh5	1st floor	2	1	1	60 m ²	465.000 €* [*]	1	✓	✓	Details
# 02.02.1_1	027/G1/E3/Eh1	2nd floor	3	2	1	74 m ²	579.000 €* [*]	1	✓	✓	Details
# 02.02.2	027/G1/E3/Eh2	2nd floor	3.5	2.5	2	92 m ²	725.000 €* [*]	1	✓	✓	Details
# 02.02.3	027/G1/E3/Eh3	2nd floor	1		1	38 m ²	309.000 €* [*]	1	✓	✓	Details
# 02.02.5_1	027/G1/E3/Eh5	2nd floor	3	2	1	73 m ²	569.000 €* [*]	1	✓	✓	Details
# 02.02.6_1	027/G1/E3/Eh6	2nd floor	2	1		60 m ²	485.000 €* [*]	2	✓	✓	Details
# 02.02.7_1	027/G1/E3/Eh7	2nd floor	1		1	42 m ²	339.000 €* [*]	1	✓	✓	Details
# 02.03.1_1	027/G1/E4/Eh1	3rd floor	3	2	1	74 m ²	599.000 €* [*]	1	✓	✓	Details
# 02.03.3	027/G1/E4/Eh2	3rd floor	1		1	38 m ²	325.000 €* [*]	1	✓	✓	Details
# 02.03.4	027/G1/E4/Eh3	3rd floor	3.5	2.5	2	92 m ²	749.000 €* [*]	1	✓	✓	Details
# 02.03.5_1	027/G1/E4/Eh4	3rd floor	3	2	1	73 m ²	589.000 €* [*]	1	✓	✓	Details
# 02.03.6_1	027/G1/E4/Eh5	3rd floor	2	1	1	60 m ²	499.000 €* [*]	1	✓	✓	Details
# 02.03.7_1	027/G1/E4/Eh6	3rd floor	1		1	42 m ²	359.000 €* [*]	1	✓	✓	Details
# 02.04.1_1	027/G1/E5/Eh1	4th floor	3	2	1	74 m ²	619.000 €* [*]	1	✓	✓	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				Details
# 02.04.2	027/G1/E5/Eh2	4th floor	2	1	1	50 m ²	435.000 €* 435.000	1	✓	✓	Details
# 02.04.3	027/G1/E5/Eh3	4th floor	1	1	1	38 m ²	339.000 €* 339.000	1	✓	✓	Details
# 02.04.5_1	027/G1/E5/Eh4	4th floor	3	2	1	73 m ²	609.000 €* 609.000	1	✓	✓	Details
# 02.04.6_1	027/G1/E5/Eh5	4th floor	2	1	1	60 m ²	515.000 €* 515.000	1	✓	✓	Details
# 02.04.7_1	027/G1/E5/Eh6	4th floor	1		1	42 m ²	369.000 €* 369.000	1	✓	✓	Details
# 02.05.1	027/G1/E6/Eh1	Attic	4	3	1	102 m ²	985.000 €* 985.000	2	✓	✓	Details
# 02.05.2	027/G1/E6/Eh2	Attic	3	2	1	98 m ²	909.000 €* 909.000	2	✓	✓	Details
# 02.05.3	027/G1/E6/Eh3	Attic	2	1	1	70 m ²	655.000 €* 655.000	2	✓	✓	Details
# 2.00.2_1	027/G1/E1/Eh2	Ground floor	2	1	1	63 m ²	475.000 €* 475.000	1		✓	Details
# 2.00.3	027/G1/E1/Eh3	Ground floor	2	1	1	51 m ²	399.000 €* 399.000	1		✓	Details
# 2.00.4/2.01.4	027/G1/E1/Eh4	Ground floor	3.5		2	92 m ²	695.000 €* 695.000	1		✓	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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