

Luxurious living in Berlin's Hansaviertel – sales launch for Claudius 8

David Borck Immobiliengesellschaft starts sales of 15 exclusively designed residential units in a restored Wilhelminian-style building / Penthouse with approx. 166 sqm of living space, roof terrace and two loggias as highlight

Almost like living in a boutique hotel – that is the promise of the new Claudius 8 project in Berlin-Tiergarten, in the very heart of Berlin. Nestled between recreational areas on the River Spree, the eponymous park and downtown Berlin, this 130-year-old building, which is undergoing a comprehensive and high-quality refurbishment in 2023, promises the highest level of living comfort in one of the capital's most popular locations. David Borck Immobiliengesellschaft, which has decades of experience in Berlin's real estate market, is exclusively managing sales of all 15 residential units.

With optimal floor plans ranging from approx. 66 sqm to 150 sqm, the 10 two- to four-room units are particularly suitable for couples and families. The four bright studios with smaller floor areas of approx. 32 sqm with one to one and a half rooms, on the other hand, offer high quality and minimalist design for singles. All units are equipped with balconies or terraces. The absolute highlight is the 166-sqm penthouse with a generous roof terrace, views over the city and two additional loggia-style terraces.

Claudius 8 is all about compelling aesthetics. Following the renovation, the building has been returned to close to its original appearance and its archetypal historic building charms restored. Behind the renovated Wilhelminian-style facade, the building features real wood parquet flooring, marble tiles and refurbished crown molding. These have been combined with modern comforts and the highest quality fixtures and fittings, including bathrooms with underfloor heating, floor-level showers, state-of-the-art building services and a glazed exterior elevator. The renowned interior designer Nora von Nordenskjöld from NOVONO has created a uniquely curated interior designs for all of the apartments, which can be experienced in the two show apartments on the second floor. Here, the designer has furnished one studio and one unit in a timeless aesthetic, with select furnishings and close attention to detail. Her interior design concept channels the historical essence of the building in dialog with modern life, ensuring that each of the three apartment types captivates with its individual look and allowing new residents to simply move in and immediately feel at home in their new four walls.

Claudius 8 is located in the heart of one of Berlin's most historic neighborhoods with optimal access to all forms of transport. Close to the German capital's dynamic center, the property also borders on recreational destinations such as the Spree River and the parks of Bellevue Palace and Tiergarten. Daily life is also a breeze as there are convenient amenities, such as delicatessens, restaurants, shops and schools all within easy walking distance. Bellevue commuter train station and Hansaplatz and Turmstraße subway stations are also just a few minutes' walk away. The journey to Berlin's main train station is only three minutes by commuter train and BER airport is just 40 minutes away by car.

About David Borck Immobiliengesellschaft:

When Caren Rothmann and David Borck founded David Borck Immobiliengesellschaft mbH in 2010, both managing partners already possessed a wealth of real estate expertise. From day one, their vision has been to market real estate with an individual touch and an innovative flair, offering a complete range of real estate services from a single source. Together with their team, they draw on an extensive network of agencies, financing experts, appraisers, lawyers and banks. Whether classic pre-war buildings or new developments, villas or condominiums, portfolios or individual properties, the team of seasoned real estate professionals handles every facet of property and development marketing and develops highly targeted, bespoke marketing strategies. Over the last decade, David Borck Immobiliengesellschaft GmbH has successfully connected more than 2,300 buyers with their dream properties. The company has been repeatedly rated as one of the top real estate agents in Germany by *Focus* magazine and *Capital Maklerkompass* and has also won the European Property Award.

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