

## **Designer apartment on Viktoria-Luise-Platz 12 now available**

**Individual touches from the kitchen to the bathroom: Designer Johann Alexander Stütz's 40-sqm designer gem has even graced the pages of Architectural Digest**

With its exclusive designer interior, this one-room, 40-sqm condominium at Viktoria-Luise-Platz 12 is a true marvel of space. In 2015, **interior designer Johann Alexander Stütz** stamped his singular vision on this compact apartment in Berlin's popular Schöneberger district, designing every single feature down to the smallest detail. "This truly unique condominium offers a lounge with open kitchen, a sleeping area and a luxurious bathroom. Every detail and material has been hand-picked or specially designed for this apartment. This harmonious composition guarantees an extraordinary, upscale living experience, where residents, despite the apartment's compact floor plan, can expect no compromises in terms of functionality and feeling of space," explains David Borck, Managing Partner of the David Borck Immobiliengesellschaft, which has now been appointed to exclusively market this designer apartment.

In addition to breathtaking views over the idyllic Viktoria Luise Square, the apartment's inner values are equally, if not more, impressive – the salon complete with library, for example, features smooth gray, ceiling-high cabinet fronts and sideboards, a designer sofa and a custom armchair, all of which are included with the apartment. The wooden console and mosaic-topped coffee table – both **authentic pieces from the sixties** – lend the apartment an original flair. The refined details include Art Nouveau window handles, walls in natural quartz pink and mineral gray, shimmering gold curtains and a carpet with a cassette pattern, all of which combine to create a harmonious, inimitable interior. The limed oak plank flooring not only fashions a linear, orderly feeling of space, it is also fitted with **acoustic insulation**. In combination with in-wall sound insulation, residents will enjoy the ultimate in peace and quiet in the heart of one of Berlin's most vibrant neighborhoods. The **kitchen unit, which boasts chrome-plated fittings**, was personally designed by Johann Alexander Stütz. With its ceiling-high, built-in cupboards, the kitchen offers ample storage space and yet still manages to appear discreet. In keeping with the standards set elsewhere in the apartment, the sleeping area also features a host of exclusive materials and finishes: High-end **fabric wall coverings**, tailor-made fitted closets and a vintage Danish lamp create a truly exquisite ambience. The designer touches also continue into the bathroom, where forest gold marble makes a definitive statement and the bathtub, underfloor heating and a heated towel rail take home comfort to another level entirely. "David Borck Immobiliengesellschaft markets hundreds of properties a year, but even we **rarely see such a masterfully executed work of design brilliance**," explains Caren Rothmann, Managing Partner of David Borck Immobiliengesellschaft.

The apartment is situated on the 4th floor of a classic 1900 apartment building and is easily reached via elevator. Shops, cultural venues and a wide variety of upscale restaurants are all located in the immediate vicinity, while Berlin's world-famous Kurfürstendamm is also mere moments away. As if all of this weren't enough, the apartment is also well connected to the public transportation network via the nearby subway stations at Viktoria-Luise-Platz and Wittenbergplatz.

<https://viktoria-luise-platz12.de/>

### **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 2,000 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.

<https://david-borck.de/>