



PROJECT

Quick overview...

The new residential building project „Spree28“ is currently being developed for you. Situated directly on the waterfront at Lindenstraße 28 in Berlin-Köpenick, it is in close proximity to the historic city centre. Featuring modern architecture, the 3 apartment buildings offer abundant space and comfort for 42 apartments contain 2 - 5 rooms, ranging in size from 58 to 220m². Nearest the waterfront, two 5-story cubes, containing two spacious apartments per floor, guarantee spectacular views of the Spree. Towards the middle of the plot a 6-storey building emerges. It features 4 apartments per floor to help make smaller home dreams come true. All three buildings are crowned by penthouses, partially with on-top terrace and panoramic view. Clearly structured facades, floor to ceiling windows, balconies and spacious roof terraces contribute to the modern appearance of the complex. All houses meet the energy standards of a KfW70 efficiency house. An underground parking space with 35 parking slots ensures further comfort and time-saving. The site's landscape has been beautifully designed and offers its future residents a quiet peaceful retreat in which to relax and meet.

HOME AMBIENCE

A modern apartment leaves some space to breath...

We support you and all your wishes! Most people only acquire a home once in their life. Thus, we want to ensure that your new home resembles your dreams. Your individual needs and ideas are welcome and can be incorporated into the layout. Ingeniously designed living spaces with open kitchens and modern bathrooms with shower, bath tub or both create comfort and ambience. Every unit features a balcony or terrace with ample space to welcome family and friends.

In your new home individuality meets style and comfort. To ensure your individual style is reflected in the apartment you have the opportunity to select your personal favorites from an exclusive assortment. To guarantee lasting happiness with your personal choices, we solely use materials from renowned manufacturers. Optimal space allocation and large windows, combined with high quality real wood parquett floors and warm wall colors, create modern rooms suffused with light. Heated floors will keep you warm even in the coldest winters.

Tastes vary – we let you decide!

DETAILS

*... and supports your personal development:
A complete Cosy Homeliness.*

- Optimised layout with great attention to detail
- Timeless design of sanitary ware and fittings
- Modern tile selection
- Floor-level showers and / or bathtub by vote
- Light and warm wall colors
- High quality contemporary real wood flooring
- Underfloor heating with controls for room thermostats
- Contemporary switch and socket programs
- Terminal with video intercom for the entrance door
- Barrier-free apartments
- Lift in each building
- Physical modifications to ground floor apartments, to allow for greater and easier mobility, possible, upon on request
- Novel ceramic facade that requires low maintenance (nA)
- Bicycle parking spots available in underground parking space & outdoor area
- Landscaped garden with play area between buildings
- **KfW 70** energy-efficiency home

EXPOSÉ | 030 31 51 741 12
www.spree28.berlin



SURROUNDING & INFRASTRUCTURE

*Water is life –
live by the waterfront...*

Lindenstraße is located near the confluence of the rivers Spree and Dahme in Treptow-Köpenick, the greenest and largest district of Berlin. Roughly three quarters of the area consist of water, forests and parks. Natural features like the Köpenick Forest, the Müggelberge or the Müggelsee offer abundant opportunity for recreation, just open your frontdoor. Living in Köpenick offers an idyllic life on the edge of the bustling city center. Without missing out on the perks of urban living, you can enjoy the tranquility of the beautiful surrounding nature.

Due to excellent access to public transport, Alexanderplatz, the center of Berlin, is no more than 30 minutes away by bus, subway or car. The closest connection to the motorway Berliner Ring can be reached in roughly 10 minutes. Berlin's newest airport "Willy Brandt" (BER) is only a 15 minute drive away. With grocery stores, the mall 'Forum Köpenick', restaurants and pubs abound, these apartments are within easy reach of everything a capital city has to offer. Daycare centers, schools, medical and sports facilities ensure that all of your and your families' needs are met.

Gestaltung & Kommunikation: GOLDEN BOX – Event- & Kommunikation www.golden-box.de

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