

LUXURY LIVING: GLOBAL PROPERTY & LIFESTYLE INSIGHTS

Berlin, June 3rd 2025



Minotti
B E R L I N

Berlin Spotlight — Discover Germany's Most Dynamic Property Market



Why Berlin?



- Safe & Stable: Germany's capital with strong legal, political, and economic foundations
- A City of Innovation & Creativity: Thriving start-up scene, tech hub, and international business environment
- Globally Connected: Direct flights to major cities: New York, Dubai, London, Tel Aviv, and more
- High Demand, Limited Supply: Steady population growth and housing shortage create long-term investment potential
- Attractive for Professionals & Investors: Top talent, global companies, and international institutions choose Berlin
- Unmatched Urban Lifestyle: Rich culture, music, arts, fine dining, nightlife, green spaces, and lakes

What is the market trend ?

- 👍 Sustained Price Growth
- 👍 High demand for Premium & New Developments
- 👍 Growing International Interest
- 👍 Strong rental market
- 👍 Urban living & mixed-use concepts

Investment Opportunities



- **Prime Central Locations with Long-Term Value:**

Charlottenburg, Wilmersdorf, Mitte, Tiergarten

Prenzlauer Berg

Premium Lifestyle Attracting Global Buyers

- **Premium Lifestyle Attracting Global Buyers:**

Architecturally striking residences, private wellness clubs, concierge living and cultural richness appeal to sophisticated international investors

- **Attractive Rental Yields in Core Districts:**

Sustained demand from professionals, diplomats, and expats drives high occupancy





Berlin Southwest: The Smart Choice for Investors

- Accelerating Demand & Urban Migration
- Scarcity of High-End Development
- Exceptional Capital Appreciation to sustained long term growth
- Berlin's Rise as a Powerhouse Europe's leading destination for innovation, technology, culture and innovation business

€5,295,000



€5,452,094



€3,990,000



What can you buy in Berlin?

Berlin offers a dynamic property landscape — from elegant new-builds in Charlottenburg to exclusive off-plan projects in vibrant Mitte. The city attracts international buyers with its strong investment potential, rich cultural life, and access to top international schools.

The project Wieland Pestalozzi

Wieland & Pestalozzi designed by award-winning architects Brenner/Krohm, the building combines elegance, luxury, energy efficiency, and comfort. It offers 33 exceptional apartments, each with spacious living areas, balconies or terraces, and private underground parking. The design subtly references the Wilhelminian era, blending classic charm with modern sophistication



WIELAND PESTALOZZI



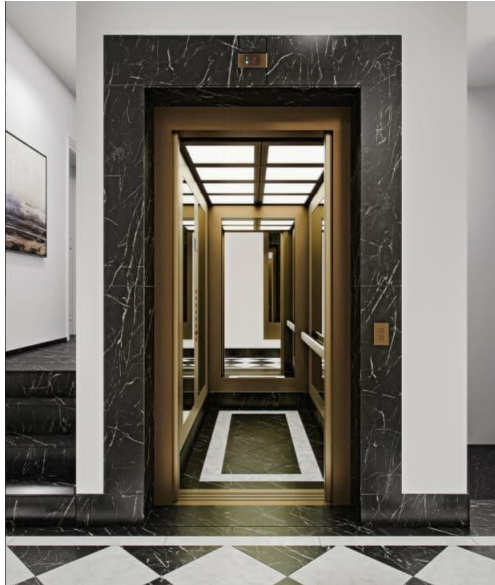
HIGHLIGHTS

- Very high-end new penthouse near Kurfurstendamm
- Prestigious location 2 steps away from Savigny Platz
- Charlottenburg's most sought-after residential area
- Noble materials and best German construction quality
- Distinguished architecture by Brenner & Krohm Architects
- Private landscaped garden
- Multi-glazed windows from floor to ceiling for more light
- Natural wood floors with integrated underfloor heating
- Spacious balconies and terraces
- Elevators, cellars and underground parking spaces





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F&C
fineandcountry.com™



In the heart of Charlottenburg & delightfully quiet

Located at the corner of
Wielandstrasse and
Pestalozzistrasse in prime
Charlottenburg, this address
combines tranquility with vibrant
city life.

Savignyplatz, Kurfürstendamm, top
universities, and public transport
are all within walking distance.
Boutique shopping, established
restaurants, and Berlin's creative
scene are right outside your door.





DIAMONA & HARNISCH

Creating Exceptional Living

DIAMONA & HARNISCH develops high-quality homes that blend modern design with energy-efficient, functional architecture. With years of experience and a strong focus on detail, we build in carefully chosen locations that offer character, comfort, and quality of life. Our reputation is built on expertise, precision, and a commitment to creating truly special private homes.



An impressionistic painting of a cloudy sky. The colors are muted, featuring shades of blue, grey, and ochre. The brushstrokes are visible and textured, giving the clouds a sense of depth and movement. The overall mood is serene and atmospheric.

Céleste

PRIMUS ——— BERLIN

KNESEBECKSTRASSE
10



01. PROJEKT

The project

● CÉLESTE

Inspired by the grandeur of historical eras and yet timelessly elegant, Céleste is a building of international distinction and the highest cultural sophistication. It embodies savoir-faire and understated luxury — set in an exclusive neighborhood in the heart of Berlin-Charlottenburg.

AT A GLANCE

2

EXCLUSIVE
TOWNHOUSES
FEATURING A PRIVATE
GARDEN, TERRACE, AND
INDEPENDENT ENTRANCE

1–8

UNITS RANGING
FROM 130 M² TO 305
M² OF LIVING SPACE



GOLD STANDARD IN
SUSTAINABLE
CONSTRUCTION
(DGNB)

21

EXCLUSIVE
RESIDENCES
AND STUDIOS

15

UNDERGROUND
GARAGE WITH
PARKING SYSTEM



STATE-OF-THE-ART
DIGITAL CONCIERGE
SERVICE

1

PENTHOUSE WITH
ROOFTOP TERRACE
AND PANORAMIC
VIEWS OVER BERLIN

1

FULLY EQUIPPED GYM
FOR THE EXCLUSIVE
USE OF RESIDENTS



ELEGANT COMMUNAL
AREAS AND GARDEN IN
THE COURTYARD

CÉLESTE

• HIGHLIGHTS



EXCLUSIVE LIVING IN CHARLOTTENBURG IN A BUILDING WITH FRONT HOUSE, SIDE WING, AND GARDEN HOUSE

A WALKING DISTANCE TO THE HOTSPOTS:
KURFÜRSTENDAMM, SAVIGNYPLATZ & DEUTSCHE OPER

HIGH SECURITY STANDARD: CAMERA SURVEILLANCE OF
ENTRANCES, EXITS, AND UNDERGROUND PARKING

MANY APARTMENTS WITH EXCLUSIVE FEATURES SUCH AS
FIREPLACE, BALCONY, AND DIRECT ELEVATOR
ACCESS

PREMIUM FEATURES:
NATURAL STONE, HERRINGBONE WOODEN PARQUET,
CHROME FINISHES, UNDERFLOOR HEATING, AND SILENT
COOLING



SUSTAINABILITY

• KEY FACTS

UNIQUE SUSTAINABILITY: DGNB GOLD CERTIFICATION FOR SUSTAINABLE BUILDINGS

Céleste takes its ecological quality very seriously: Courtyard, façade, and roof greening promote biodiversity. Solar panels contribute to energy generation, while reusable materials and water-saving fixtures preserve resources. The building significantly exceeds market standards, is free from harmful substances, and enhances the architectural value of the neighborhood.

Property owners are supported in their use of the building through a sustainability guide. The future as a process.



DGNB Certificate in Gold
for Sustainable Buildings



INNOVATION

• STATE OF THE ART

STYLISH ORIGINALS, LUXURIOUS IN DESIGN, NOBLE IN MATERIALS

The standard continuously rises, from the public to the private spaces — both in terms of quality and individuality. A variety of luxurious apartments caters to diverse needs and is complemented by a comprehensive concierge service for discerning clients. Design and material choices are tailored to the preferences of the owners. Their culture shapes the space — with tasteful details, carefully selected materials, spacious master areas, and architectural originality.

DIGITAL CONCIERGE SERVICE FOR ULTIMATE COMFORT

Laundry service, flower delivery, childcare, car service, transfer service, wellness & beauty, apartment cleaning, handyman service, restaurant reservations, ticket service.



Service
Group



NEIGHBORHOOD



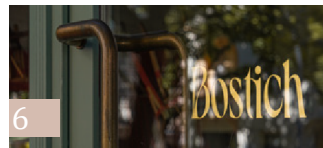
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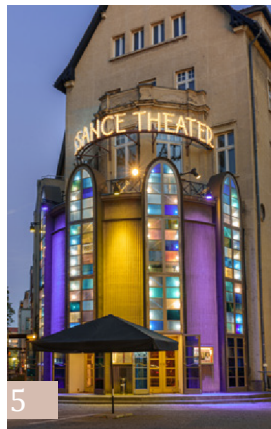


6



2

- 1. BÜCHERBOGEN
- 2. KADEWE
- 3. 893 RY TEI
- 4. PAPER & TEA
- 5. RENAISSANCE THEATER
- 6. BOSTICH
- 7. KU'DAMM
- 8. PARIS BAR



5



7



8

Céleste

GASTRONOMIE

- 893 Rycol
Kantstr. 135-136
10625 Berlin
- Le Petit Royal
Großmstr. 59
10623 Berlin
- The Butcher
Kantstr. 144
10623 Berlin
- Paris Bar
Kantstr. 152
10623 Berlin
- Il Calice
Walter-Benjamin-Platz 4
10629 Berlin
- Bodich Ludwigkirchstr.
10A 10719 Berlin

BILDUNG

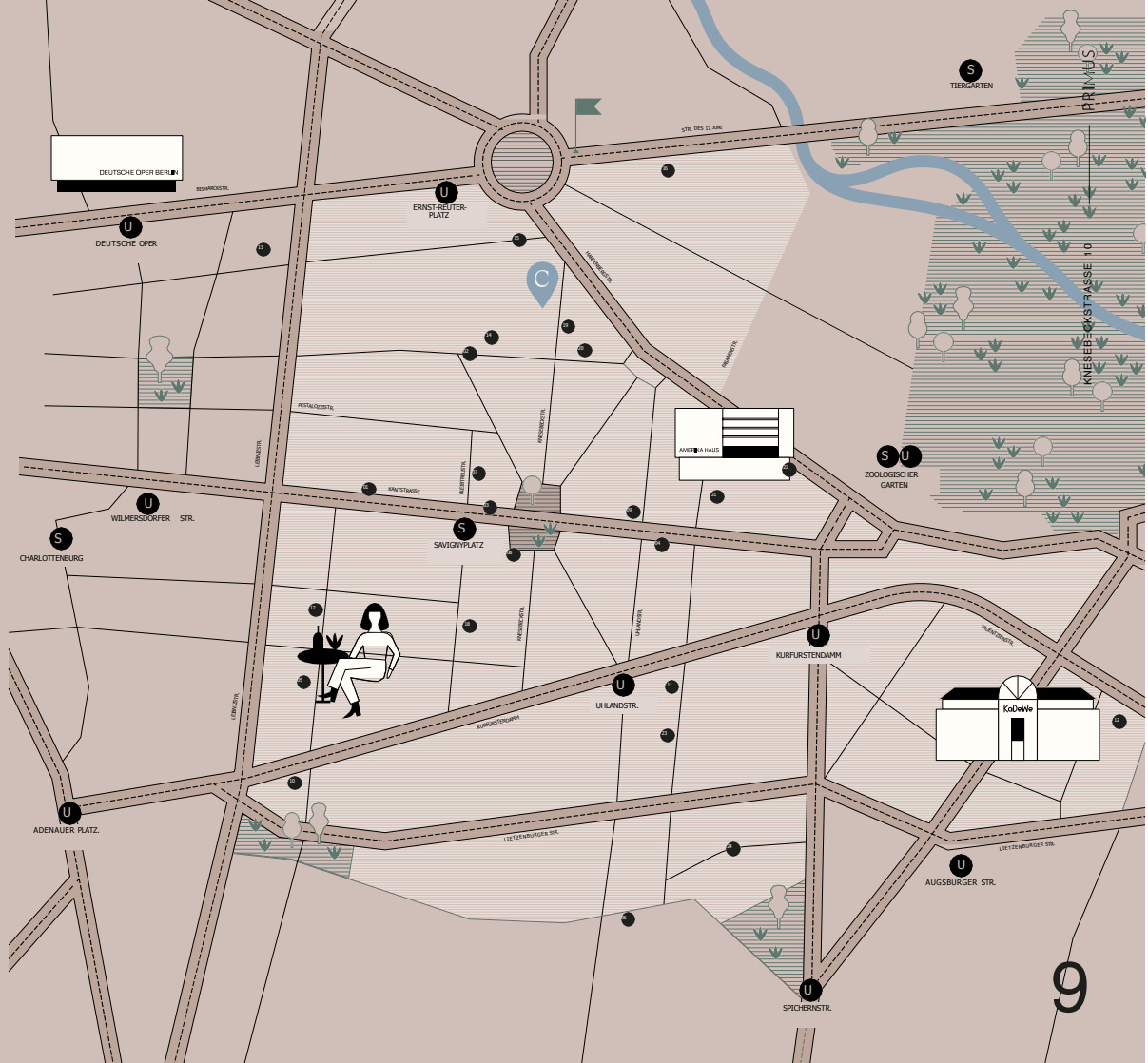
- Kindergarten Puzelbaum
Schillerstr. 21
10625 Berlin
- Friedensburg-Oberschule
Goethestr. 8
10623 Berlin
- Schiller-Gymnasium
Schillerstr. 125-127
10625 Berlin
- TU Berlin
Straße des 17. Juni 135
10623 Berlin
- Kita El Caracol
Wielandstr. 13
10629 Berlin
- Joan-Miro-Grundschule
Bleibtreustr. 43
10623 Berlin

SHOPPING

- Paper and Tea
Bleibtreustr. 4
10623 Berlin
- Bücherbogen
Stadtbahnbogen 593
10623 Berlin
- Living Berlin
Kantstr. 17
10623 Berlin
- Louis Vuitton
Kurfürstendamm 185
10707 Berlin
- A.P.C.
Fasanenstr. 22
10719 Berlin
- KaDeWe
Tauentzienstr. 21-24
10789 Berlin

KULTUR

- Wentrup Gallery
Kneisebeckstr. 95
10623 Berlin
- Galerie Max Hetzler
Goethestr. 2-3
10623 Berlin
- Delphi-Filmpalast
Kantstr. 12A 10623
Berlin
- CO Berlin
Hardenbergstr. 22-24
10623 Berlin
- Galerie Kornfeld
Fasanenstr. 26
10719 Berlin
- Berliner Festspiele
Schäppenstr. 24
10719 Berlin



RESIDENCES

PRIMUS

KUNSTWERKSTUDE 10



RESIDENCES



03. GRUNDRISS



PRIMUS

VINE SELECTIONS FRAISSE - 10

RESIDENCES



PENTHOUSES

PRIMUS

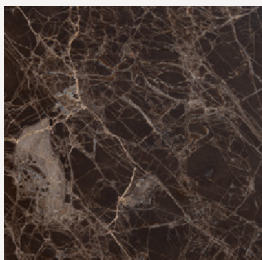
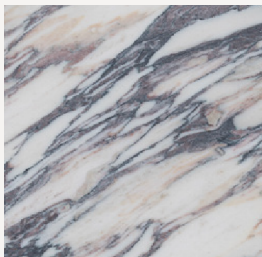
KNEBECKSTRASSE 10



AMENITIES

MATERIALS THAT HIGHLIGHT THE DEGREE OF REFINEMENT

With subtle colors, solid wood, soft ceramics, flawless chrome, and noble stone. The design draws inspiration from classic motifs of Bauhaus and Art Deco, but gives them a modern twist. All elements are available in both light and dark variations and can be freely combined.





TIMELESS STRUCTURES FOR FUTURE GENERATIONS

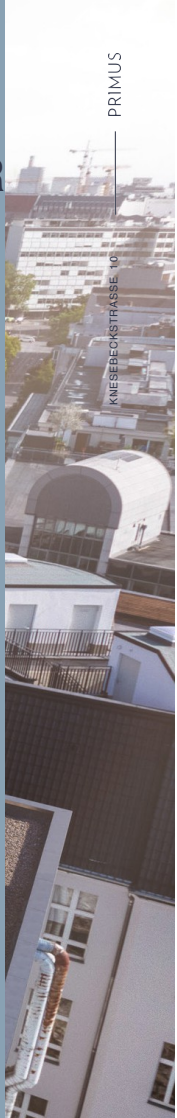
• ABOUT US

PRIMUS is a leading real estate developer of high-quality residential and office properties in Berlin, Hamburg, and Munich. The team's ambition is to develop architecturally sophisticated buildings with a spirit of innovation. Since 1993, PRIMUS has been combining aesthetics with sustainability, creating timeless structures in prime locations and of the highest quality.

Privately owned, PRIMUS has grown into a fully integrated real estate platform, comprising a development and architecture team, an investment and financing team, as well as long-standing relationships with partners and construction companies.

With over 30 years of experience, PRIMUS boasts an excellent track record and has already completed a variety of projects in the residential, office, and hospitality sectors. The current portfolio includes nine projects in Berlin with a gross development value (GDV) of approximately €1 billion. The company's strong positioning is further reinforced through its cooperation with a Single Family Office as a shareholder. As a result, PRIMUS stands for top-tier expertise and unique architecture.

More about us at: www.primusimmobilien.de

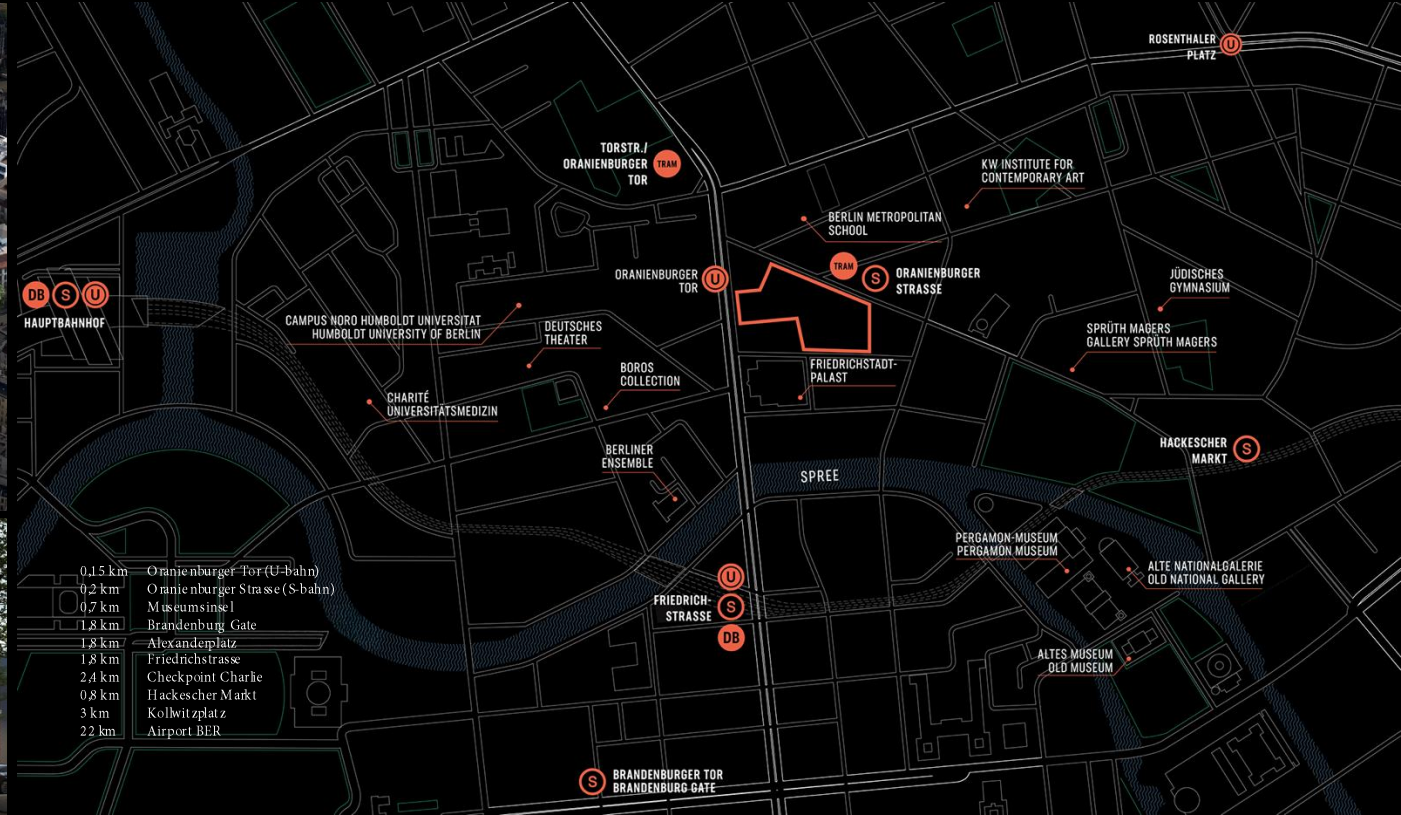


An aerial photograph of a city at dusk. The CN Tower is visible in the upper left. The city is densely packed with buildings, and the sky is a mix of blue and orange. The text "AM TVCHELES" is overlaid in the center.

AM TVCHELES

AM TACHELES

Located in the prestigious Mitte district – Berlin's beating heart.



HEALTH CLUB & SPA

Your retreat in the heart of the city – exclusively for owners and club members.

Health Club and Spa
with pool

Two saunas, steam
room and fitness
rooms

Concierge service
and lounge with
fireplace

430 sqm total area



SERVICES, FEATURES & AMENITIES

Comfort and security – exclusive services for a relaxed city life.

Exclusive neighborhood app

Underground parking with
electric charging stations

Secure bicycle parking in the
bike safe and private bike
storage room

Bike wash facility

Security concept with cameras
and regular security patrols

Owner card with benefits
through partner programs

Private dog washing area

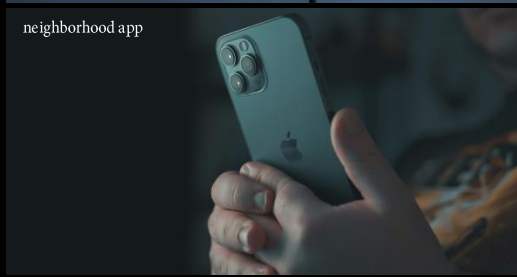
Security concept



Exclusive courtyard garden



neighborhood app



private dog washing area



concierge service



LIVING AM TACHELES

Residential buildings with distinct characters.



SUITES AM TACHELES BY GRÜNTUCH ERNST ARCHITEKTEN

Reduced to the best.

Minimalist design, raw concrete and premium finishes define the SUITES AM TACHELES – urban living at its best. Smart layouts, custom kitchens and flexible furnishings create clarity and spaciousness, even in compact spaces.



Penthouse | 164,28 qm



Apartment | 73,25 qm



Apartment | 69,56 qm

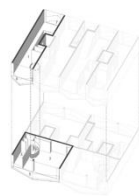
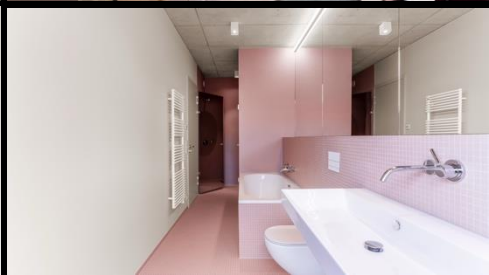


Apartment | 61,82 qm

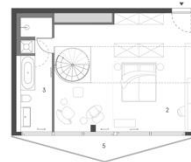
JOUX BY BRANDLHUBER+ MUCK PETZET

As multifaceted as a diamond.

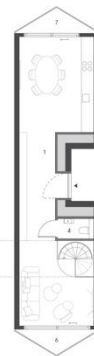
JOUX impresses with bold architecture, elegant minimalism, and flexible spaces. Pink marble, exposed concrete, and real wood floors create a striking design statement – for living, working, or both.



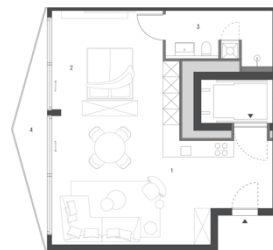
ISOMETRIE | ISOMETRY



1. ETAGE | 1st FLOOR



2. ETAGE | 2nd FLOOR



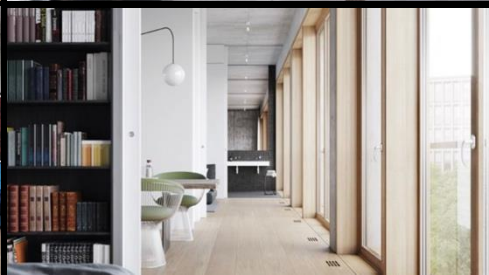
Maisonette | 107,75 qm

Apartment | 68,25 qm

FRAME BY HERZOG & DE MEURON

The framework for maximum individuality.

FRAME offers freedom in design – with customizable layouts, lofty ceilings, and a bold mix of exposed concrete, wide floorboards, and wood façades. A space to shape your own way of living.



Condominium | ca. 75,00 qm



Condominium | ca. 145,75 qm

FORM³ BY GRÜNTUCH ERNST ARCHITEKTEN

Quality of life in precision.

FORM³ stands for clarity and contrast: exposed concrete, real wood parquet and exclusive details meet spacious layouts and floor-to-ceiling glazing. Generous loggias create bright rooms and seamless transitions between indoors and out.

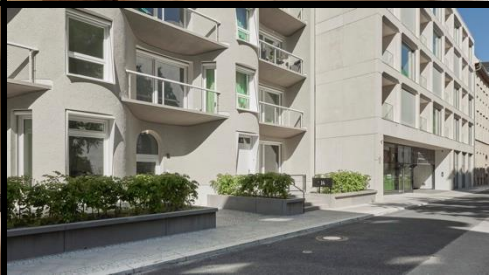


Condominium | 2 Loggias | 113,50 qm

VERT BY HERZOG & DE MEURON

The new Wilhelminian style architecture.

VERT's curved façade and flowing interiors exude elegance. Three-metre ceilings, herringbone parquet and abundant natural light create a serene retreat. Bay windows and generous balconies add charm and effortless style.



Two-story commercial unit | with Souterrain Level | 261,50 qm
Flexible commercial spaces, ideal for living, working, or both.

AM TACHELES

A new residential area in a class of its own.

Prime location in Berlin-Mitte
with urban flair

Vibrant neighborhood with
restaurants, shops, and offices

Cultural highlight: Fotografiska
Museum on site

Five unique residential buildings
with a total of 171 condominiums

High-quality kitchens from
Poliform (in the SUITES AM
TACHELES)

Underground parking and
electric charging stations

Exclusive Owners' Club

Health Club & Spa with pool,
sauna, and fitness area

Supermarket & drugstore with a
focus on organic and regional
products

Green roofs as part of the
sustainable concept

Delivery and disposal zones
discreetly located in the basement



PROPERTY SUPPORT

40% International Buyers



Support includes:

Buyers search

Negotiation

Personalised property tours

Access to exclusive off-market opportunities

Bank & mortgage broker introductions

Notary process

After sales support, including:

Property management

Renovation

Concierge



"On the ground, by your side
— every step of the way."

With Fine & Country Berlin Southwest:
Experience the prestige. Enjoy the journey.
Expect excellence.

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It's been a
pleasure having
your attention –
thank you!
And stay in
touch.

