

CONFIDENTIAL DOSSIER · SALES PARTNERS

# A private world *above* Berlin.

An extraordinary 1,100 m<sup>2</sup> fully staffed private residence in the sky — created for privacy, presence and exceptional entertaining.

A 160 m<sup>2</sup> Tiergarten Salon. Three en-suite bedrooms. Dining for 16. Front-of-house and back-of-house kitchens. Two offices and a 55 m<sup>2</sup> boardroom. And — one level above on the Rooftop (Level 34) — a 100 m<sup>2</sup> rooftop terrace with open views across Berlin.

FLOOR AREA

1.100 m<sup>2</sup>

FLOORS

33 *Penthouse*  
+ 34 Rooftop

LOCATION

Kurfürstendamm

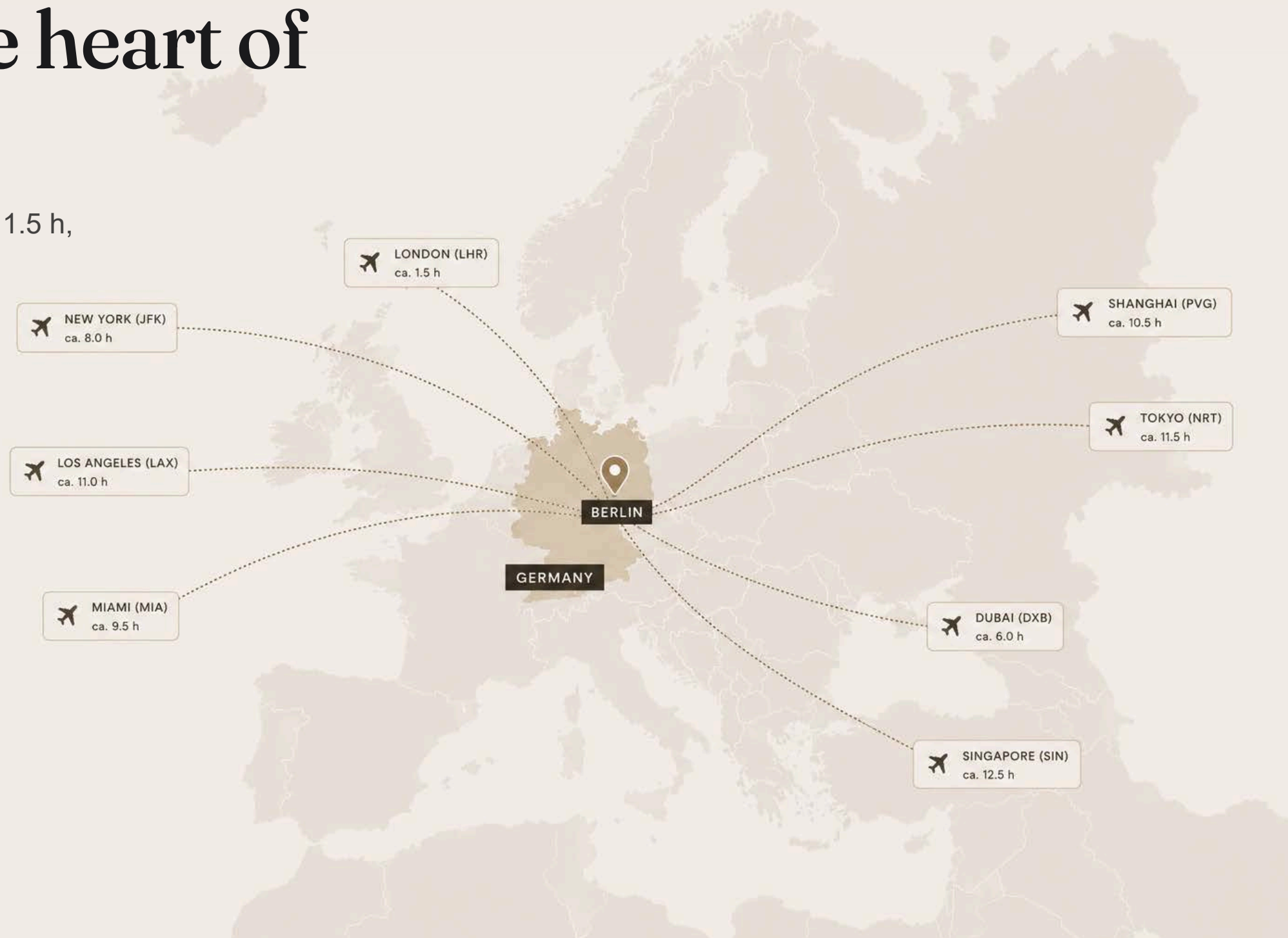
# At a glance.

|                                                                                             |                                                                           |                                                                               |                                                                          |
|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| <p>FLOOR AREA</p> <p><b>1.100 m<sup>2</sup></b><br/>+ 100 m<sup>2</sup> rooftop terrace</p> | <p>FLOORS</p> <p><b>33 + 34</b><br/>33 Penthouse · 34 Rooftop terrace</p> | <p>BEDROOMS</p> <p><b>3</b><br/>en-suite · up to 6 overnight guests</p>       | <p>DINING FOR</p> <p><b>16</b><br/>chef-led private dining</p>           |
| <p>LOCATION</p> <p><b>City West</b><br/>Kantstraße · Upper West Tower</p>                   | <p>USE</p> <p><b>Short stay</b><br/>fully staffed</p>                     | <p>BOOKING</p> <p><b>Whole only</b><br/>no sharing · no partial occupancy</p> | <p>BER · DISTANCE</p> <p><b>25 min</b><br/>chauffeur-driven transfer</p> |

ADDRESS & LOCATION

# Berlin — capital of *Germany*, at the heart of Europe.

Kantstraße 163, 10623 Berlin. London in 1.5 h, New York in 8 h, Dubai in 6 h — globally connected, perfectly positioned.



THE RESIDENCE

1,100 m<sup>2</sup> of  
*private* living  
above the city.

A fully staffed private residence on Floor 33 (Penthouse) — designed for guests who expect space, privacy and service without compromise.

A 160 m<sup>2</sup> Tiergarten Salon. Three en-suite bedrooms. Two offices. A 55 m<sup>2</sup> boardroom and a private cinema. Plus a front kitchen and a separate back-of-house kitchen — all on one floor. And, one level above on Floor 34 (Rooftop), a 100 m<sup>2</sup> rooftop terrace.

*More than a stay — a private hospitality environment.*

THE BUILDING · 118 M · 33 FLOORS + ROOFTOP

# Upper West *Tower.*

SKY RESIDENCE BERLIN · CONFIDENTIAL BROKER DOSSIER

KANTSTRASSE 163-165 ·  
WEST BERLIN · 33 FLOORS  
+ ROOFTOP · ARCHITECTS  
KSP ENGEL · LANGHOF

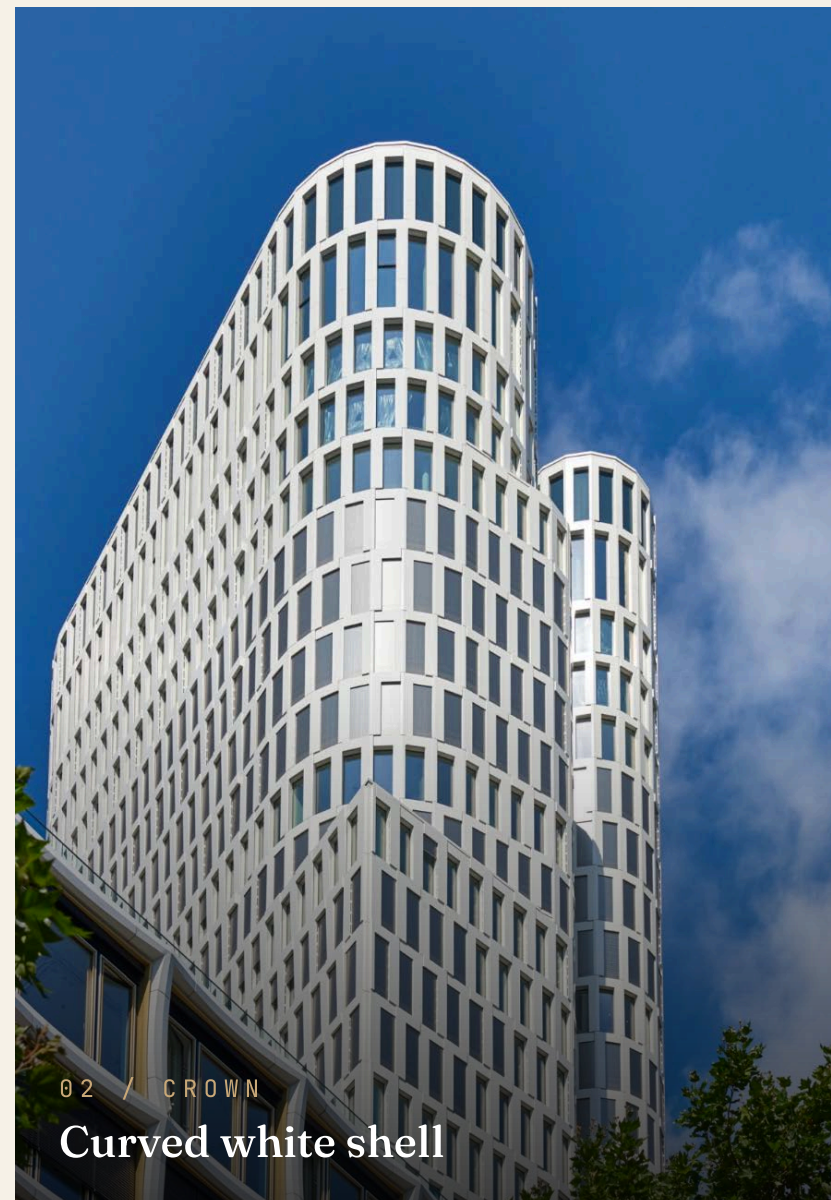
ARCHITECTURE · UPPER WEST

# A landmark on the *Kurfürstendamm.*

One of Berlin's most distinctive contemporary towers — a sculpted white-clad façade rising 118 m across 33 floors plus rooftop above the western city, opposite Kaiser-Wilhelm-Gedächtniskirche.



01 / FAÇADE  
Sculpted twin volume



02 / CROWN  
Curved white shell



03 / ENTRANCE  
Private lobby · Kantstraße 164



04 / PLAZA  
Upper West Plaza · public art

ARCHITECTURE • INTERIOR

# Designed by two of Germany's *signature* hands.



EXTERIOR ARCHITECTURE

Christoph *Mäckler*

A defining hand on Berlin's skyline — strong proportions, structured façades and a timeless urban presence.



INTERIOR DESIGN

Hadi *Teherani*

Clarity, precision and timeless elegance — interiors reduced yet highly refined, shaped by light, materials and proportion.



OPERNTURM • FRANKFURT



TOWER ONE • FRANKFURT



ZOOFENSTER • BERLIN



DOCKLAND • HAMBURG



CIRCULAR MASTERPLAN



SCULPTED COMPLEX

01 / MASTER BEDROOM

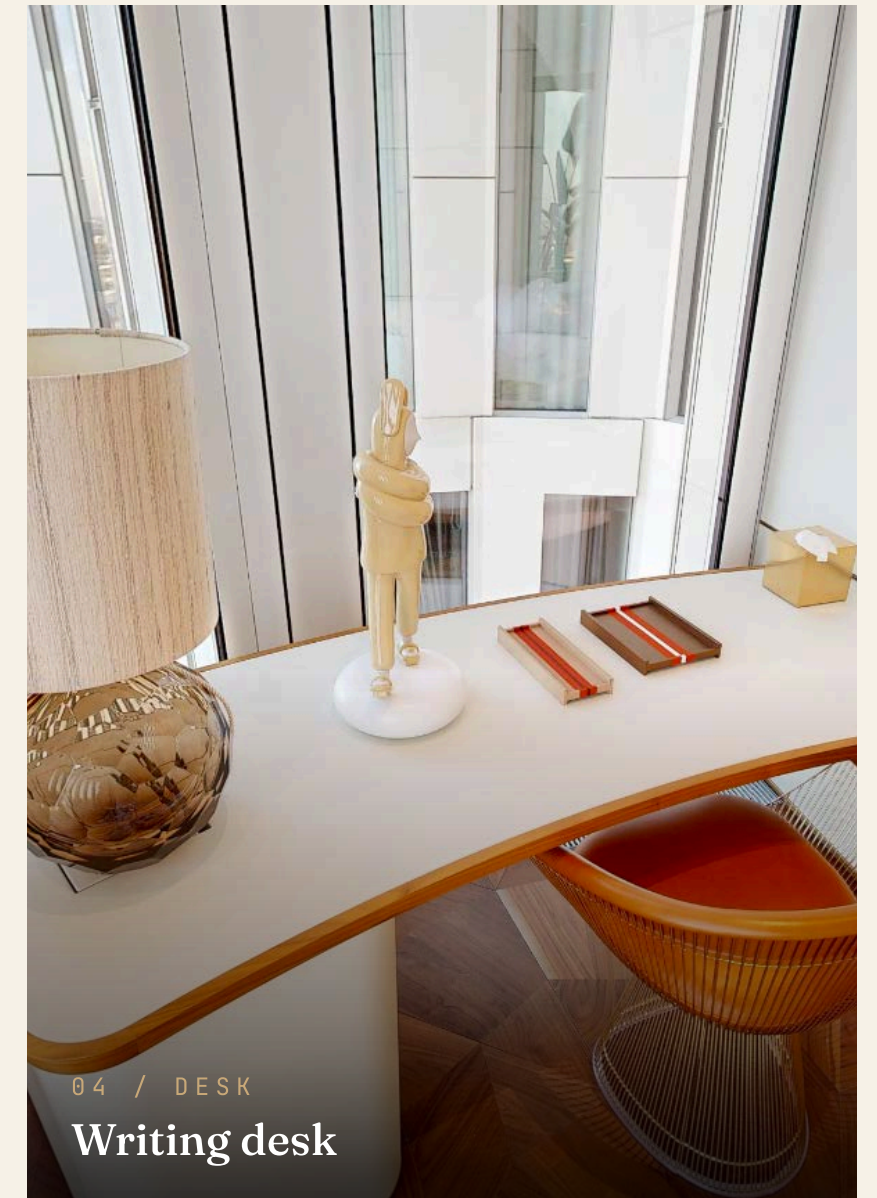
# The Master.

EN-SUITE · CURVED  
WALNUT POD · TIERGARTEN  
VIEW

MASTER BEDROOM · DETAILS

# A private retreat *above* the Tiergarten.

A curved-pod sleeping chamber with floor-to-ceiling glass, a marble en-suite, a private lounge nook and a writing desk — sculpted as one architectural gesture.



BEDROOM #3 • SUITE

# A round room *against* the skyline.

Curved curtain-wall glass wraps the bed; a sculpted alcove holds the headboard. The en-suite is a terrazzo-and-brass capsule with its own private city view.



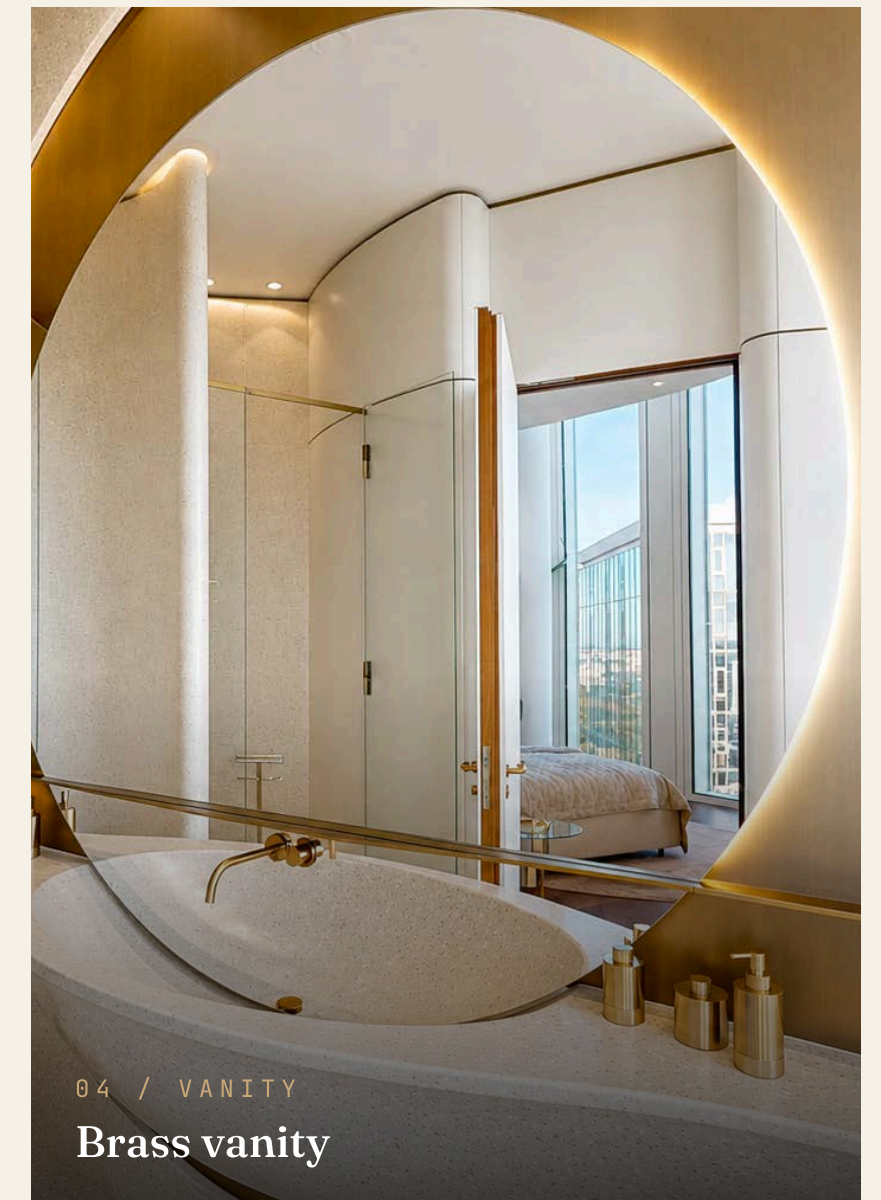
01 / BEDROOM  
Round bedroom



02 / ALCOVE  
Sculpted alcove



03 / BATH  
Terrazzo tub

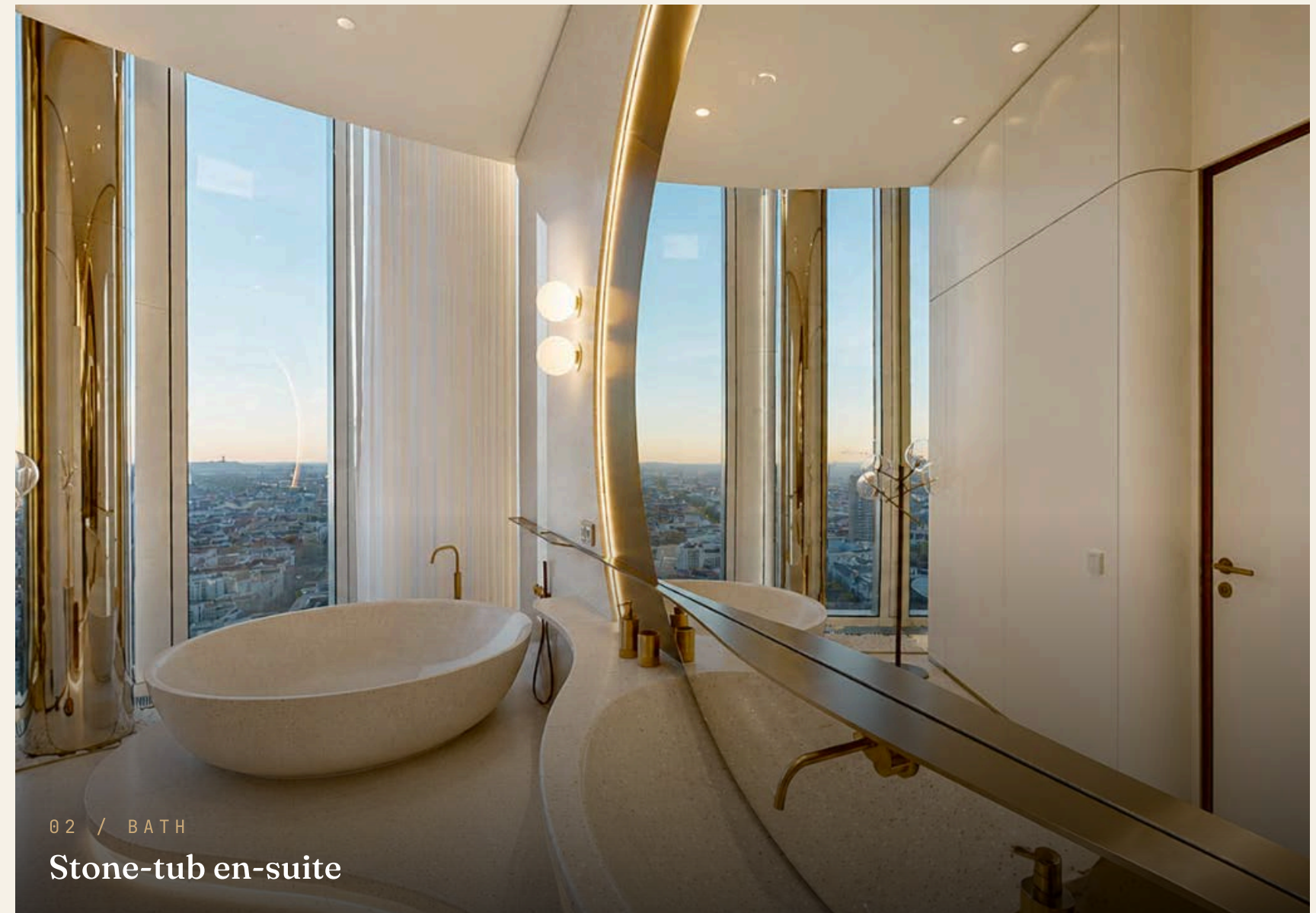


04 / VANITY  
Brass vanity

BEDROOM #2 · SUITE

# Curved walls *at* sunset.

A serene bedroom on the curved side of the floor — full-height glass to the western skyline, parquet floors and a marble en-suite with twin sinks and a freestanding stone tub.



02 / DINING

# Dining for 16.

CHEF-LED · 2 KITCHENS ·  
16 SEATS

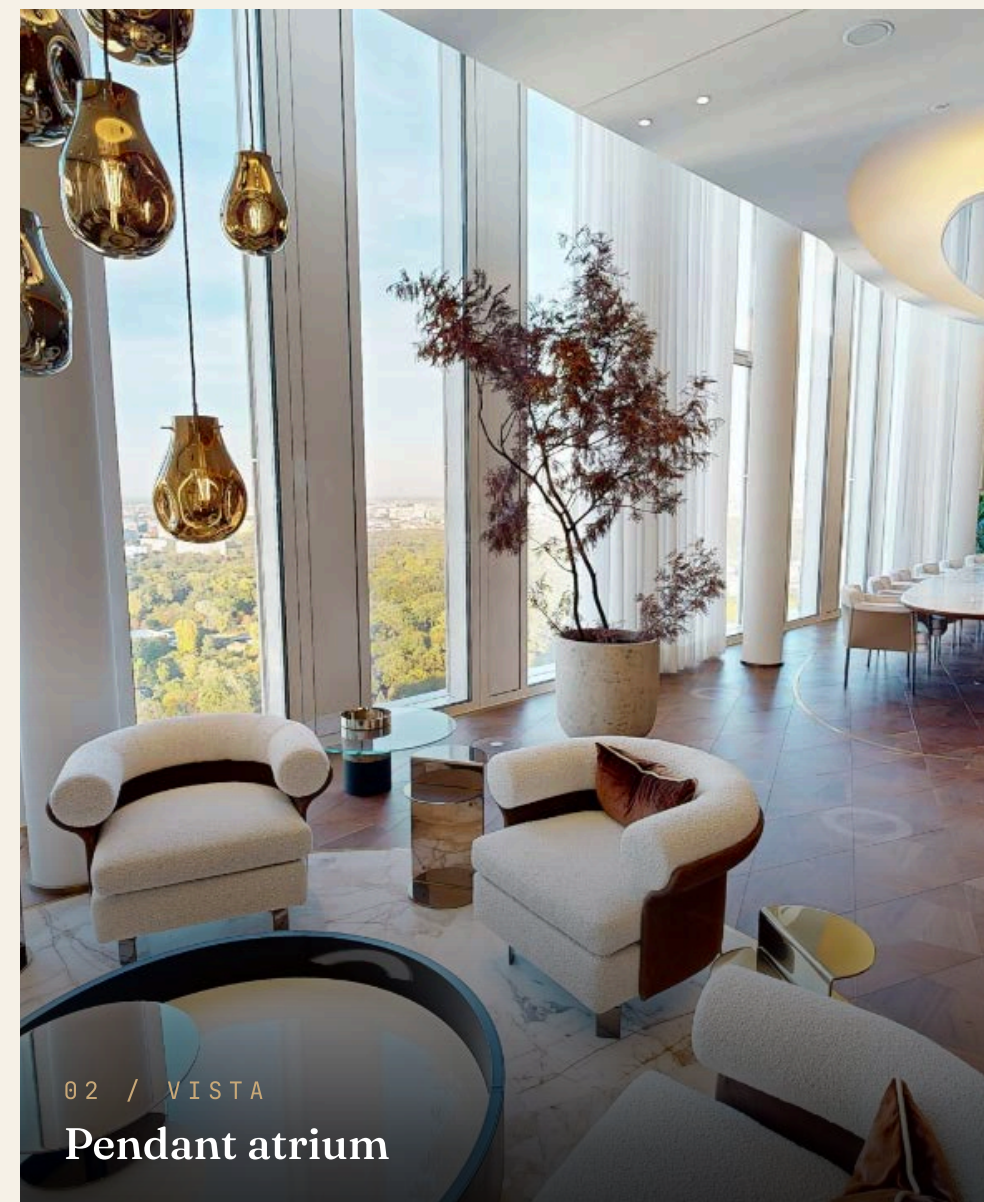
INSIDE · LOUNGE

# A circular *lounge* between dining and city.

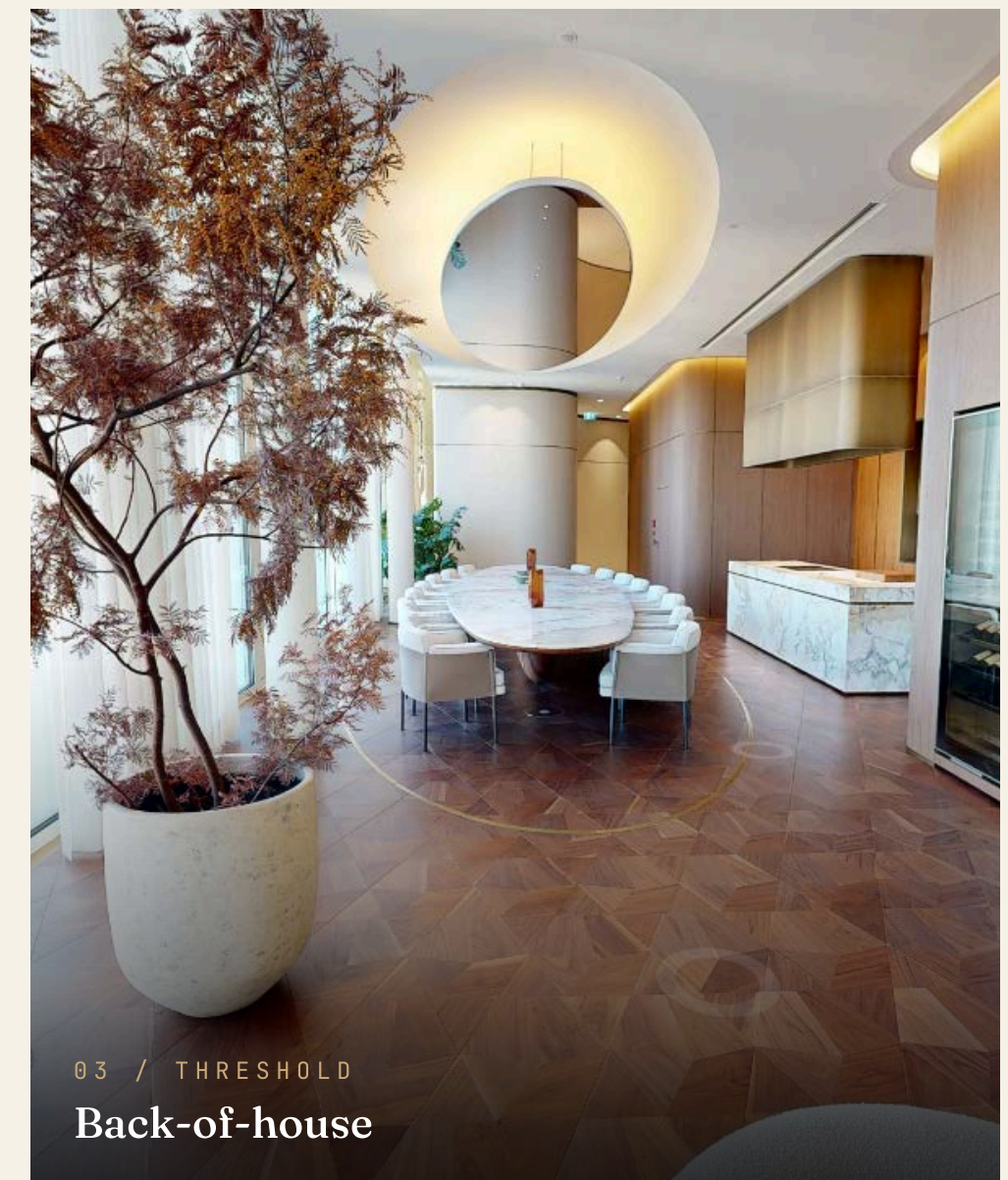
A bouclé conversation pit anchored on a marble inlay, framed by full-height glass and golden pendant lights — the link between the open dining room and the western skyline.



01 / LOUNGE  
Conversation pit



02 / VISTA  
Pendant atrium



03 / THRESHOLD  
Back-of-house

03 / SALON · 160 M<sup>2</sup>

# Tiergarten *Salon.*

SKY RESIDENCE BERLIN · CONFIDENTIAL BROKER DOSSIER

160 M<sup>2</sup> · UP TO 30  
STANDING

14 / 29

04 / BOARDROOM

# The Boardroom.

55 M<sup>2</sup> · 14 SEATS ·  
SECURE AV

05 / WELLNESS

# Private *Spa.*

SKY RESIDENCE BERLIN · CONFIDENTIAL BROKER DOSSIER

SAUNA · TREATMENT ROOM  
· RELAXATION

06 / WORK

# Two Offices.

PRIVATE ZONES · FIBRE  
INTERNET

EXPERIENCES • FOUR FORMATS

# Four ways to *experience* the Residence.

One residence — four use cases. From private stays and chef-led dining to executive retreats and full buyouts.



01 / STAY

## Private Stay

A private world for rest, privacy and complete control above Berlin.

[EXPLORE PRIVATE STAY →](#)



02 / DINING

## Private Dining

Chef-led dining for up to sixteen guests, served in complete privacy.

[EXPLORE PRIVATE DINING →](#)



03 / RETREAT

## Executive Retreat

Boardroom, office, dining and overnight privacy in one fully serviced residence.

[EXPLORE EXECUTIVE RETREAT →](#)



04 / BUYOUT

## Full Residence Buyout

The entire residence, service team and amenities reserved exclusively for you.

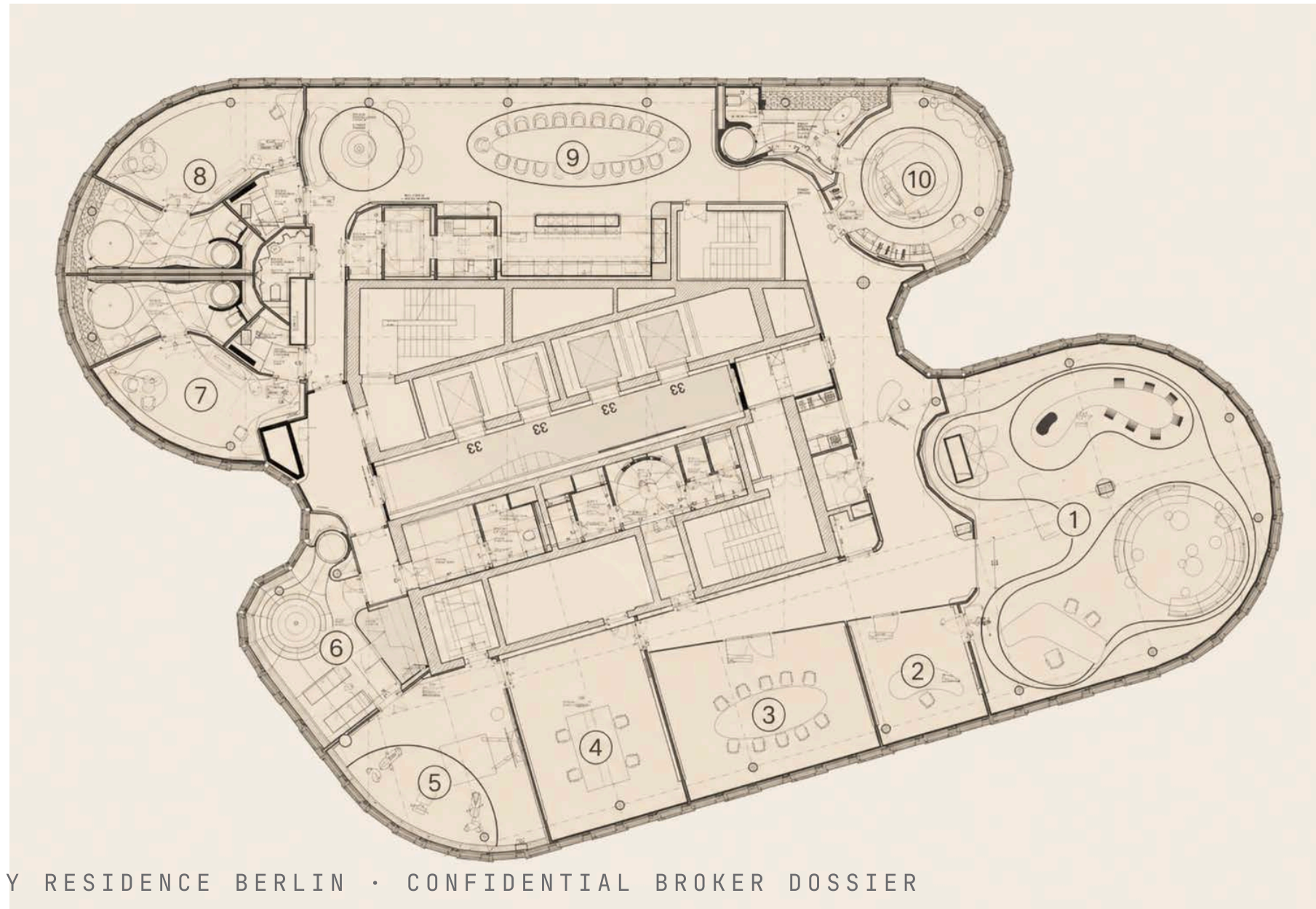
[EXPLORE BUYOUT →](#)

FLOOR PLAN • LEVEL 33

# One floor. Twelve *numbered* rooms.

SR • FLOOR 33 / PLAN

1,100 M<sup>2</sup> • + 100 M<sup>2</sup> ROOFTOP • FLOOR 34



ROOM LEGEND • LEVEL 33

|    |                  |                     |
|----|------------------|---------------------|
| 01 | Tiergarten Salon | 160 M <sup>2</sup>  |
| 02 | Lounge           | ~ 65 M <sup>2</sup> |
| 03 | Boardroom        | 55 M <sup>2</sup>   |
| 04 | Office           | ~ 40 M <sup>2</sup> |
| 05 | Cinema           | 12 SEATS            |
| 06 | Spa & wellness   | ~ 70 M <sup>2</sup> |
| 07 | Bedroom 2        | EN-SUITE            |
| 08 | Bedroom 3        | EN-SUITE            |
| 09 | Dining room      | 16 SEATS            |
| 10 | Master Suite     | EN-SUITE            |

+ LEVEL 34 • ROOFTOP

|    |                 |                    |
|----|-----------------|--------------------|
| 11 | Rooftop Terrace | 100 M <sup>2</sup> |
|----|-----------------|--------------------|

ROOMS • EIGHT WORLDS ON ONE FLOOR

# Eight rooms. One *residence*.

01 / SLEEP



## 3 bedrooms

Three en-suite bedrooms with private bath and dressing room. Master suite with Tiergarten view.

UP TO 6 OVERNIGHT GUESTS

02 / DINING



## Private dining

Chef-led dining room with adjacent *front kitchen* for live cooking, plus a separate *back-of-house kitchen* for prep and service.

16 SEATS • 2 KITCHENS

03 / SALON



## Tiergarten Salon

160 m<sup>2</sup> reception salon for aperitif, after-dinner and confidential conversations.

160 M<sup>2</sup> • UP TO 30 STANDING

04 / BOARDROOM



## Boardroom

55 m<sup>2</sup> private meeting room with AV equipment, whiteboard and secure conference technology.

55 M<sup>2</sup> • 14 SEATS

05 / WELLNESS



## Spa

Private spa with sauna, treatment room and relaxation zone — never a shared hotel spa.

TREATMENTS ON REQUEST

06 / LOUNGE



## Lounge

Social heart of the residence — fireplace corner, bar, flexibly furnished.

LIVING SPACE

07 / CINEMA



## Private cinema

Dedicated screening room for showings, previews and immersive evenings.

12 SEATS • 4K • DOLBY

08 / OFFICES



## Two offices

Two private offices for focused work, calls and preparation — without leaving the residence.

PRIVATE ZONES • FIBRE INTERNET

# Occupancy & capacities.

OVERNIGHT

**6** *guests*

Across three en-suite bedrooms. Extra bed on request.

PRIVATE DINING

**16** *seats*

Chef-led menu from a dedicated front kitchen. Separate back-of-house kitchen for prep and service.

BREAKFAST

**10** *guests*

Privately served, freshly composed by the chef each day.

RECEPTION · STANDING

**up to 200** *guests*

Salon and lounge combined · standing reception with service.

BOARDROOM

**14** *seats*

55 m<sup>2</sup> room. Conference technology, whiteboard, hybrid setup on request.

CINEMA

**12** *seats*

4K projection, Dolby sound, private screenings.

INCLUDED ·  
DAILY

# Fully staffed. *Entirely* private.

Every stay includes a dedicated residence team, full culinary operation, wellness layer and a hosted business floor — no add-ons, no hourly packages.

For brokers: these inclusive services are the strongest argument against suites, penthouses and serviced apartments.

A · SERVICE

## Service & Hospitality

- Private butler · 10 h daily, host & residence operations
- Two stewardesses · 16 h overlapping, housekeeping & turn-down
- Private chauffeur · 12 h daily, S-Class or V-Class
- Return airport transfers included
- Dedicated personal host · 24/7 coordination
- Luggage packing & unpacking service
- Express garment pressing · up to 2 items per day
- Discreet security layer · optional

B · CULINARY

## Culinary Experience

- Private chef · 10 h daily, breakfast through dinner
- Daily breakfast included · up to 10 guests
- Complimentary daily spread & pantry
- In-residence bar · non-alcoholic baseline · upgrades optional
- Bespoke in-residence dining · 16 seats
- Private lunch & dinner formats on request
- Priority restaurant reservations · Berlin partner network
- Pre-dinner drink per adult · selected partner venues

C · WELLNESS

## Wellness & Performance

- 2 × 60-minute wellbeing / spa treatments included
- Daily in-residence personal training · 1 h included
- Additional private training sessions · on request
- Longevity Index Assessment · on request
- In-residence wellness treatments · on request
- Private spa & sauna within the residence
- Walk-in wardrobes & designer bathrooms
- Turn-down service · evening housekeeping

D · BUSINESS & ACCESS

## Business & Experience

- Fully functional boardroom · 55 m<sup>2</sup> · 14 seats
- Two private offices & presentation setup
- Hybrid / broadcast capability · optional add-on
- Investor dinners & executive retreats
- Curated private events · up to 200 guests
- Curated city experiences · culture, shopping, access
- Private concierge programming & SPARK event production
- Brand · Media · PR-ready environment

# Arrive *discreetly*.

01 / AIRPORT

**Berlin *BER***

Brandenburg International

**25 min**

38 KM · S-CLASS

02 / RAIL

**Hauptbahnhof**

ICE · Sprinter · international

**10 min**

5 KM · PRIVATE TRANSFER

03 / PRIVATE AVIATION

**Schönhagen**

Private aviation hangar

**35 min**

45 KM · JET HANDLING

04 / HELIPAD

**Reinickendorf**

Helicopter on request

**8 min**

LAND & DRIVE



**Door-to-door — discreet and free of paperwork.**

The residence team coordinates with airport, pilot or security detail. Direct lift to Floor 33 — no public lobby, no cameras, no wait.



# Who the residence is *booked* for.

|                                                                                                                                    |                                                                                                                            |                                                                                                                                                |                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <p>01</p> <p>For delegations, guests with security details and figures of public life.</p> <p><b>Sovereign Guest Residence</b></p> | <p>02</p> <p>Berlin base for family-office principals, advisors and capital partners.</p> <p><b>Family Office Stay</b></p> | <p>03</p> <p>Strategy sessions and confidential negotiations — from breakfast through dinner.</p> <p><b>Founder &amp; Investor Retreat</b></p> | <p>04</p> <p>Chef-led menus in a residence — never in a restaurant.</p> <p><b>Private Dinner</b></p> |
| <p>05</p> <p>Boardroom without compromise — private, elevated, distraction-free.</p> <p><b>Board Meeting</b></p>                   | <p>06</p> <p>Berlin base for investor roadshows, media appearances and deal cycles.</p> <p><b>Roadshow Base</b></p>        | <p>07</p> <p>For guests who expect absolute discretion — no registry, no shared floors.</p> <p><b>Confidential Stay</b></p>                    | <p>08</p> <p>Complete privacy across the whole floor — no sharing.</p> <p><b>Full Buyout</b></p>     |

# Discreet. *Complete.*

Sky Residence is conceived as a private home — operated with the precision of a luxury hospitality team. For guests whose stay must remain discreet.

- 01 **Direct lift to Level 33**  
no public lobby appearance
- 02 **Lift from underground garage**  
discreetly into the apartment
- 03 **No shared corridors**  
the floor is exclusive
- 04 **Discreet arrival and departure**  
underground access with S- or V-Class
- 05 **No registry exposure**  
booking handled confidentially by name
- 06 **Security coordination**  
NDA-ready · detail-compatible

# 100%

OCCUPANCY PER BOOKING — NEVER SHARED

# 1 floor

NO NEIGHBOURS, NO SHARED WALLS

# 4 m

CEILING HEIGHT — CATHEDRAL PROPORTIONS ON LEVEL 33

# Arguments for your *positioning*.

01 / CATEGORY

## Not a suite. A *residence*.

1,100 m<sup>2</sup> plus a 100 m<sup>2</sup> rooftop terrace exceeds every penthouse suite in Berlin — the product is its own category, not the next hotel tier.

---

02 / INCLUSIVE SERVICE

## All-in *instead* of add-ons.

Butler, chef, stewardesses and chauffeur are included in the daily rate — a clear advantage over suites with paid concierge add-ons.

---

03 / DISCRETION

## Discretion as *the product*.

Direct lift, exclusive floor, no registry — a clear argument for clients who do not appear in hotel lobbies.

---

04 / LOCATION

## West & *Mitte* within reach.

Kurfürstendamm address, under 15 minutes to Brandenburg Gate, Reichstag and Mitte. Ideal for clients who need both halves of the city.

---

05 / MULTI-USE

## Stay. Dine. *Decide*.

A single venue for sleeping, dining and the boardroom — eliminates transfers, protects confidentiality, simplifies the day.

---

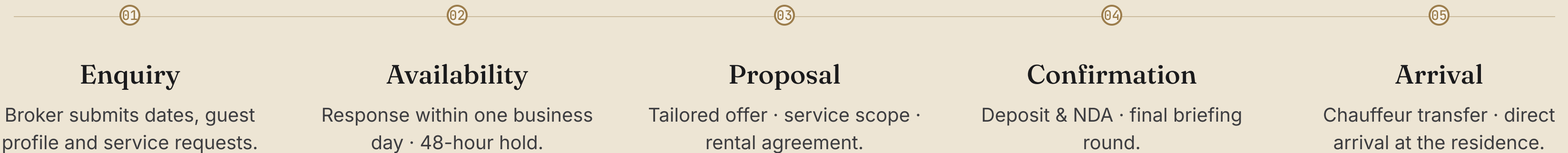
06 / COMMISSION MODEL

## Commissionable & *transparent*.

Brokerage commission is settled per booking through the residence team. Terms confidential, on request.

---

# From *enquiry* to arrival.



|                                     |                                               |                                |                                     |
|-------------------------------------|-----------------------------------------------|--------------------------------|-------------------------------------|
| MINIMUM STAY<br><b>1 night</b>      | LEAD TIME · RECOMMENDED<br><b>7 – 14 days</b> | BOOKING<br><b>Whole only</b>   | CONFIDENTIALITY<br><b>NDA-ready</b> |
| SEASONS<br><b>Low · Main · Peak</b> | CANCELLATION<br><b>Tiered · on request</b>    | PAYMENT<br><b>SEPA · SWIFT</b> | LANGUAGES<br><b>EN · DE · FR</b>    |

# Speak with the *residence team.*

We respond personally within one business day — with availability, service scope and a tailored proposal for your client.



VIRTUAL WALKTHROUGH · MATTERPORT

*Take the immersive 3D tour* →

[my.matterport.com/show/?m=is5N7YwHAWq](https://my.matterport.com/show/?m=is5N7YwHAWq)

CONFIDENTIAL · BY  
APPOINTMENT ONLY

RESIDENCE  
TEAM

**Broker desk**

for agents & sales partners

PHONE

**+49 69 9999 233 00**

Mon – Fri · 09 – 19 CET

EMAIL

**sales@sparkplaces.com**

Response within one business day

ADDRESS

**Kantstraße 163-165**

10623 Berlin · Germany

WEB

**www.sparkplaces.com**