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aPARTMENTS  
berlin – STEGLITZ





# thORWALDSEN haus

WELCOME  
03 th

Bertel (Albert) Thorvaldsen was a Danish sculptor and painter with Icelandic roots. As a classicist artist, a simple and clear formal language was important to him. Many of his works go beyond the mere representation of reality. The relief cycle of the four seasons, for example, is designed as an allegory of the ages of life.

In this exposé, the depictions of the reliefs are accompanied by Thorvaldsen's contemporaries in literature.

The charming Bismarckviertel district is situated in the mainly urban north-eastern part of the middle-class area of Steglitz, bordering on green villa districts to the south. Built at the beginning of the 20th century, this is a quiet, family-friendly neighbourhood with lots of old buildings and little tree-lined streets. And yet it is only a short walk away from the wide range of shopping facilities on Steglitz's famous Schlossstrasse. Right next to the Bismarckviertel district is the idyllic neighbourhood of Dürerkiez, which belongs to bustling Schöneberg. Local residents often meet up in this beautiful district, known as The Painters' Quarter, after work to spend time in one of its friendly little cafés. The property in question is located right between these two neighbourhoods, at Thorwaldsenstrasse 26.

The house is a landmark in the street named after the Danish sculptor Bertel Thorvaldsen (1770-1844). The name "Thorwaldsen House" is even mentioned in the historical plans and can still be seen today as an inscription decorating the gable end facing out onto the street. If you take a closer look, you can see that the house itself also pays homage to the artist. Four circular reliefs have been preserved in the façade, representing one of Thorvaldsen's works – the four seasons as an allegory for the various stages of life. You can see examples of the artistic form typical of his creative period in the architecture – the simplicity and beauty of classicism are reflected in details found in both the building and the individual apartments.





# aT A GLANCE

## Property

Thorwaldsenstraße 26  
12157 Berlin

Year of construction: 1911

Floors: basement, ground floor,  
mezzanine, 1st.-4th. floor,  
attic floor

Units: 17 residential units (currently\*)  
2 commercial units  
garages and storage rooms

Parking spaces: 5 garages

Rooms: 2, 3 and 4 rooms

Areas: approx. 65 m<sup>2</sup> - 111 m<sup>2</sup>

Heating: mainly gas heating

Warm water: decentralised supply

\* The building permit for the attic extension provides  
for 3 flats with lift.

The conversion is reserved for the respective  
owner of the of the attic floor.

## Perspective

A reserve is set up for any maintenance requirements on the common property, which is already included in the purchase price. The newly created condominium owners' association can thus decide on measures for the property already in the first few years.

Further information and details can be found in the purchase contract stipulations.

## Location



In the predominantly middle-class south of Berlin, the demand for residential properties is growing at a steady pace, especially in districts with original Berlin architecture, which tend to be very popular. The Bismarckviertel district is also particularly attractive to families on account of its cultural offerings, nearby schools and the short distance to the city centre for those who work there.

There is currently an average percentage of families living in the area, with a typical average age, and they have comparatively high purchasing power by Berlin standards. The trend for purchase prices for properties in Steglitz has been consistently positive in recent years, and further increases are to be expected in the long term with the increasing number of development projects for existing buildings and the growing trend for people to live a little further away from the city centre.

## Investment



Purchase price development Condominiums  
Increase compared to previous year Steglitz-Zehlendorf (2019)<sup>1</sup>



Highest purchasing power of Berlin in the district Steglitz-Zehlendorf (in €/month per household in 2019)<sup>1</sup>



Lowest Unemployment rate in Berlin in the district Steglitz-Zehlendorf (2019)<sup>1</sup>



Ranking of Berlin in the „Emerging Trends Europe Survey 2019“ (comparison of 30 European cities on the investment potential of real estate assets)<sup>2</sup>

Sources:

<sup>1</sup> CBRE GmbH/ Berlin Hyp AG, Wohnmarktreport 2020 Berlin

<sup>2</sup> Emerging Trends in Real Estate 2020 (PwC & Urban Land Institute), London

”  
LET THY  
WISDOM BE THE  
WISDOM OF  
GRAY HAIRS,  
BUT LET THY  
HEART BE THE  
HEART OF INNOCENT  
CHILDHOOD.  
“

[f. SCHILLER]

Allegory: Boy and young woman  
Attributes: Wreath of flowers

Spring as a symbol of the renewal of life. Innocence and fertility mark the beginning of the cycle.

SPRING  
CHILDHOOD *th*







# the house

OBJECT  
06 th

Stylistically, the building is assigned to reform architecture, temporally to pre-modernism: Traditional building forms and regional materials find their way back into residential construction and the window becomes an independent design element. Instead of building in blocks in the conventional manner, architects in this period strive for broken-up block forms with irregularly cut layouts. Asymmetry in the façade and in the floor plans are characteristic of this reform architecture.

Built in 1911 in a style typical of German Reform Architecture, the property stands out from the other older buildings surrounding it with its strikingly beautiful façade – its simple, elegant character is highlighted in the arrangement and design of the windows and balconies. In an interplay with the clear, harmonious design of the façade, the decorative reliefs based on Thorvaldsen's Four Seasons stylishly underline the architecture of the building and make the house a real focal point in the street.

Thorwaldsen House is made up of a front section and a garden section, which are connected to create one overall building. There was a cinema in the commercial unit on the ground floor from 1919 to 1959, which is why these rooms have such high ceilings – up to around five metres. Some of the original elements of the building have also been preserved in the stairwells.





”  
SISAL RUNNER,  
TURNED STAIR  
BANISTERS AND  
COFFERED DOORS  
CREATE A TYPICAL  
OLD BUILDING  
AMBIENCE.  
“

OBJECT  
07 th





”  
HIGH CEILINGS  
AND ROUND  
ARCHES WELCOME  
RESIDENTS AND  
VISITORS IN  
THE FRONT  
BUILDING.  
“

OBJECT  
08 *th*

The apartments in the front section of the house look out onto the street and the first courtyard.

In the garden section, there are three residential units on each floor, including a mezzanine floor. They are south-west facing, looking out onto the first courtyard and the green inner courtyard of the apartment block, which has a number of mature trees. With sizes between approx. 65 m<sup>2</sup> and approx. 111 m<sup>2</sup>, the well-designed residential units with two, three or four rooms have spacious kitchens, private balconies, and bathrooms that mostly have natural light. Some apartments also have a conservatory.

A number of the residential units have decorative stucco rosettes around the light fittings on the ceilings, continuing the style of the façade – with its typical historical Berlin flair – in the interior of the building. The typical panelled doors and the beautiful wooden floors, with either floorboards or parquet, also add to the charm of the apartments. Some of the traditional sealed-unit casement windows have been preserved, but in some places PVC windows have now been installed. The apartments are currently in varying conditions and are offered for sale in their respective current states.





Non-binding architectural visualization of the attic conversion.

The building permit for the attic extension provides for 3 flats with lift. The conversion is reserved for the respective owner of the of the attic floor.

OBJECT  
09 *th*





”  
AND TO THE  
OLD MAN SHEW  
YOUTH; THAT SO  
THE NE’ER-ENDING  
CIRCLE BOTH  
MAY ENJOY, AND  
LIFE IN LIFE  
MAY FULLY  
ACCOMPLISH’D.  
“

[J. W. VON GOETHE]

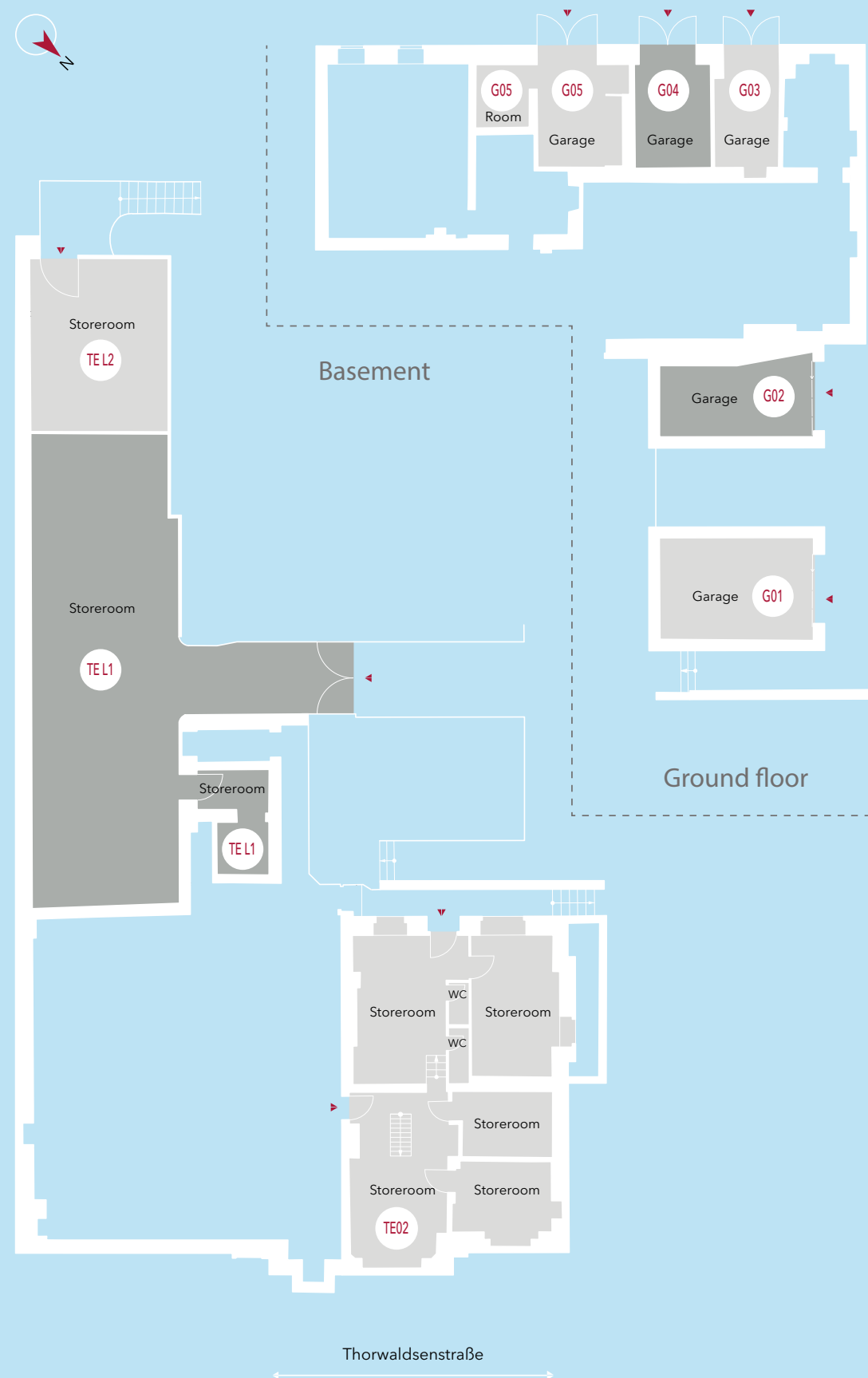
Allegory: Youth  
Attributes: Sickle and ears of corn

The ripe fruits of summer show the power and charms of  
nature in the life phase of youth.

SUMMER  
yOUTH th







# basement GARAGES & STORAGE

FLOOR PLANS  
11 th

<i>Unit</i>	<i>Rooms</i>	<i>Area</i>	<i>Access</i>	<i>Location</i>
TE G01	1 garage	approx. 20 m <sup>2</sup>	yard access	ground floor
TE G02	1 garage	approx. 15 m <sup>2</sup>	yard access	ground floor
TE G03	1 garage	approx. 7m <sup>2</sup>	garden house	ground floor
TE G04	1 garage	approx. 10 m <sup>2</sup>	garden house	ground floor
TE G05	1 garage + 1 r.	approx. 16 m <sup>2</sup>	garden house	ground floor
TE 02	5 storerooms	approx. 75 m <sup>2</sup>	front house	basement
TE L1	2 storerooms	approx. 108 m <sup>2</sup>	yard access	basement
TE L2	1 storeroom	approx. 30 m <sup>2</sup>	garden house	basement









# 1ST FLOOR

FLOOR PLANS  
13 *th*

<i>Unit</i>	<i>Rooms</i>	<i>Area</i>	<i>Access</i>	<i>Location</i>	<i>Balcony</i>
WE 03	4 rooms	approx. 106 m <sup>2</sup>	front house	left	2 balconies
WE 04	3 rooms	approx. 111 m <sup>2</sup>	front house	right	1 balcony +1 WG
WE 13	2 rooms	approx. 70 m <sup>2</sup>	garden house	mezzanine	1 balcony
WE 14	3 rooms	approx. 88 m <sup>2</sup>	garden house	right	1 balcony
WE 15	2 rooms	approx. 65 m <sup>2</sup>	garden house	left	1 balcony



Sample apartment (WE 08)





# 2ND FLOOR

FLOOR PLANS  
14 *th*

<i>Unit</i>	<i>Rooms</i>	<i>Area</i>	<i>Access</i>	<i>Location</i>	<i>Balcony</i>
WE 05	4 rooms	approx. 107 m <sup>2</sup>	front house	left	2 balconies
WE 06	3 rooms	approx. 109 m <sup>2</sup>	front house	right	1 balcony + 1 WG
WE 16	2 rooms	approx. 70 m <sup>2</sup>	garden house	Mezzanine	1 loggia
WE 17	3 rooms	approx. 90 m <sup>2</sup>	garden house	right	1 balcony
WE 18	2 rooms	approx. 66 m <sup>2</sup>	garden house	left	1 balcony



Sample apartment (WE 08)





# 3RD FLOOR

FLOOR PLANS 15 <sup>th</sup>

<i>Unit</i>	<i>Rooms</i>	<i>Area</i>	<i>Access</i>	<i>Location</i>	<i>Balcony</i>
WE 07	4 rooms	approx. 108 m <sup>2</sup>	front house	left	2 balconies
WE 08	3 rooms	approx. 108 m <sup>2</sup>	front house	right	2 balconies
WE 19	2 rooms	approx. 70 m <sup>2</sup>	garden house	mezzanine	1 loggia
WE 20	3 rooms	approx. 90 m <sup>2</sup>	garden house	right	1 balcony
WE 21	2 rooms	approx. 66 m <sup>2</sup>	garden house	left	1 balcony



Sample apartment (WE 08)



”

WHAT THOUGH  
YOUTH GAVE  
LOVE AND  
ROSES, AGE  
STILL LEAVES  
US FRIENDS  
AND WINE.

“

[t. mOORE]

Allegory: Man  
Attribute: Vine

Nature comes to rest after the creative period and bestows  
blessings. Man enjoys what he has achieved and worked for.

aUTUMN  
mANHOOO <sup>th</sup>







# nEIGHBOURHOOD

LOCATION  
17th

The predominantly middle-class district of Steglitz offers a family-friendly living environment with a good infrastructure that has developed over a period of decades, and a wide range of facilities, from everyday needs to facilities for leisure and shopping.

This is a neighbourhood that offers both the classic charm of Berlin's original architecture and a wide range of traditional shopping and cultural offerings. You can enjoy the friendly and relaxed neighbourhood atmosphere, while being very close to the gates of City West and having fast transport links to all the capitals main attractions.

If you are looking for a delicious breakfast in the immediate vicinity, you will find a wide range of options, from the friendly and informal cafés in nearby Cranachstrasse to the bakeries and restaurants around Feuerbachstrasse. There is also a good selection of shops - the Dürer-kiez district is a great area for a relaxing stroll around its smaller independent shops, while in the elegant Steglitzer Schloßstrasse you will find both boutiques and internationally-renowned fashion and beauty chains.

A further plus point is the fact that the surrounding area enjoys excellent transport links to the rest of the city - Priesterweg and Feuerbachstrasse S-Bahn stations, both within easy walking distance, are on direct routes into the city centre. You can also link up with the Ringbahn via Schöneberg and Südkreuz train stations. And the A103 motorway is not far away either. This means you can reach the city centre or City West in less than half an hour by car or train.



Connection

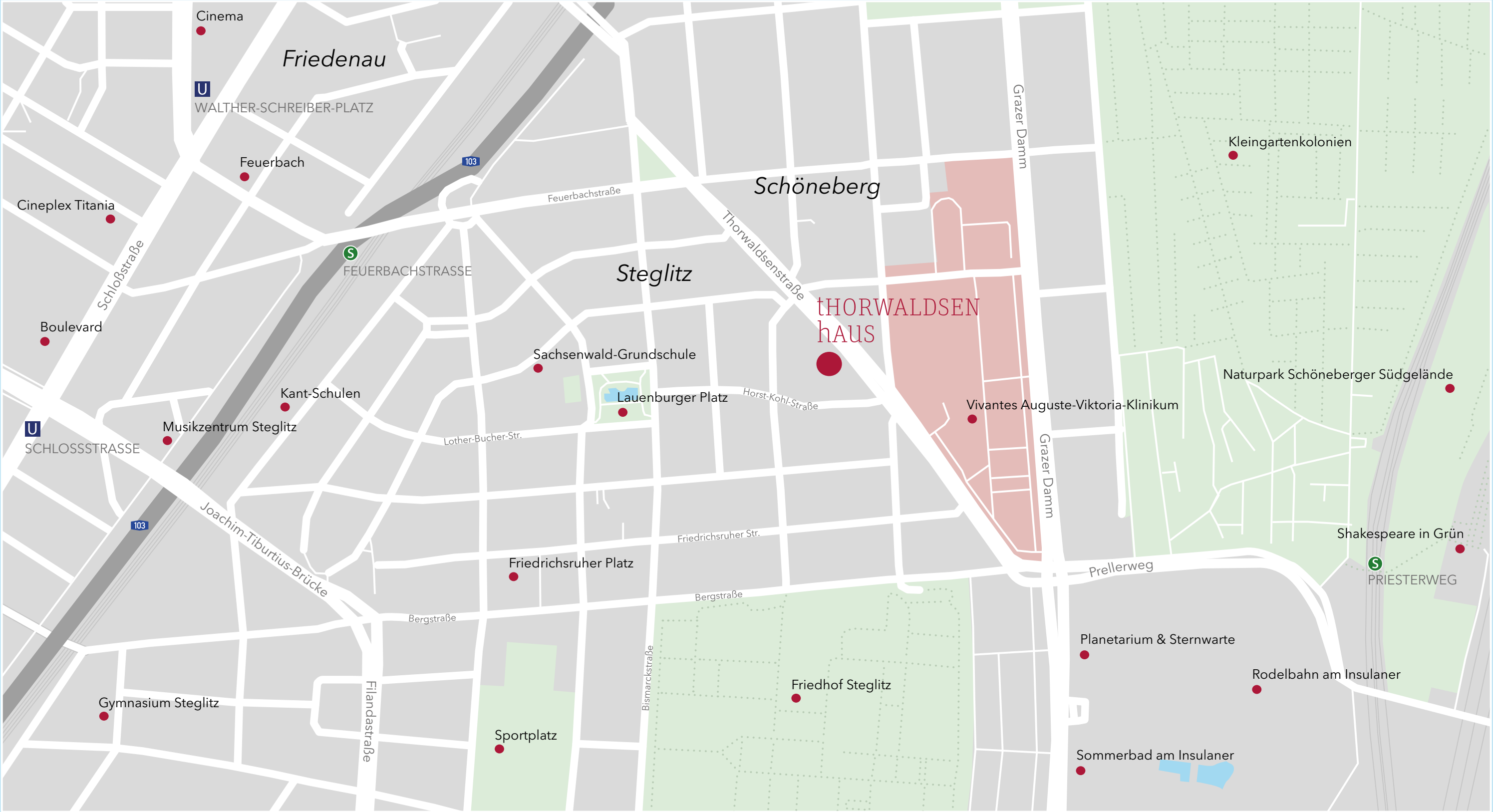
- Suburban train: 900 m
- Airport BER: 26 km
- Underground: 1,2 km
- Berlin main station: 9 km
- Berlin Südkreuz: 3,3 km
- A100: 5,6 km
- A10 (Süd): 24 km

Education

- 18 day care centres &
- 17 schools (within 2 km)
- Freie Universität: 5 km

Free time

- Shopping Steglitz: 1,2 km
- Botanischer Garten: 3,3 km
- Wannsee: 15 km
- Weekly market at Breslauer Platz: 1,5 km







Not far from Thorwaldsen House you will find the Shakespeare in Green open-air theatre, one of the city's cultural highlights in summer.

Also nearby is the 78-metre-high Insulaner Berg, a hill on which you can find a planetarium, an open-air pool, a playground and a bobsleigh run.

LOCATION  
19 <sup>th</sup>





”

twice will  
the hair  
change color,  
first from  
blond into  
chestnut, till  
the brown  
thereupon  
silver in value  
appears.

“

[j. w. VON GOETHE]

Allegory: Old man  
Attribute: Coal pan at the feet

Symbolised by cold, winter as the last phase in the cycle  
stands for the end of life.

WINTER  
eLDERLY th









”  
nO LIVING  
THING LIVES  
SEPARATE,  
ONE AND  
mANY ARE  
THE SAME.  
“

[j. w. VON GOETHE]

## nOTES

nOTES  
22 th

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