

A private world *above* Berlin.

An extraordinary 1,100 m² fully staffed private residence in the sky — created for privacy, presence and exceptional entertaining.

A 160 m² Tiergarten Salon. Three en-suite bedrooms. Dining for 16. Front-of-house and back-of-house kitchens. Two offices and a 55 m² boardroom. And — one level above on the Rooftop (Level 34) — a 100 m² rooftop terrace with open views across Berlin.

FLOOR AREA

1.100 m²

FLOORS

33 *Penthouse*

+ 34 Rooftop

LOCATION

Kurfürstendamm

At a glance.

<p>RESIDENCE SIZE</p> <p>1.100 m² incl. rooftop terrace</p>	<p>FLOORS</p> <p>33 + 34 penthouse & rooftop terrace</p>	<p>BEDROOMS</p> <p>3 suites up to 6 overnight guests</p>	<p>PRIVATE DINING</p> <p>16 guests chef-led dining experience</p>
<p>RECEPTION</p> <p>199 guests hosted receptions & events</p>	<p>BOARDROOM</p> <p>14 seats executive meetings</p>	<p>BOOKING</p> <p>Exclusive use no shared occupancy</p>	<p>LOCATION</p> <p>City West Upper West Tower · Kantstraße</p>

FIRST IMPRESSIONS · 01

Tiergarten *Salon.*

SKY RESIDENCE BERLIN · CONFIDENTIAL BROKER DOSSIER

3D TOUR

REQUEST

160 M² · FLOOR-TO-
CEILING GLASS · 4 M
CEILING

FIRST IMPRESSIONS · 01

FIRST IMPRESSIONS · 02

The LED Wall.

SKY RESIDENCE BERLIN · CONFIDENTIAL BROKER DOSSIER

[3D TOUR](#)

[REQUEST](#)

7.5 × 3 M · 22.5 M² ·
4K BROADCAST-GRADE

FIRST IMPRESSIONS · 02

FIRST IMPRESSIONS · 03

The Boardroom.

55 M² · 14 SEATS ·
SECURE HYBRID AV

FIRST IMPRESSIONS · 04

Dining Room.

CHEF-LED · 2 KITCHENS ·
16 SEATS

FIRST IMPRESSIONS · 05

Master Bedroom.

SKY RESIDENCE BERLIN · CONFIDENTIAL BROKER DOSSIER

3D TOUR

REQUEST

EN-SUITE · CURVED POD ·
TIERGARTEN VIEW

FIRST IMPRESSIONS · 05

FIRST IMPRESSIONS · 06

Private *Spa.*

SKY RESIDENCE BERLIN · CONFIDENTIAL BROKER DOSSIER

[3D TOUR](#)

[REQUEST](#)

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.



3D TOUR

REQUEST

1,100 m² 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 m² Tiergarten Salon. Three en-suite bedrooms. Two offices. A 55 m² 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 m² 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

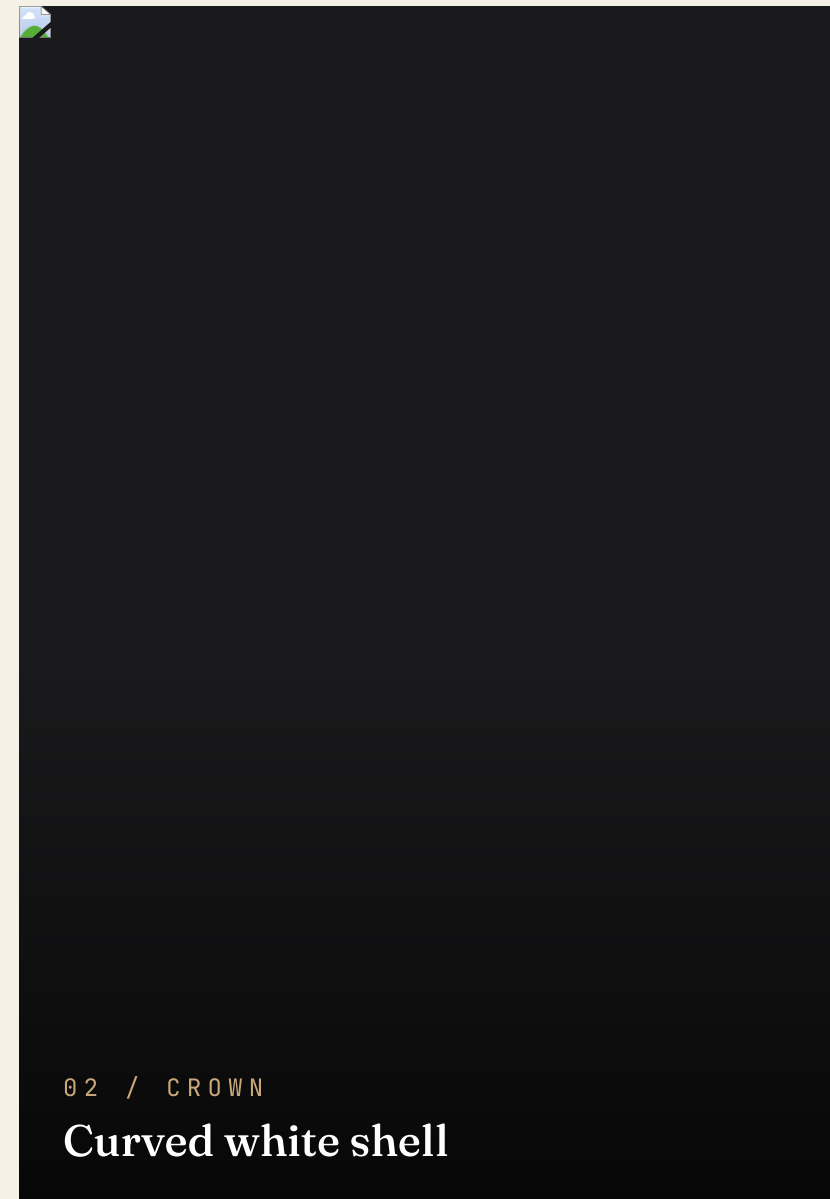
3D TOUR

REQUEST

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 by KSP Engel

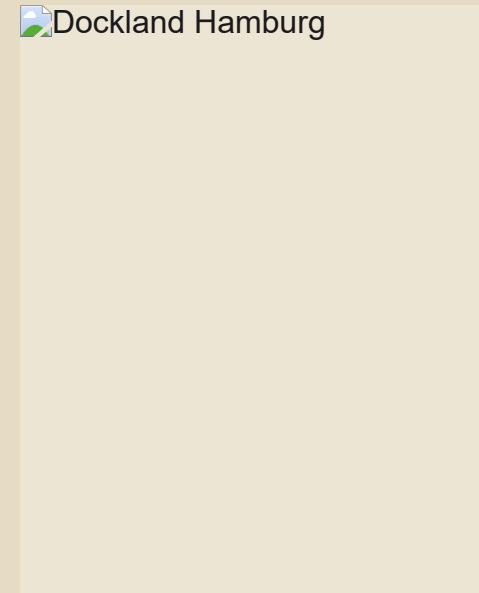


WESTENDDUO · FRANKFURT



THE CUBE · FRANKFURT

Dockland Hamburg

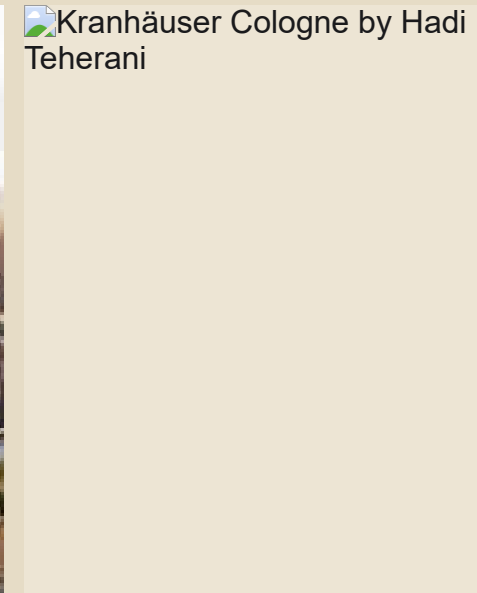


DOCKLAND · HAMBURG



CIRCULAR MASTERPLAN

Kranhäuser Cologne by Hadi Teherani



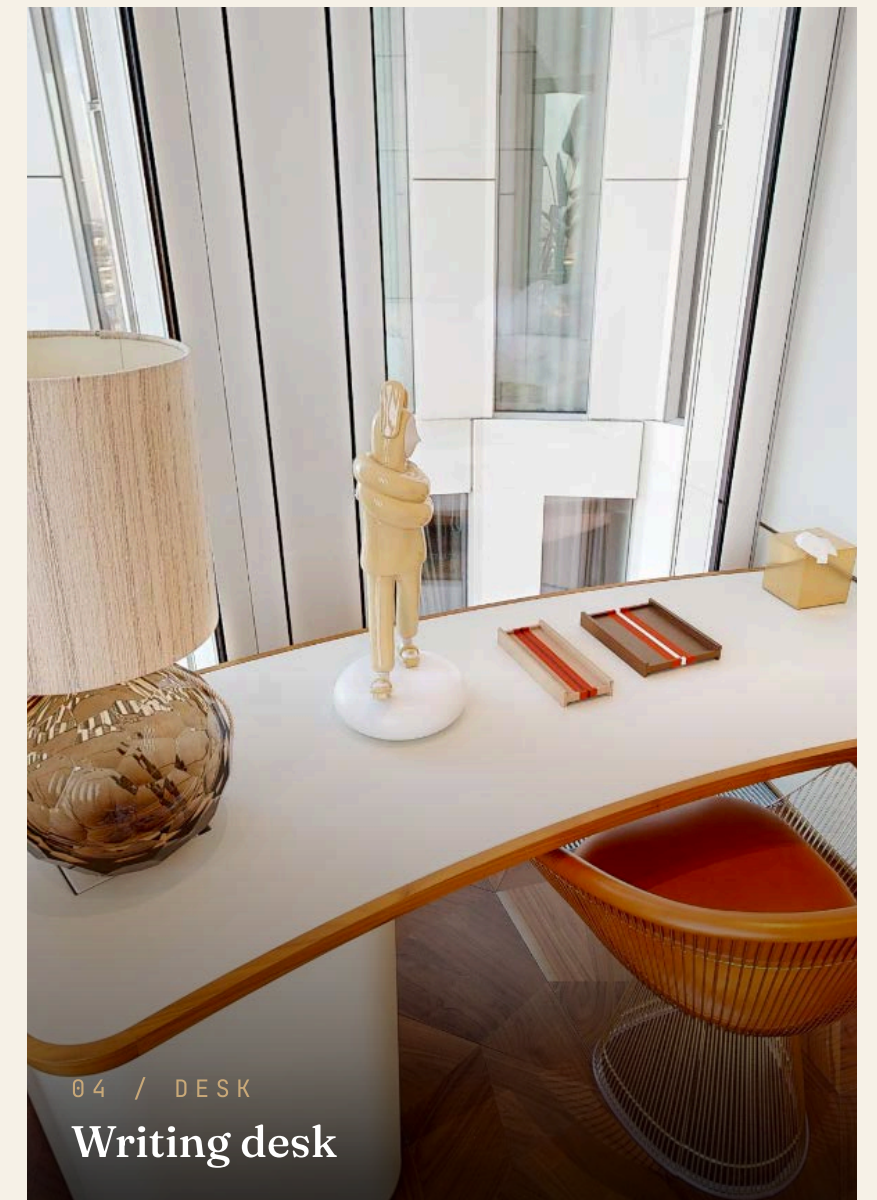
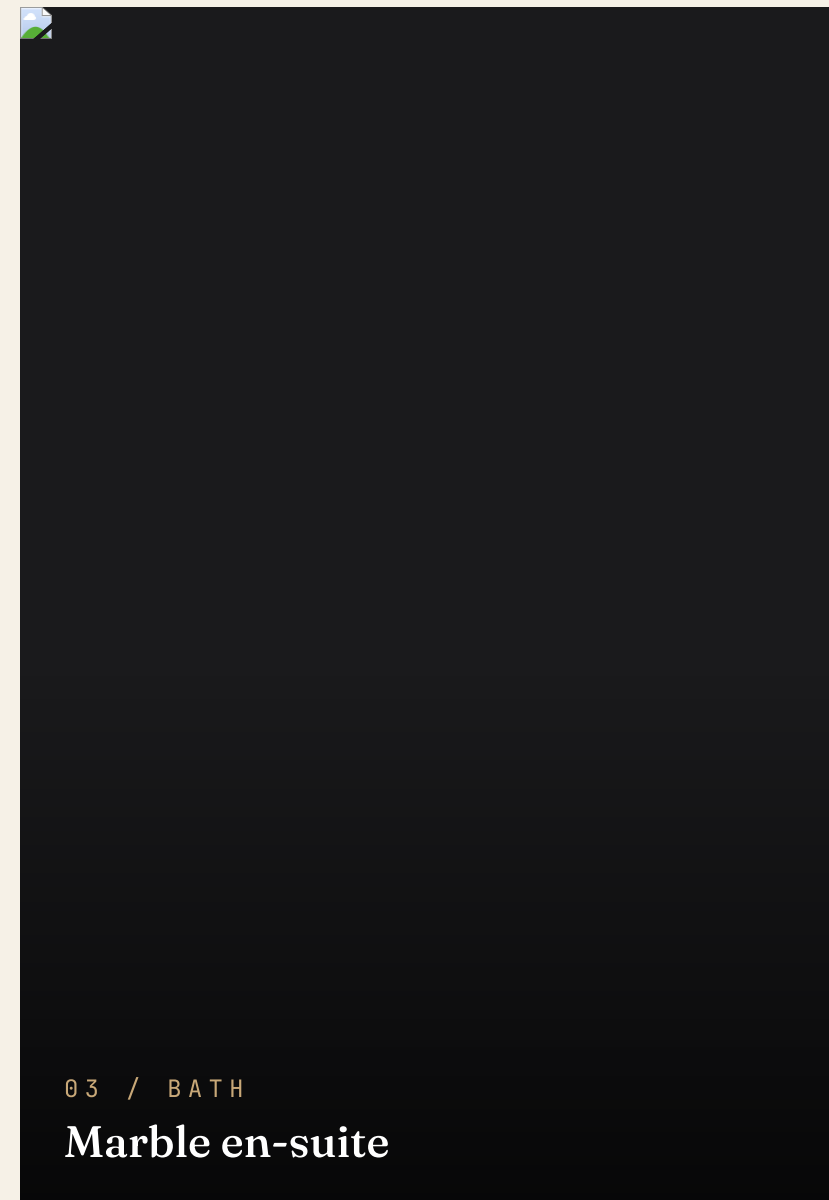
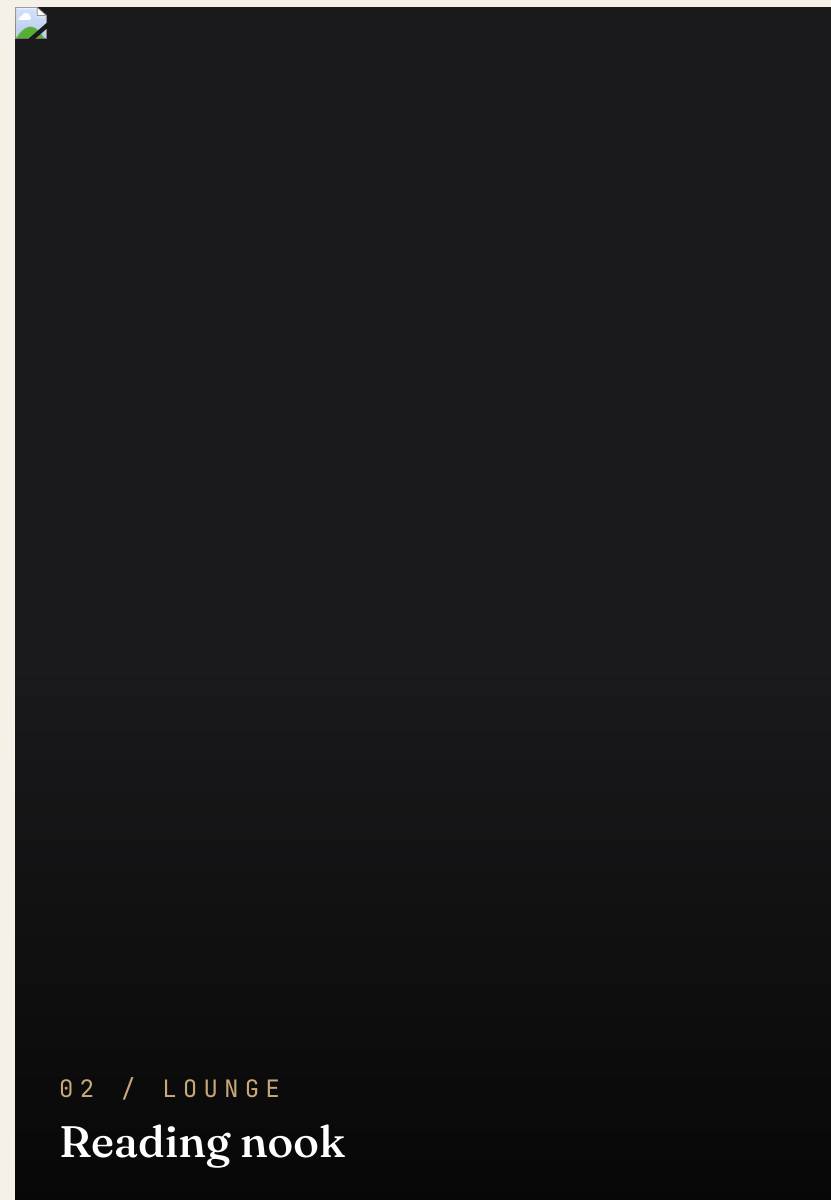
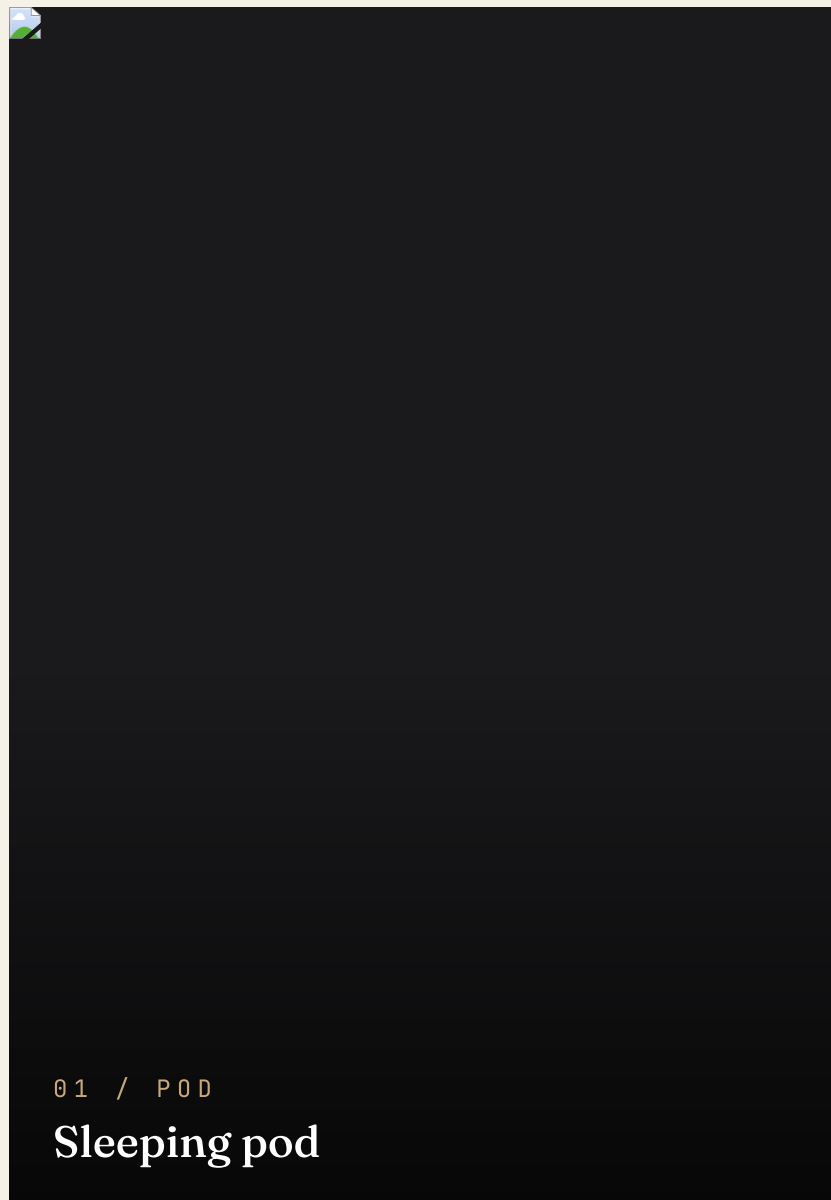
KRANHÄUSER · COLOGNE

01 / MASTER BEDROOM

The Master.

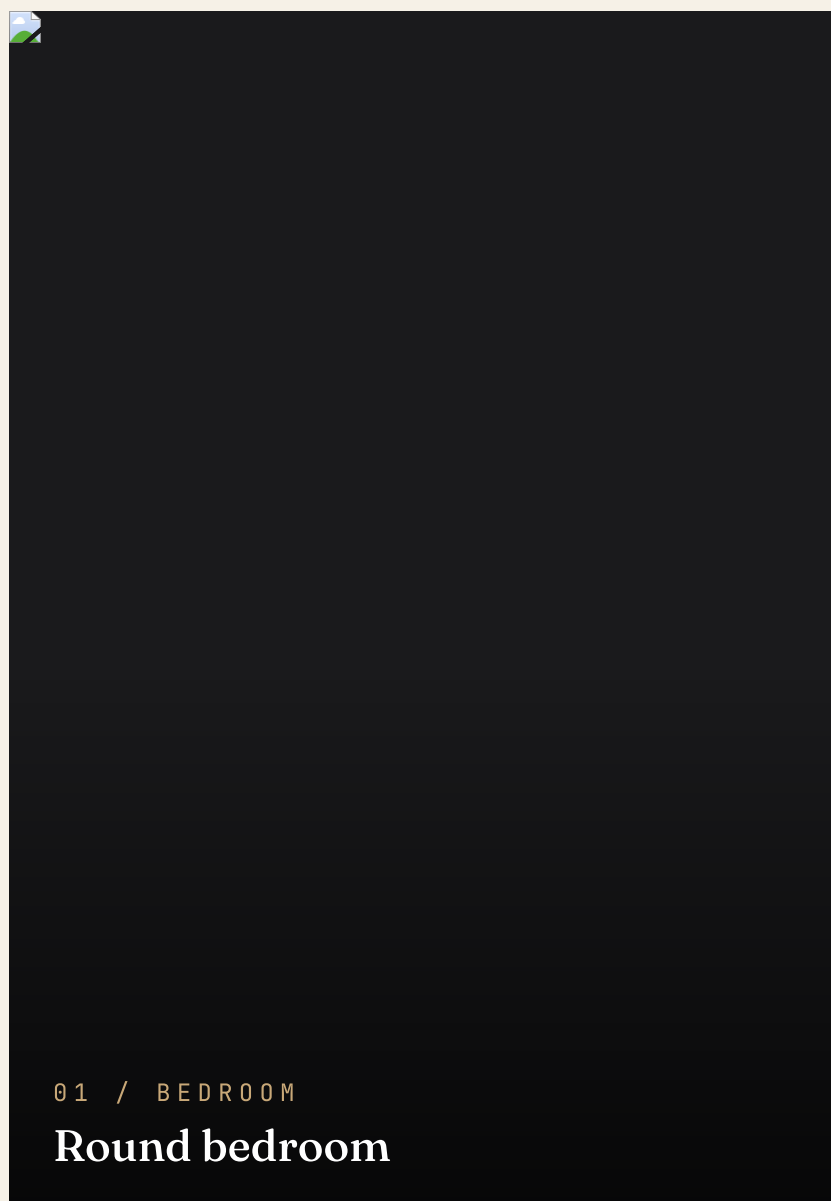
A private retreat *above* the Tiergarten.

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.



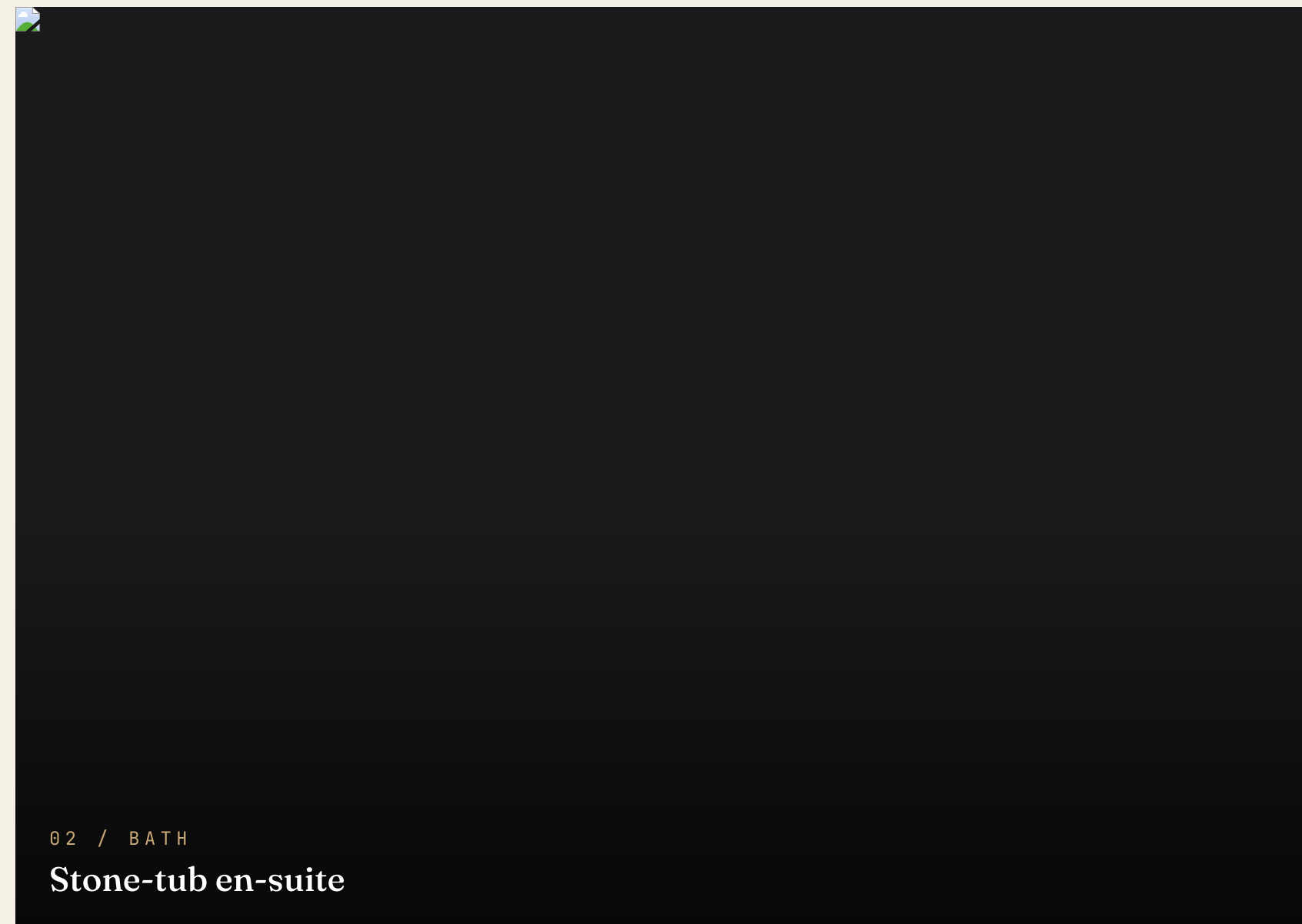
A round room *against* the skyline.

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.



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.

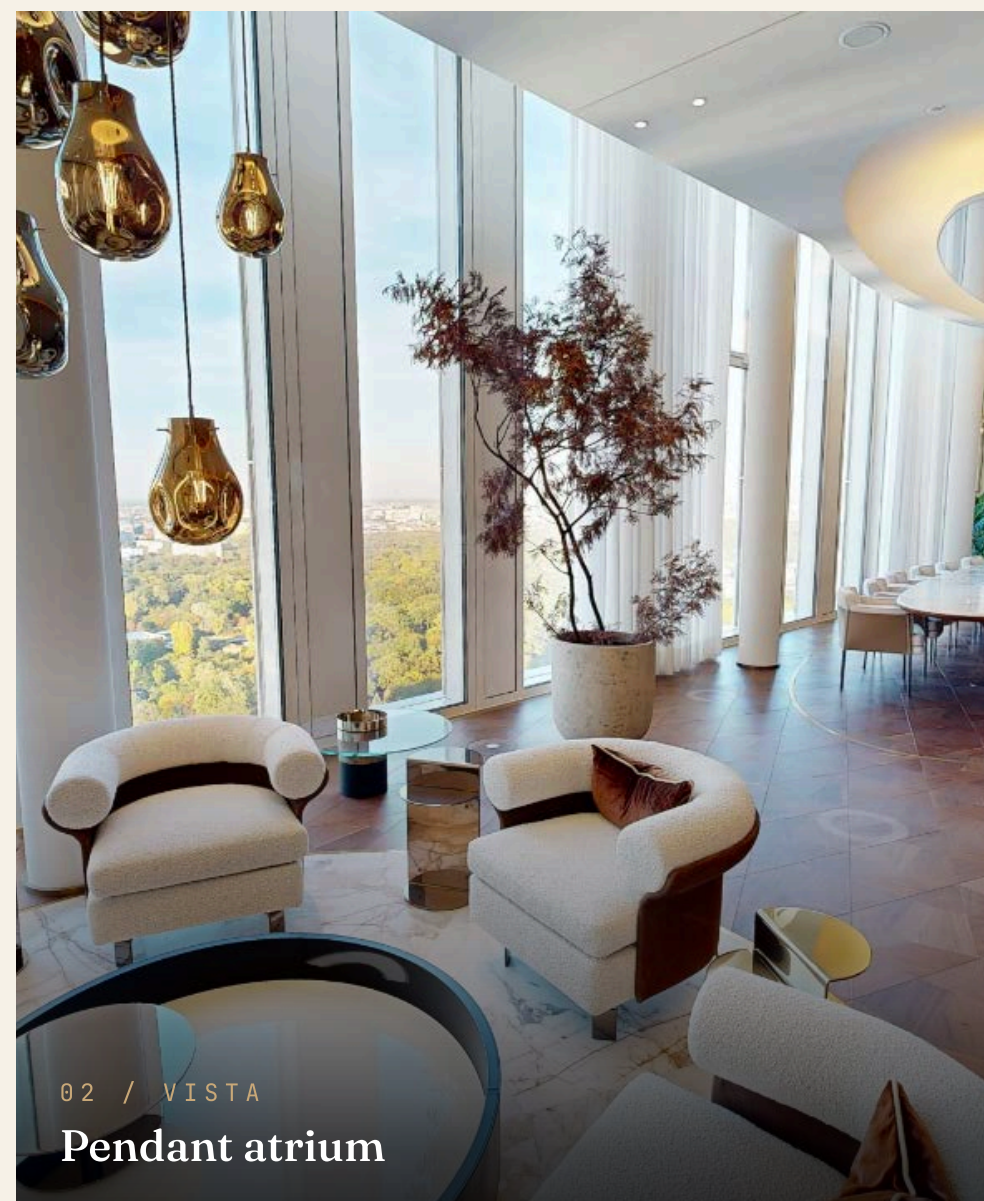
CHEF-LED · 2 KITCHENS ·
16 SEATS

A circular *lounge* between dining and city.

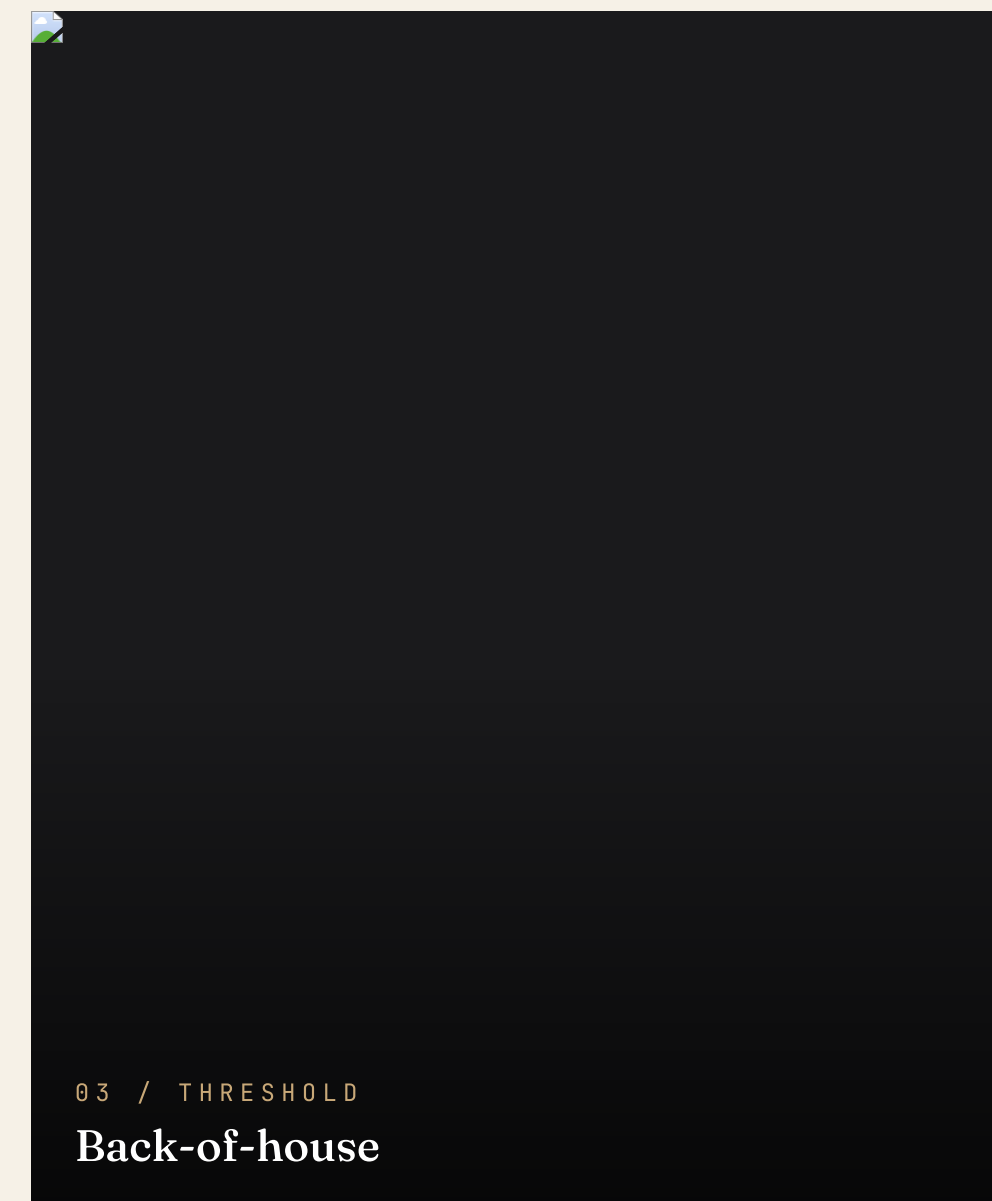
A bouclé conversation pit anchored on a marble inlay, framed by full-height glass and golden pendant lights — the link between the open dining room and the western skyline.



01 / LOUNGE
Conversation pit



02 / VISTA
Pendant atrium



03 / THRESHOLD
Back-of-house

03 / SALON · 160 M²

Tiergarten *Salon.*

SKY RESIDENCE BERLIN · CONFIDENTIAL BROKER DOSSIER

3D TOUR

REQUEST

160 M² · UP TO 199
STANDING · 7.5 × 3 M
LED WALL

14 / 29

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 m²

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 M² · 14 SEATS ·
SECURE AV

05 / WELLNESS

Private *Spa.*

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.

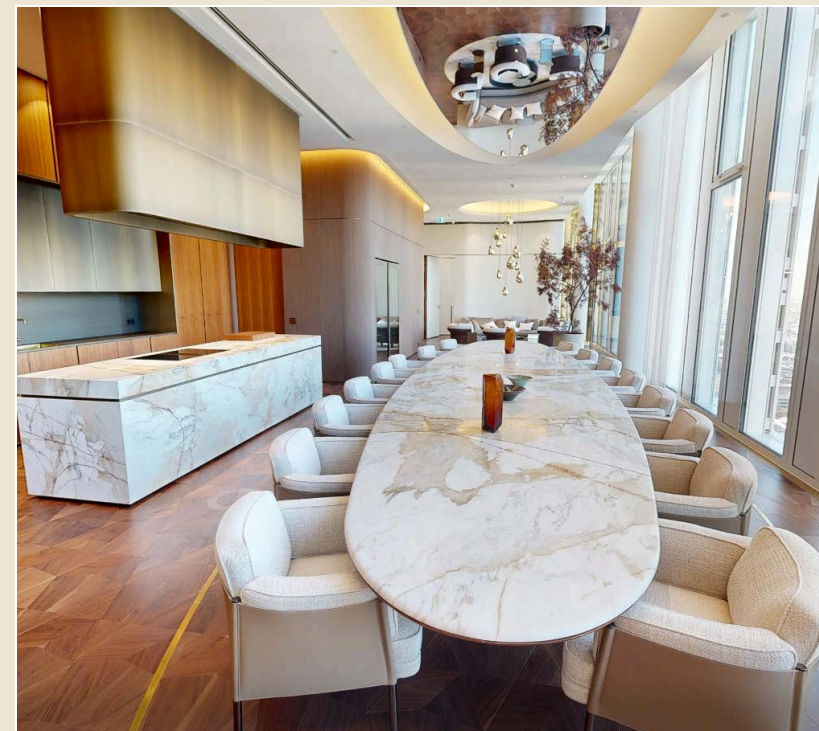


01 / STAY

Private Stay

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

[EXPLORE PRIVATE STAY →](#)

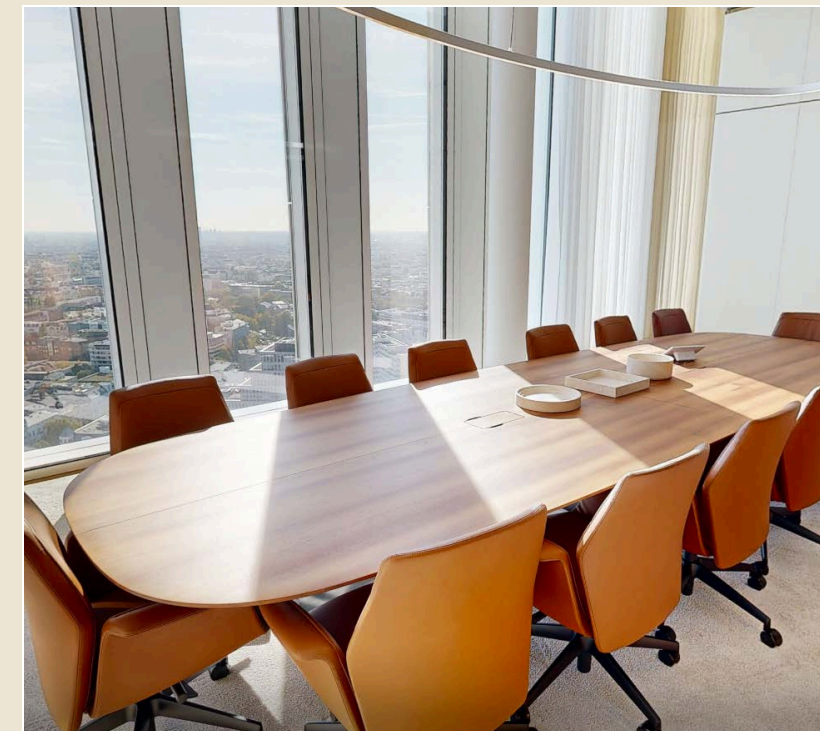


02 / DINING

Private Dining

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

[EXPLORE PRIVATE DINING →](#)

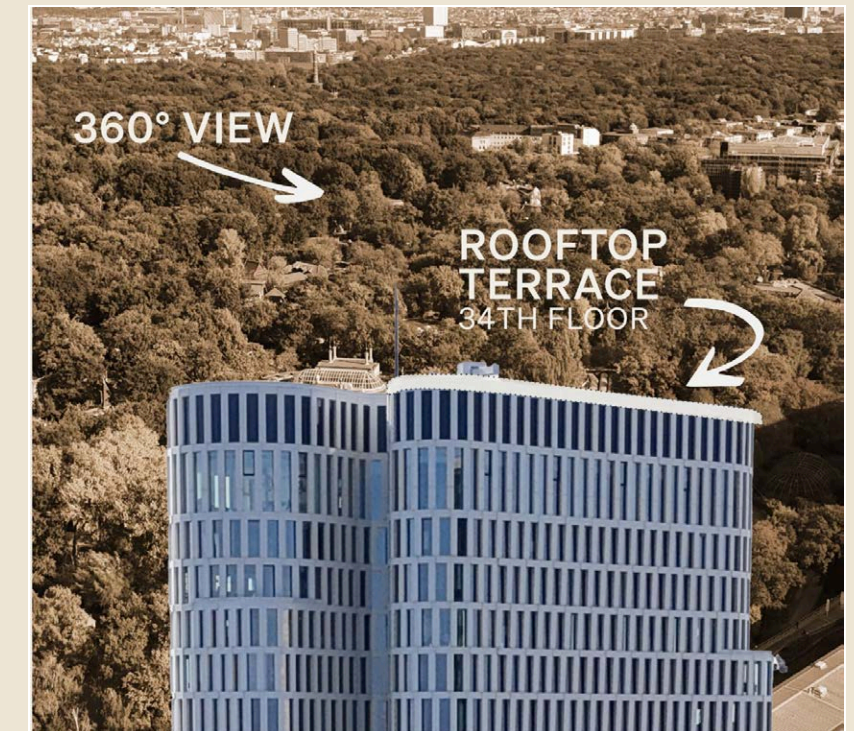


03 / RETREAT

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 M² INCL. 100 M² ROOFTOP · FLOOR 34

 Sky Residence · Level 33 floor plan

SCHEMATIC · NOT TO SCALE FLOOR 33 · UPPER WEST

ROOM LEGEND · LEVEL 33

01	Tiergarten Salon	160 M ²
02	Lounge	~ 65 M ²
03	Boardroom	55 M ²
04	Office	~ 40 M ²
05	Cinema	12 SEATS
06	Private SPA	~ 70 M ²
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 ²

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 m² reception salon with a 7.5 × 3 m LED wall — for receptions, presentations, broadcast and after-dinner conversations.

160 M² · UP TO 199 STANDING · LED 7.5 × 3 M

04 / BOARDROOM



Boardroom

55 m² private meeting room with AV equipment, whiteboard and secure conference technology.

55 M² · 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 m² Tiergarten Salon with a 7.5 × 3 m LED wall — hosted reception with service.

BOARDROOM

14 *seats*

55 m² 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 m² · 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.

 Berlin sights map — distances from Sky Residence Berlin

Who the residence is *booked* for.

<p>01</p> <p>For delegations, guests with security details and figures of public life.</p> <p>Sovereign Guest Residence</p>	<p>02</p> <p>Berlin base for family-office principals, advisors and capital partners.</p> <p>Family Office Stay</p>	<p>03</p> <p>Strategy sessions and confidential negotiations — from breakfast through dinner.</p> <p>Founder & Investor Retreat</p>	<p>04</p> <p>Chef-led menus in a residence — never in a restaurant.</p> <p>Private Dinner</p>
<p>05</p> <p>Boardroom without compromise — private, elevated, distraction-free.</p> <p>Board Meeting</p>	<p>06</p> <p>Berlin base for investor roadshows, media appearances and deal cycles.</p> <p>Roadshow Base</p>	<p>07</p> <p>For guests who expect absolute discretion — no registry, no shared floors.</p> <p>Confidential Stay</p>	<p>08</p> <p>Complete privacy across the whole floor — no sharing.</p> <p>Full Buyout</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 m² incl. a 100 m² 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 1 night	LEAD TIME · RECOMMENDED 7 – 14 days	BOOKING Whole only	CONFIDENTIALITY NDA-ready
SEASONS Low · Main · Peak	CANCELLATION Tiered · on request	PAYMENT SEPA · SWIFT	LANGUAGES EN · DE · FR

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.

A	Overall	<i>Climate, light, security & connectivity</i> 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	Bedrooms	<i>Hotel-grade sleep, designed by Teherani</i> 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	Bathrooms	<i>Spa-level finish, hospitality care</i> 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	Kitchen	<i>Two kitchens. Chef-led service.</i> 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	Living & Dining	<i>Salon, lounge, dining for sixteen</i> 160 m ² 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	Operations & Maintenance	<i>Pre-arrival ready, vetted vendor network</i> 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.

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

CONFIDENTIAL · BY
APPOINTMENT ONLY

RESIDENCE
TEAM

Broker desk

for agents & sales partners

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Mon – Fri · 09 – 19 CET

EMAIL

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Response within one business day

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