

# 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>RESIDENCE SIZE</p> <p><b>1.100 m<sup>2</sup></b> incl. rooftop terrace</p>	<p>FLOORS</p> <p><b>33 + 34</b> penthouse &amp; rooftop terrace</p>	<p>BEDROOMS</p> <p><b>3 suites</b> up to 6 overnight guests</p>	<p>PRIVATE DINING</p> <p><b>16 guests</b> chef-led dining experience</p>
<p>RECEPTION</p> <p><b>199 guests</b> hosted receptions &amp; events</p>	<p>BOARDROOM</p> <p><b>14 seats</b> executive meetings</p>	<p>BOOKING</p> <p><b>Exclusive use</b> no shared occupancy</p>	<p>LOCATION</p> <p><b>City West</b> Upper West Tower · Kantstraße</p>

FIRST IMPRESSIONS · 01

# Tiergarten *Salon.*

SKY RESIDENCE BERLIN · CONFIDENTIAL BROKER DOSSIER

[3D TOUR](#)

160 M<sup>2</sup> · FLOOR-TO-  
CEILING GLASS · 4 M  
CEILING

FIRST IMPRESSIONS · 01

FIRST IMPRESSIONS · 02

# The LED Wall.

SKY RESIDENCE BERLIN · CONFIDENTIAL BROKER DOSSIER

[3D TOUR](#)

7.5 × 3 M · 22.5 M<sup>2</sup> ·  
4K BROADCAST-GRADE

FIRST IMPRESSIONS · 02

FIRST IMPRESSIONS · 03

# The Boardroom.

SKY RESIDENCE BERLIN · CONFIDENTIAL BROKER DOSSIER

[3D TOUR](#)

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

FIRST IMPRESSIONS · 03

FIRST IMPRESSIONS · 04

# Dining Room.

*Sculpture.*

SPARK ✧ *Sky Residence Berlin*

private dressing room, en-suite marble bath, lounge corner and dedicated study, all opening onto Tiergarten.

*First Impressions · Bedroom*



01 / 05

FIRST IMPRESSIONS · 05

# Master *Bedroom.*

EN-SUITE · CURVED POD ·  
TIERGARTEN VIEW  
Sky Residence Berlin  
FULLY STAFFED · PRIVATE

SKY RESIDENCE BERLIN · CONFIDENTIAL BROKER DOSSIER

3D TOUR

FIRST IMPRESSIONS · 05

FIRST IMPRESSIONS · 06

# Private *Spa.*

SKY RESIDENCE BERLIN · CONFIDENTIAL BROKER DOSSIER

[3D TOUR](#)

SAUNA · TREATMENT ROOM  
· RELAXATION

FIRST IMPRESSIONS · 06

# 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.



# 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.*

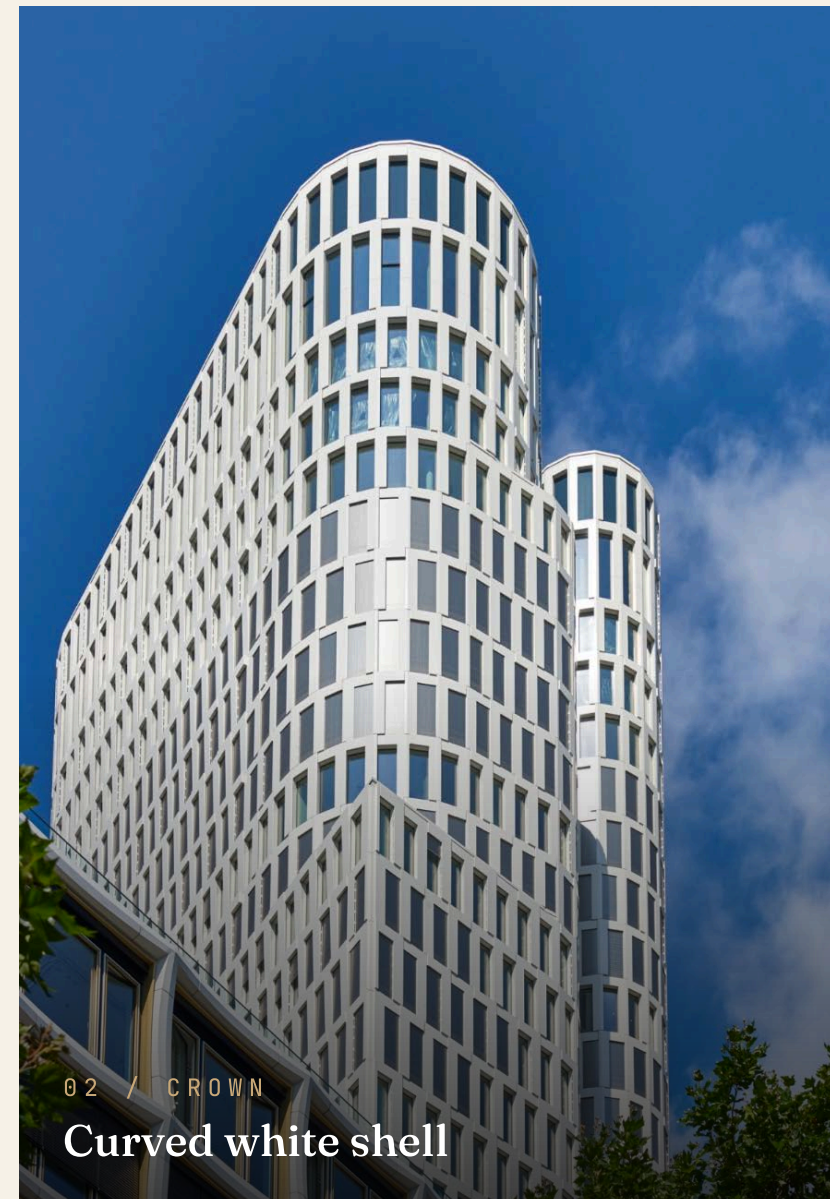
SKY RESIDENCE BERLIN · CONFIDENTIAL BROKER DOSSIER

[3D TOUR](#)

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

# 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.



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



Prof. Christoph *Langhof*  
+ KSP Jürgen Engel

A defining architectural vision for Berlin's skyline — sculptural forms, urban clarity and a contemporary metropolitan presence.



Hadi *Teherani*

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



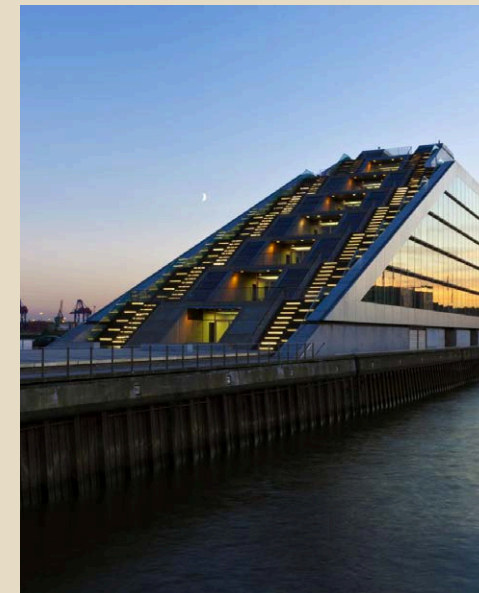
WESTENDDUO · FRANKFURT



UPPER WEST · BERLIN



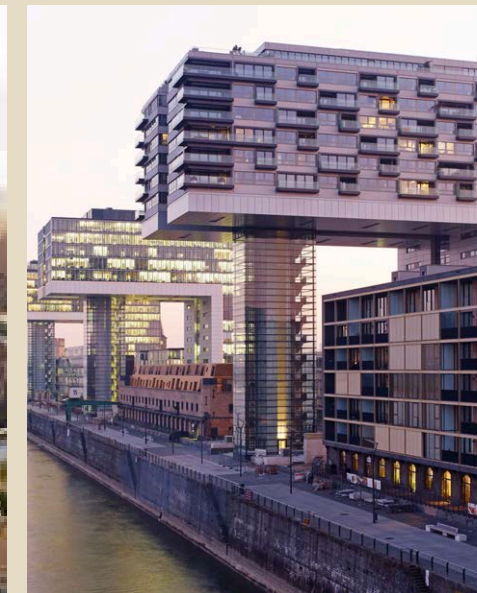
THE CUBE · FRANKFURT



DOCKLAND · HAMBURG



CIRCULAR MASTERPLAN



KRANHÄUSER · COLOGNE

*Sculpture.*

SPARK ✨ Sky Residence Berlin

private dressing room, en-suite marble bath, lounge corner and dedicated study, all opening onto Tiergarten.

*Inside · Master Bedroom*



01 / 05

01 / MASTER BEDROOM

# The Master.

SKY RESIDENCE BERLIN · CONFIDENTIAL BROKER DOSSIER

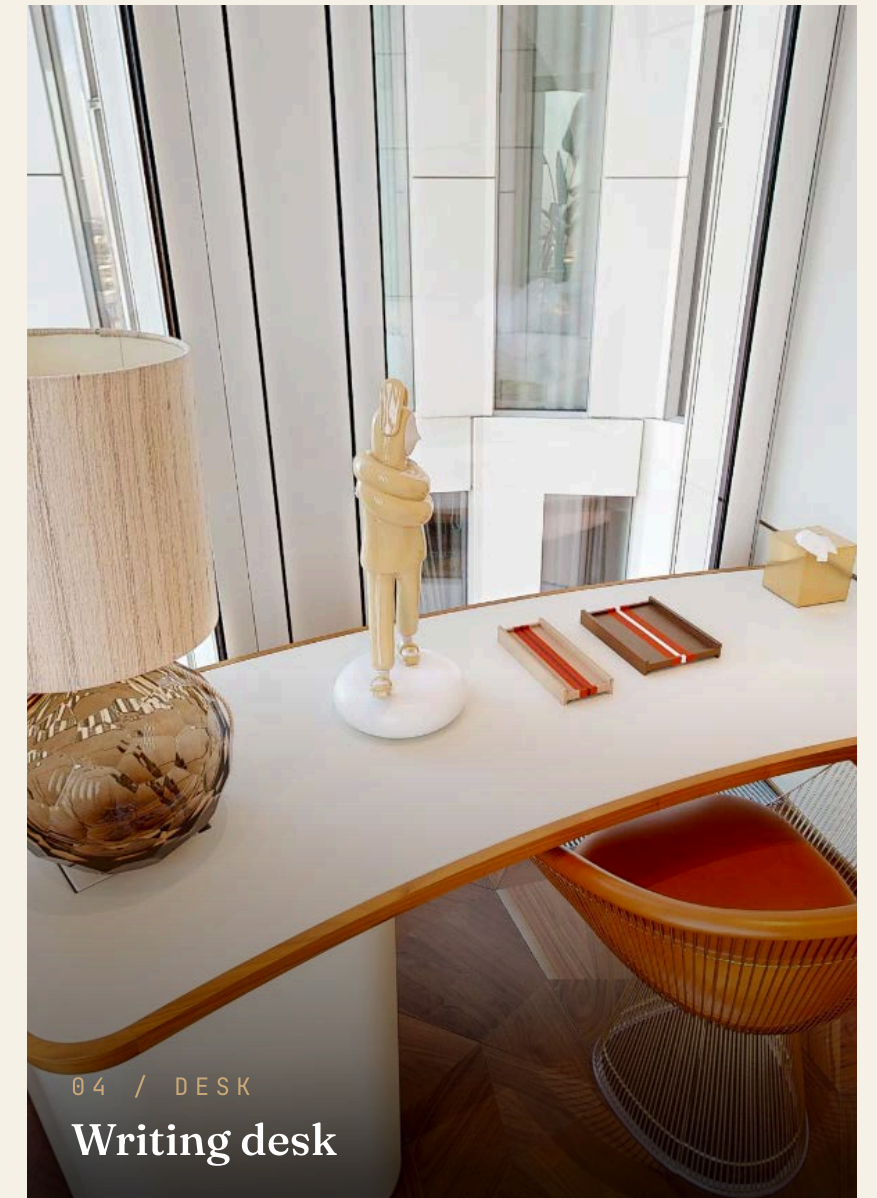
3D TOUR

EN-SUITE · CURVED  
WALNUT POD · TIERGARTEN  
VIEW  
Sky Residence Berlin  
FULLY STAFFED · PRIVATE

08 / 29

# 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.



# 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.



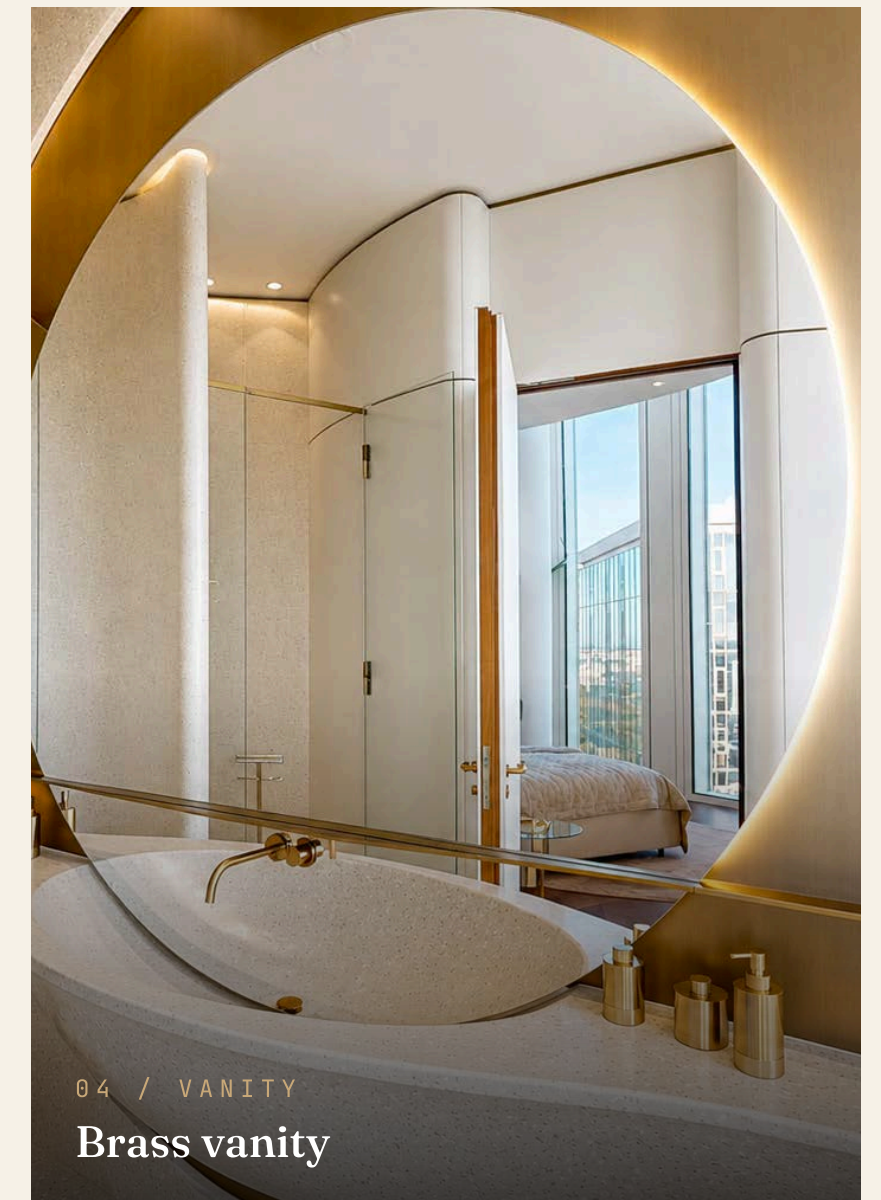
01 / BEDROOM  
Round bedroom



02 / ALCOVE  
Sculpted alcove



03 / BATH  
Terrazzo tub



04 / VANITY  
Brass vanity

# 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.



01 / BEDROOM  
Curved-wall bedroom

02 / BATH  
Stone-tub en-suite

02 / DINING

# Dining for 16.

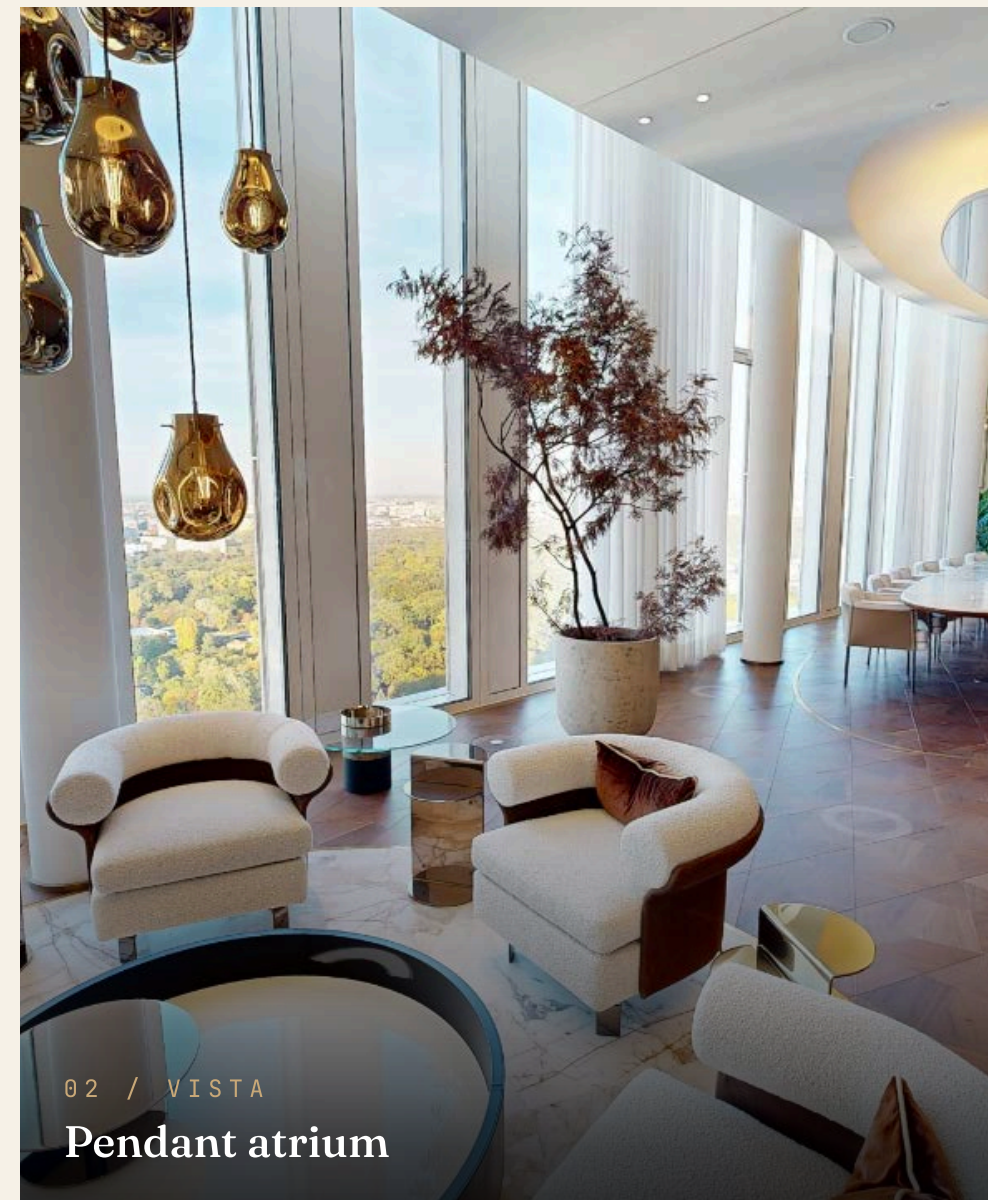
CHEF-LED · 2 KITCHENS ·  
16 SEATS

# A circular *lounge* between dining and city.

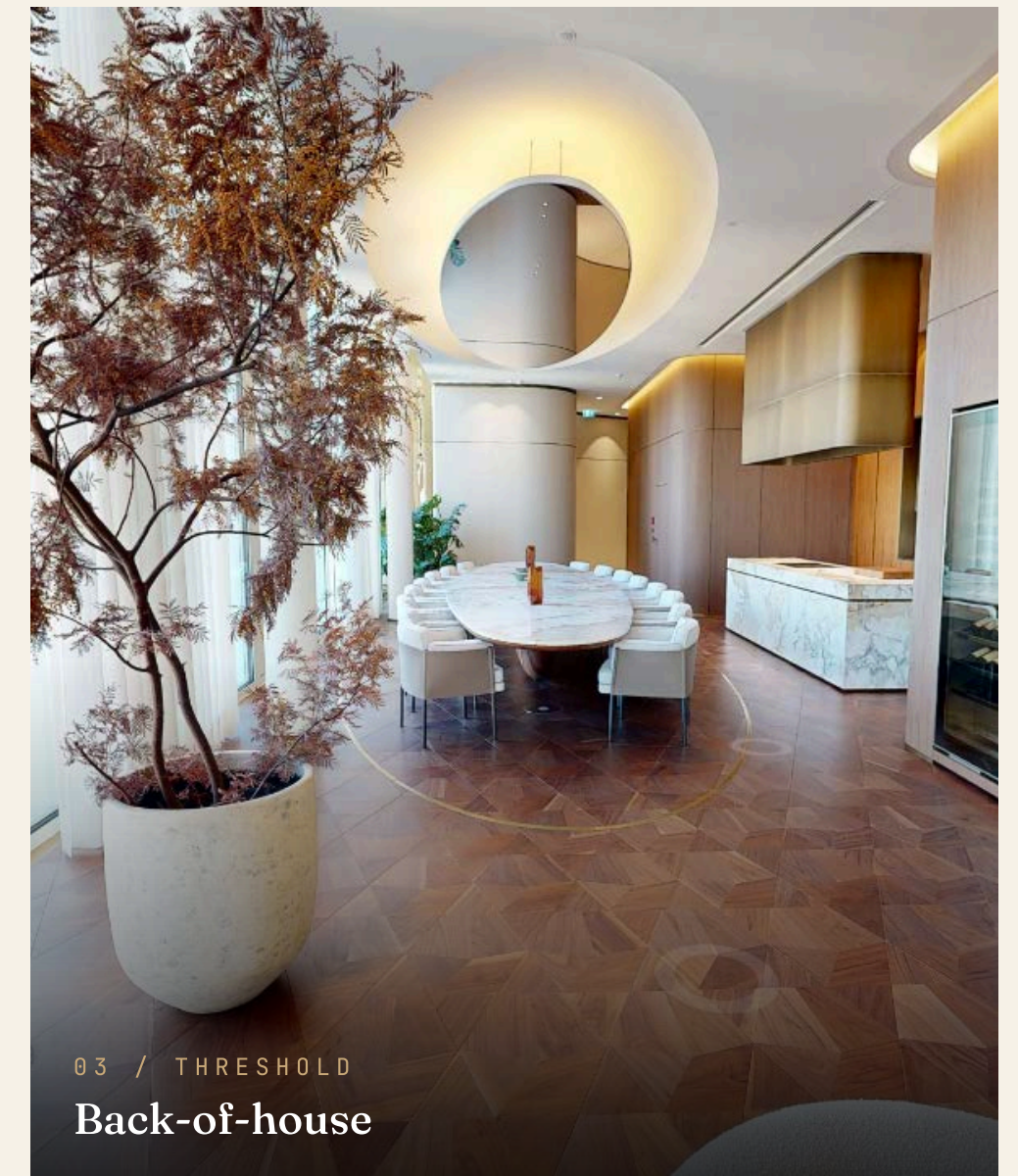
A bouclé conversation pit anchored on a marble inlay, framed by full-height glass and golden pendant lights — the link between the open dining room and the western skyline.



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

[3D TOUR](#)

160 M<sup>2</sup> · UP TO 199  
STANDING · 7.5 × 3 M  
LED WALL

SIGNATURE · LED VIDEO WALL

# A 7.5-metre canvas, *built into the salon.*

A floor-to-ceiling LED video wall integrated into the Tiergarten Salon — 7.5 by 3 metres of seamless, broadcast-grade surface. Keynotes, immersive evenings, private screenings and live broadcasts, without the staging.

DIMENSIONS

7.5 × 3.0 m

SURFACE

22.5 m<sup>2</sup>

ASPECT

5 : 2

SIGNAL

4K · Hybrid

MODE 01

## Keynote

Investor pitches, board updates and partner briefings — slides, video and live data.

MODE 02

## Broadcast

Live broadcasts and hybrid town halls — SPARK Stage integration, multi-camera ready.

MODE 03

## Immersive

Floor-to-ceiling visuals for dinners, brand reveals and artist takeovers.

MODE 04

## Private Screening

Cinema-quality viewing in residence — for previews, sport, and after-dinner films.



04 / BOARDROOM

# The Boardroom.

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

05 / WELLNESS

# Private *Spa.*

SKY RESIDENCE BERLIN · CONFIDENTIAL BROKER DOSSIER

[3D TOUR](#)

SAUNA · TREATMENT ROOM  
· RELAXATION

06 / WORK

# Two Offices.

PRIVATE ZONES · FIBRE  
INTERNET

# Four ways to *experience* the Residence.

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

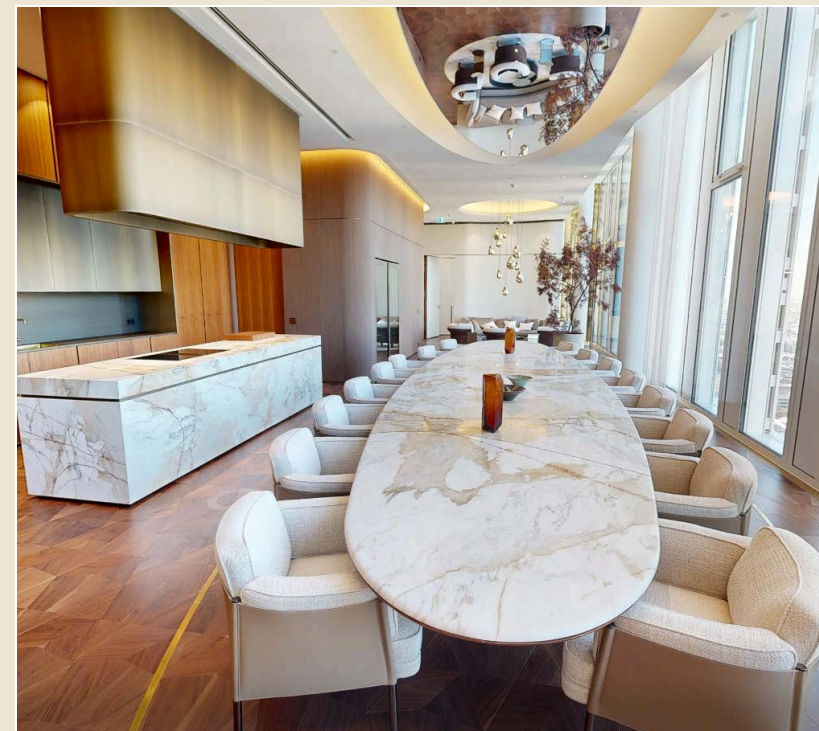


01 / STAY

## Private Stay

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

[EXPLORE PRIVATE STAY →](#)

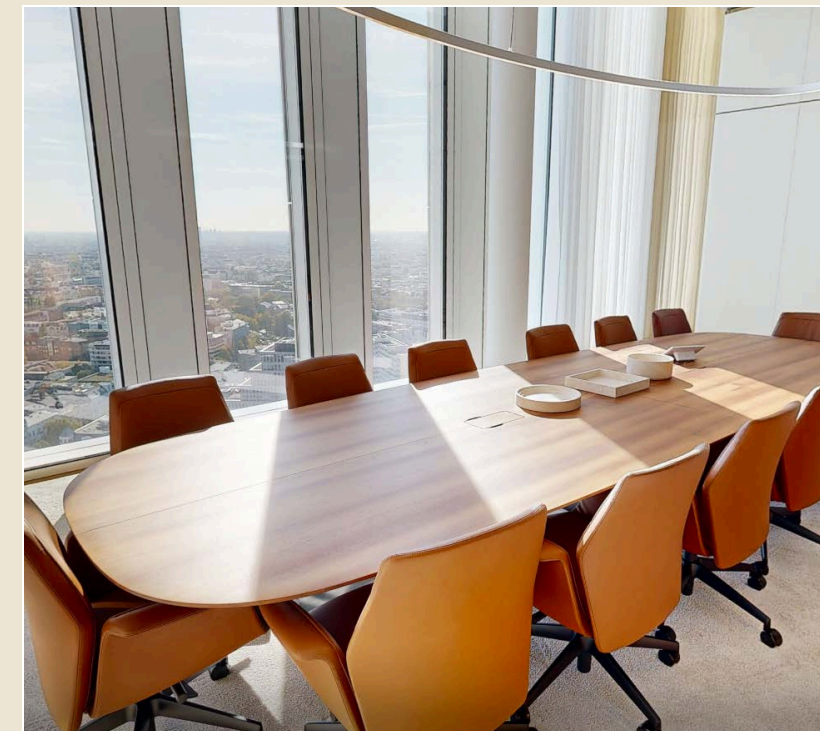


02 / DINING

## Private Dining

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

[EXPLORE PRIVATE DINING →](#)

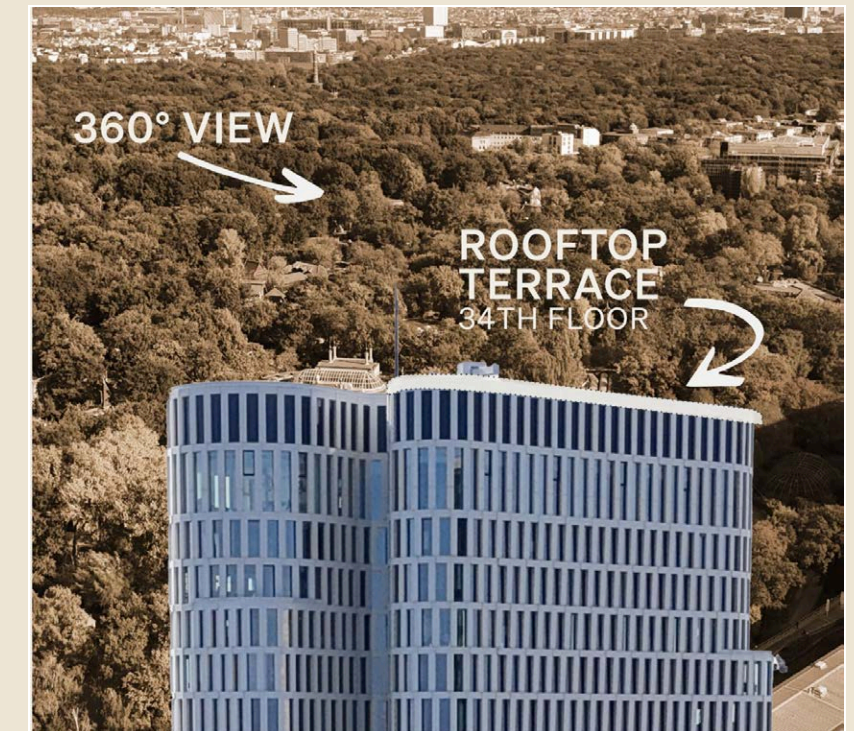


03 / RETREAT

## Executive Retreat

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

[EXPLORE EXECUTIVE RETREAT →](#)



04 / BUYOUT

## Full Residence Buyout

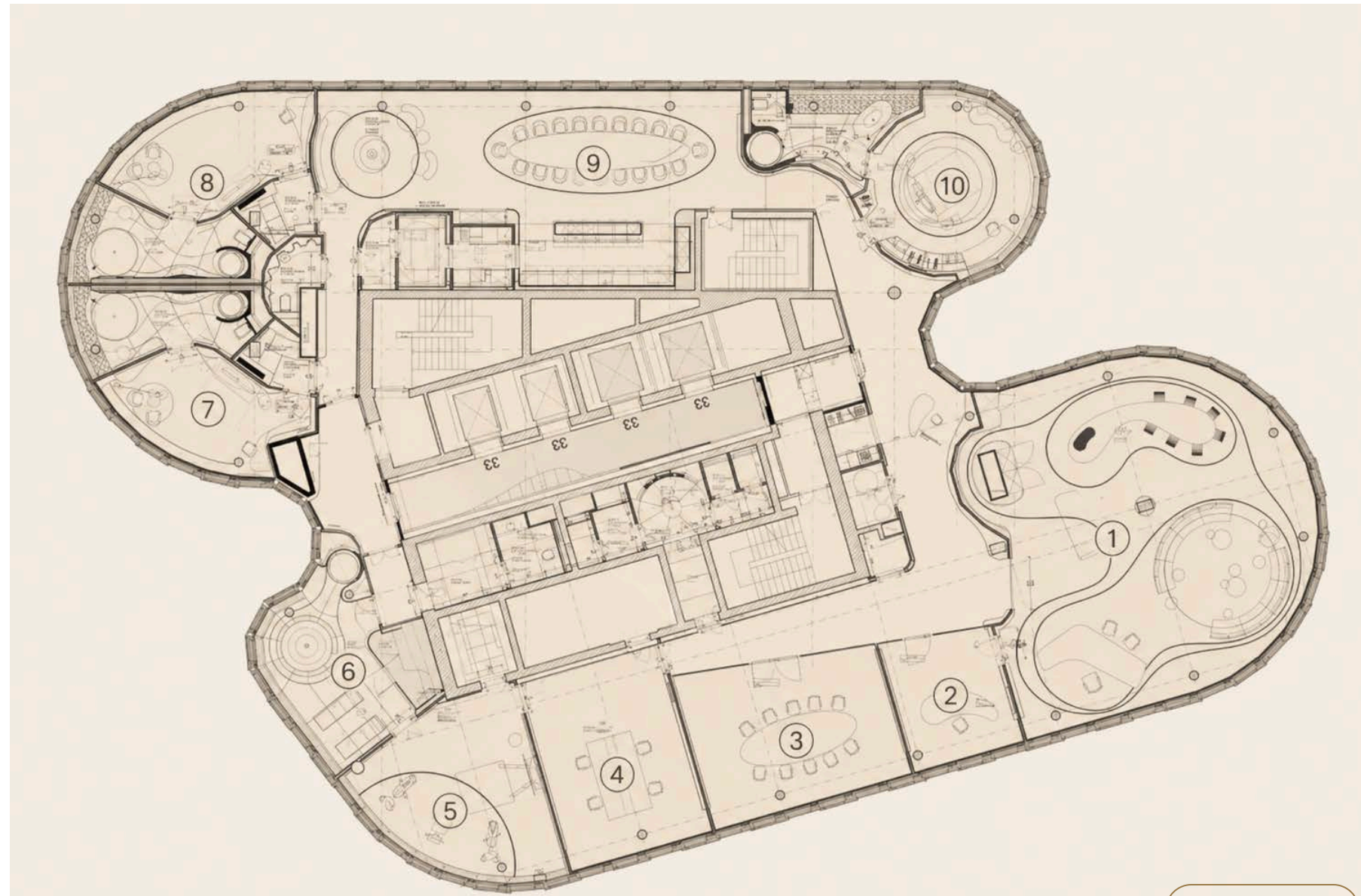
The entire residence, service team and amenities reserved exclusively for you.

[EXPLORE BUYOUT →](#)

# One floor. Twelve *numbered* rooms.

SR • FLOOR 33 / PLAN

1,100 M<sup>2</sup> INCL. 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>
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# 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 with a 7.5 × 3 m LED wall — for receptions, presentations, broadcast and after-dinner conversations.

160 M<sup>2</sup> • UP TO 199 STANDING • LED 7.5 × 3 M

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 199** *guests*

160 m<sup>2</sup> Tiergarten Salon with a 7.5 × 3 m LED wall — hosted 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.

# 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.

**UPPER WEST**  
BERLIN  
KANTSTRASSE 163  
10623 BERLIN

**BERLIN BRANDENBURG AIRPORT (BER)**  
ca. 35 min  
by car / train

**HAUPTBAHNHOF BERLIN CENTRAL STATION**  
ca. 15 min  
by car / train

**ALEXANDERPLATZ**  
ca. 20 min  
by car / train

**POTSDAMER PLATZ**  
ca. 20 min  
by car / train

**BRANDENBURGER TOR**  
ca. 20 min  
by car / train

**REINICKENDORF**

**PANKOW**

**MITTE**

**FRIEDRICHSHAIN-KREUZBERG**

**NEUKÖLLN**

**BERLIN**

**TEMPELHOF-SCHÖNEBERG**

**STEGLITZ-ZEHLENDORF**

**CHARLOTTENBURG PALACE**  
ca. 10 min  
by car / public transport

**KURFÜRSTENDAMM**  
ca. 3 min  
by walk

**ZOO STATION**  
ca. 5 min  
by walk / public transport

**WILMERSDORFER STRASSE**  
ca. 2 min  
by walk

**CHARLOTTENBURG-WILMERSDORF**

**PERFECTLY CONNECTED**

- BERLIN BRANDENBURG AIRPORT (BER)**  
ca. 35 min  
by car / train
- HAUPTBAHNHOF BERLIN CENTRAL STATION**  
ca. 15 min  
by car / train
- ZOO STATION**  
ca. 5 min  
by walk / public transport
- KURFÜRSTENDAMM**  
ca. 3 min  
by walk
- WILMERSDORFER STRASSE**  
ca. 2 min  
by walk
- CHARLOTTENBURG PALACE**  
ca. 10 min  
by car / public transport
- POTSDAMER PLATZ**  
ca. 20 min  
by car / train
- BRANDENBURGER TOR**  
ca. 20 min  
by car / train
- ALEXANDERPLATZ**  
ca. 20 min  
by car / train

**PREMIUM LOCATION IN CHARLOTTENBURG**

**GREEN & URBAN SURROUNDINGS**

**EXCELLENT CONNECTIVITY BY PUBLIC TRANSPORT**

**SHOPS, RESTAURANTS & CULTURE NEARBY**

**FAST ACCESS TO ALL KEY DESTINATIONS**

# 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

# 4m

CEILING HEIGHT — CATHEDRAL PROPORTIONS ON LEVEL 33

# Arguments for your *positioning*.

01 / CATEGORY

## Not a suite. A *residence*.

1,100 m<sup>2</sup> incl. 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.

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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.

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03 / DISCRETION

## Discretion as *the product*.

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

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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.

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05 / MULTI-USE

## Stay. Dine. *Decide*.

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

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06 / COMMISSION MODEL

## Commissionable & *transparent*.

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

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# From *enquiry* to arrival.



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

# The *SPARK* Standard.

A private residence operated with the precision of a luxury hospitality team. The seven principles that govern every stay — and the answer to every platform standard.

*Not a vacation rental. Not a hotel. A private members' residence above Berlin.*

## 01 Privacy

Direct lift, controlled access, NDAs and complete confidentiality for every booking.

## 02 Hospitality

Butler, housekeeping, concierge — a dedicated team from arrival to departure.

## 03 Technology

Enterprise-grade connectivity, integrated AV, climate and lighting throughout.

## 04 Executive Readiness

Boardroom, two offices, broadcast-ready infrastructure — work without compromise.

## 05 Culinary Excellence

Private chef, front & back-of-house kitchens, wine and champagne service.

## 06 Immaculate Operations

Pre-arrival inspections, hospitality-grade housekeeping, on-call maintenance.

## 07 Emotional Luxury

Skyline atmosphere, considered detail, the quiet feeling of arriving home.

# Verified to *platform* standards.

Sky Residence Berlin meets — and consistently exceeds — the home standards required by leading ultra-luxury rental platforms. Below: the inspection categories, answered in our own voice.

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A	<b>Overall</b>	<b><i>Climate, light, security &amp; connectivity</i></b> Individually-zoned climate in every room. Engineered overhead and ambient lighting. 24/7 building security, controlled entry and direct lift access. Enterprise-grade WiFi throughout — wired uplink on request.
B	<b>Bedrooms</b>	<b><i>Hotel-grade sleep, designed by Teherani</i></b> Three en-suite bedrooms, king-size beds with premium mattresses, high-thread-count linens, hypoallergenic pillows. Blackout curtains, side lamps, zoned audio, wardrobes — all to a designer-residence standard.
C	<b>Bathrooms</b>	<b><i>Spa-level finish, hospitality care</i></b> Stone & brass en-suites, rain showers, free-standing tubs. Hotel-quality towels and bathrobes in fresh sets per arrival, premium amenities, hairdryers, privacy-focused layouts and immaculate cleaning standards.
D	<b>Kitchen</b>	<b><i>Two kitchens. Chef-led service.</i></b> Front kitchen for show, back-of-house for production. Professional-grade appliances, full silver-, china- and glassware sets, espresso and coffee systems, champagne service. Private chef on request.
E	<b>Living &amp; Dining</b>	<b><i>Salon, lounge, dining for sixteen</i></b> 160 m <sup>2</sup> Tiergarten Salon with skyline views. Curated seating concepts, large-format displays, multi-room sound, dining table for 16, private cinema and boardroom — flexible for stays, dinners and meetings.
F	<b>Operations &amp; Maintenance</b>	<b><i>Pre-arrival ready, vetted vendor network</i></b> Deep-cleaning, connectivity and culinary preparation before every arrival. Laundry, ironing, safes, first-aid in-residence. Vetted technical, electronics, deep-cleaning and pest-control partners — coordinated through one accountable point of contact.

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# 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**