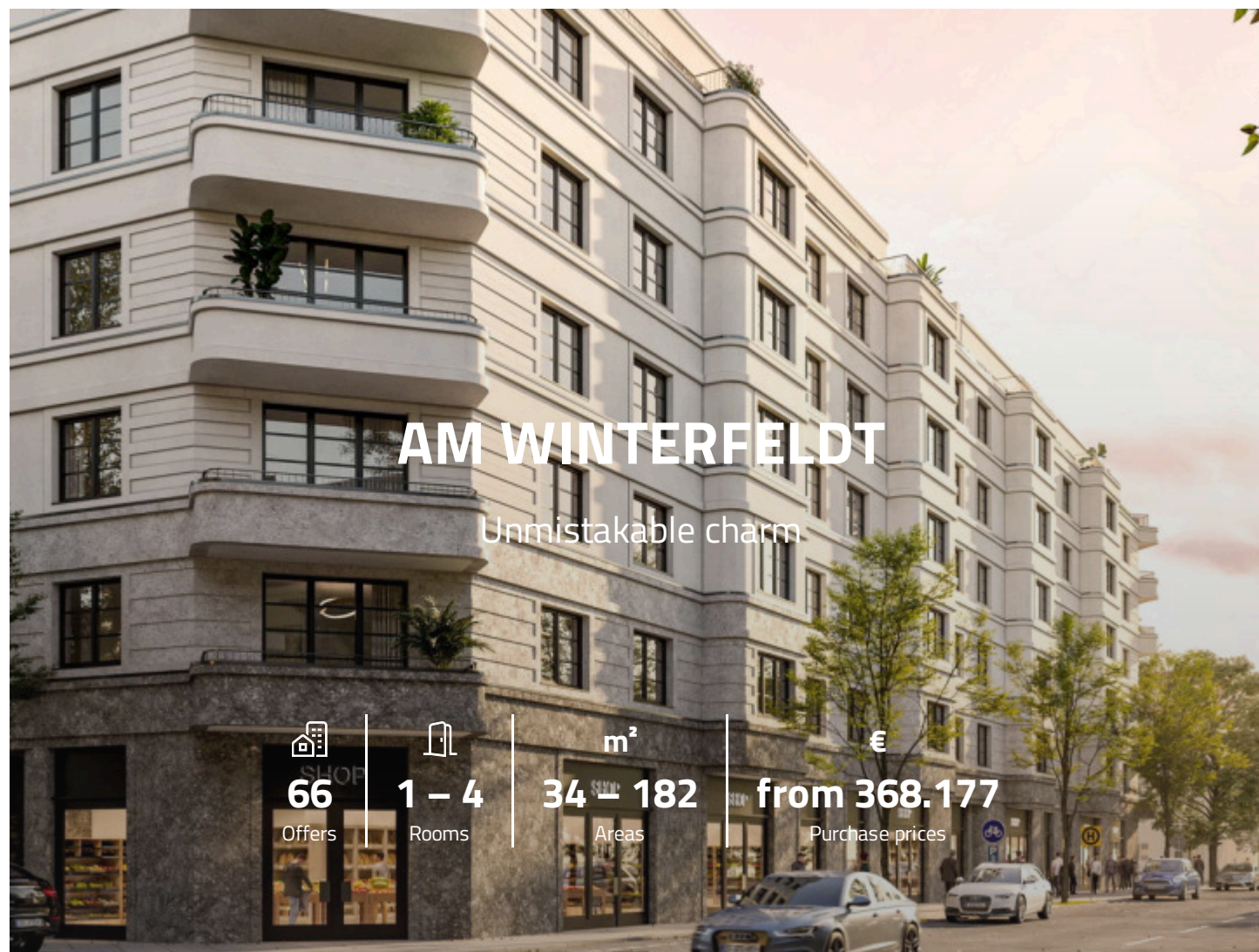


AM WINTERFELDT

Pallasstr. / Gleditschstr. / Eißholzstr., 10781 Berlin-Schöneberg



Provider: Diamona & Harnisch Berlin Development GmbH & Co. Pallasstraße KG

AM WINTERFELDT

Pallasstr. / Gleditschstr. / Elßholzstr., 10781 Berlin-Schöneberg

Number of Apartments **219**

Year built **2024**

Available from **immediately**

Elevator

Parking spaces

Cellar

PROJECT

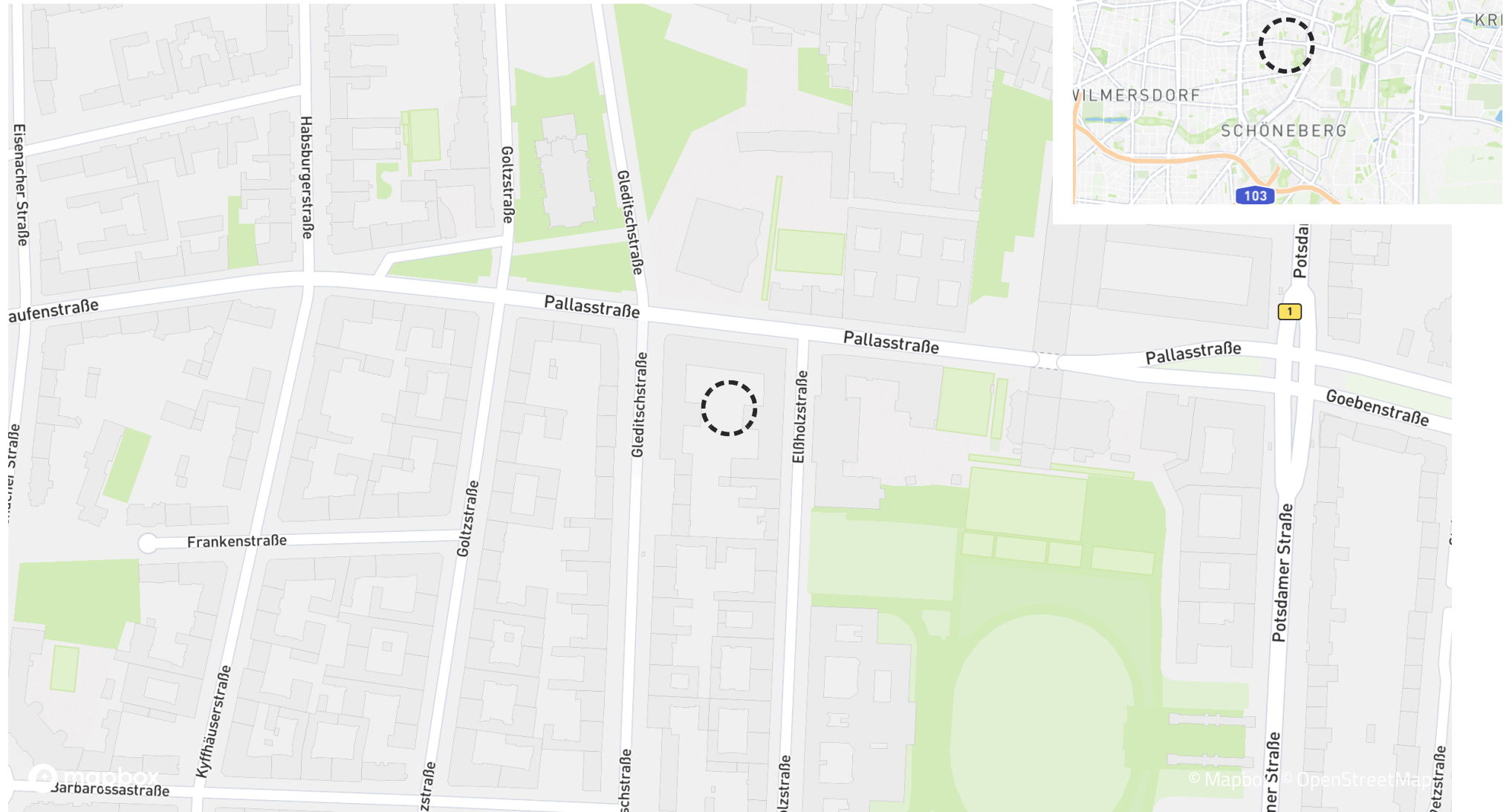
AM WINTERFELDT is in a sought-after location in Berlin-Schoeneberg. With great attention to detail, the new building ensemble with its classic elements of the Berlin townhouse style and modern structures successfully blends into its surroundings. Clearly structured facades and harmoniously coordinated facade materials underline the representative character of the ensemble. AM WINTERFELDT is divided into seven slightly separate buildings, each with its own entrance. In total, the new building ensemble offers 219 exclusive condominiums whose floor plans offer a contemporary interpretation of individual needs for modern living. This includes a 2,653 m² green courtyard as well as 79 parking spaces, 400 bicycle spaces and storage rooms for strollers in the basement. High-quality materials in warm tones emphasize the timeless furnishings of all condominiums. Light wall colors without additional decor, oak parquet in all living areas and high interior doors create a spacious feeling and a clear and cozy living atmosphere. The use of timeless materials is skilfully continued in the bathrooms as well. This includes large-format gray tiles as well as restrained bathroom elements and fittings with clear geometric shapes.

LOCATION

The new building ensemble with its 219 condominiums is in a sought-after location in Berlin-Schöneberg, one of the most diverse districts in Berlin. Seamless, harmonious contrasts from trendy neighborhoods with bars, clubs and pubs to family residential areas characterize this district. Winterfeldtplatz and the surrounding residential area with its small boutiques, shops, cafés and restaurants create a lively and charming neighborhood character. Spacious green spaces in the surrounding area invite you to linger and relax. Smaller shops in the neighborhood and the quick-to-reach Kurfürstendamm offer the opportunity to conveniently carry out small and large everyday errands.

AM WINTERFELDT

Pallasstr. / Gleditschstr. / Eißholzstr., 10781 Berlin-Schöneberg





House view



House view



Construction status February 2024



Yard area



Detail house view



Yard area



Rudolph Wilde Park



Taentzienstrasse



Building parts (H1 - H7)






PARTS OF THE BUILDING

The new building ensemble "Am Winterfeldt" has 7 houses or parts of buildings with a total of 219 exclusive residential and 8 commercial units.

AM WINTERFELDT

Pallasstr. / Gleditschstr. / Eißholzstr., 10781 Berlin-Schöneberg

CONDOMINIUMS (PERSONAL USE)

Unit	Building	Provider ID	Floor	Rms.			Areas	Purchase price				
# 1.0.2	H1	AW-1.0.2	Ground floor	3	2	2	82 m ²	862.342 €	1			Details
# 1.0.3	H1	AW-1.0.3	Ground floor	2	1	1	66 m ²	709.178 €	1			Details
# 2.0.2	H2	AW-2.0.2	Ground floor	3	2	1	88 m ²	890.475 €	1			Details
# 2.0.4	H2	AW-2.0.4	Ground floor	4	3	2	103 m ²	1.081.107 €	1		✓	Details
# 2.0.5	H2	AW-2.0.5	Ground floor	2	1	1	72 m ²	749.119 €	1			Details
# 2.1.10	H2	AW-2.1.10	1st floor	3	2	1	88 m ²	917.522 €	1	✓		Details
# 2.1.12	H2	AW-2.1.12	1st floor	4	3	2	106 m ²	1.149.819 €	1	✓	✓	Details
# 2.1.17	H2	AW-2.1.17	1st floor	3	2	1	87 m ²		1	✓		reserved
# 2.2.17	H2	AW-2.2.17	2nd floor	3	2	1	88 m ²	946.496 €	1	✓		Details
# 2.3.24	H2	AW-2.3.24	3rd floor	3	2	1	88 m ²		1	✓	✓	reserved
# 2.4.31	H2	AW-2.4.31	4th floor	3	2	1	88 m ²	1.020.007 €	1	✓	✓	Details
# 2.5.35	H2	AW-2.5.35	5th floor	3	2	2	88 m ²	1.128.240 €	1	✓	✓	Details
# 2.5.38	H2	AW-2.5.38	5th floor	3	2	1	88 m ²	1.078.293 €	1	✓		Details
# 2.5.40	H2		5th floor	4	3	2	107 m ²		1	✓	✓	sold
# 2.6.42	H2	AW-2.6.42	Attic	3	2	2	141 m ²	2.211.295 €	2	✓	✓	Details






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AM WINTERFELDT

Pallasstr. / Gleditschstr. / Eißholzstr., 10781 Berlin-Schöneberg

Continued

CONDOMINIUMS (PERSONAL USE)

Unit	Building	Provider ID	Floor	Rms.			Areas	Purchase price				
# 2.6.43	H2	AW-2.6.43	Attic	3	2	2	144 m ²	2.246.517 €	2	✓	✓	Details
# 2.6.44	H2	AW-2.6.44	Attic	3	2	2	117 m ²	1.927.767 €	1	✓		Details
# 3.0.2	H3	AW-3.0.2	Ground floor	1		1	34 m ²	368.177 €				Details
# 3.1.14	H3	AW-3.1.14	1st floor	1		1	34 m ²			✓		reserved
# 3.1.8	H3	AW-3.1.8	1st floor	3	2	2	104 m ²	1.037.643 €	1	✓		Details
# 3.1.9	H3	AW-3.1.9	1st floor	3	2	1	115 m ²		1	✓		reserved
# 3.2.15	H3	AW-3.2.15	2nd floor	3	2	1	115 m ²	1.183.016 €	1	✓		Details
# 3.4.27	H3	AW-3.4.27	4th floor	3	2	1	116 m ²	1.241.597 €	1	✓	✓	Details
# 3.5.35	H3	AW-3.5.35	5th floor	3	2	1	116 m ²	1.305.597 €	1	✓	✓	Details
# 3.6.34	H3	AW-3.6.34	Attic	4	3	1	182 m ²	2.715.740 €	2	✓	✓	Details
# 4.0.3	H4	AW-4.0.3	Ground floor	2	1	1	71 m ²	718.465 €	1			Details
# 4.1.4	H4	AW-4.1.4	1st floor	4	3	2	140 m ²	1.339.863 €	1	✓		Details
# 4.1.6	H4	AW-4.1.6	1st floor	4	3	2	140 m ²	1.338.429 €	1	✓		Details
# 4.2.7	H4	AW-4.2.7	2nd floor	4	3	2	141 m ²		1	✓		reserved
# 4.2.9	H4	AW-4.2.9	2nd floor	4	3	2	140 m ²	1.372.000 €	1	✓		Details






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Continued

CONDOMINIUMS (PERSONAL USE)

Unit	Building	Provider ID	Floor	Rms.			Areas	Purchase price				
# 4.3.12	H4	AW-4.3.12	3rd floor	4	3	2	140 m²	1.390.810 €	1	✓	✓	Details
# 4.4.15	H4	AW-4.4.15	4th floor	4	3	2	141 m²	1.478.236 €	1	✓	✓	Details
# 4.5.16	H4	AW-4.5.16	5th floor	4	3	2	142 m²	1.560.557 €	1	✓	✓	Details
# 4.6.20	H4	AW-4.6.20	Attic	2	1	1	127 m²	1.841.952 €	2	✓	✓	Details
# 5.0.2	H5	AW-5.0.2	Ground floor	2	1	1	67 m²	674.340 €	1			Details
# 5.1.3	H5	AW-5.1.3	1st floor	4	2	1	125 m²	1.261.642 €	1	✓		Details
# 5.1.4	H5	AW-5.1.4	1st floor	3	2	2	104 m²	1.019.074 €	1	✓		Details
# 5.2.8	H5	AW-5.2.8	2nd floor	4	2	1	125 m²	1.248.318 €	1	✓		Details
# 5.3.13	H5	AW-5.3.13	3rd floor	3	2	2	104 m²	1.058.225 €	1	✓	✓	Details
# 5.3.14	H5	AW-5.3.14	3rd floor	4	3	2	124 m²		3	✓	✓	reserved
# 5.4.16	H5	AW-5.4.16	4th floor	4	2	1	125 m²	1.314.232 €	1	✓		Details
# 5.4.17	H5	AW-5.4.17	4th floor	3	2	2	105 m²	1.125.254 €	1	✓	✓	Details
# 5.5.21	H5	AW-5.5.21	5th floor	3	2	2	105 m²		1	✓	✓	reserved
# 5.5.22	H5	AW-5.5.22	5th floor	4	3	2	125 m²		3	✓	✓	reserved
# 5.6.24	H5		Attic	5	4	2	197 m²		2	✓	✓	sold






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Continued

CONDOMINIUMS (PERSONAL USE)

Unit	Building	Provider ID	Floor	Rms.			Areas	Purchase price				
# 5.6.25	H5	AW-5.6.25	Attic	3	2	1	144 m²	2.066.846 €	2	✓	✓	Details
# 6.0.1	H6	AW-6.0.1	Ground floor	1		1	35 m²	376.126 €				Details
# 6.0.5	H6	AW-6.0.5	Ground floor	3	2	1	87 m²	866.553 €	1			Details
# 6.0.6	H6	AW-6.0.6	Ground floor	1		1	35 m²	374.833 €				Details
# 6.1.11	H6	AW-6.1.11	1st floor	3	2	1	88 m²	898.001 €	1	✓		Details
# 6.1.9	H6	AW-6.1.9	1st floor	4	3	2	103 m²	1.088.783 €	1	✓		Details
# 6.2.18	H6	AW-6.2.18	2nd floor	3	2	1	88 m²	926.968 €	1	✓		Details
# 6.3.21	H6	AW-6.3.21	3rd floor	3	2	2	88 m²		1	✓	✓	reserved
# 6.3.25	H6	AW-6.3.25	3rd floor	3	2	1	88 m²	955.936 €	1	✓		Details
# 6.4.28	H6	AW-6.4.28	4th floor	3	2	2	88 m²		1	✓	✓	reserved
# 6.4.32	H6	AW-6.4.32	4th floor	3	2	1	88 m²	1.000.351 €	1	✓		Details
# 6.5.37	H6	AW-6.5.37	5th floor	4	3	2	104 m²	1.271.632 €	1	✓	✓	Details
# 6.5.39	H6	AW-6.5.39	5th floor	3	2	1	88 m²		1	✓	✓	reserved
# 6.6.42	H6	AW-6.6.42	Attic	3	2	2	141 m²	2.022.132 €	2	✓	✓	Details
# 6.6.43	H6	AW-6.6.43	Attic	3	2	2	141 m²	2.027.148 €	2	✓	✓	Details






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Continued

CONDOMINIUMS (PERSONAL USE)

Unit	Building	Provider ID	Floor	Rms.			Areas	Purchase price				
# 6.6.44	H6	AW-6.6.44	Attic	3	2	1	113 m ²	1.743.534 €	1	✓	✓	Details
# 7.0.4	H7	AW-7.0.4	Ground floor	2	1	1	48 m ²	521.661 €				Details
# 7.1.6	H7	AW-7.1.6	1st floor	4	3	2	125 m ²	1.291.797 €	2	✓	✓	Details
# 7.2.11	H7	AW-7.2.11	2nd floor	4	3	2	125 m ²	1.332.383 €	2	✓		Details
# 7.3.16	H7	AW-7.3.16	3rd floor	4	3	2	125 m ²	1.322.456 €	2	✓	✓	Details
# 7.4.25	H7	AW-7.4.25	4th floor	2	1	1	55 m ²	641.845 €	1	✓		Details
# 7.6.31	H7	AW-7.6.31	Attic	3	2	1	182 m ²	2.608.995 €	2	✓	✓	Details
# 7.6.32	H7	AW-7.6.32	Attic	3	2	2	117 m ²	1.671.018 €	1	✓	✓	Details

AM WINTERFELDT

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PROVIDER

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NOTES

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