

LUX BERLIN

2-room apartment · Pied-à-terre near the government quarter & Brandenburg Gate
Mittelstraße 30 · Neustädtischer Kirchplatz · 10117 Berlin-Mitte



Building view · LUX · architecture by Axthelm Rolvien, 2015

Asking price

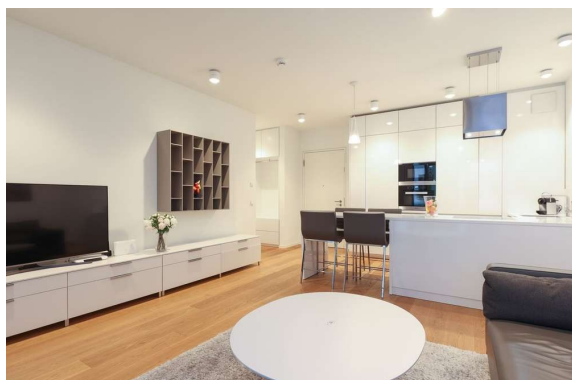
EUR 980,000

Apartment EUR 820,000 · Parking EUR 80,000 · Kitchen/furniture (Ligne Roset & Occhio) EUR 80,000

Living area	approx. 75 m² · 2 rooms · 2nd floor of 7
Available	Immediate · vacant
Location	Mittelstraße — no through traffic · very quiet
Transit	approx. 4 min walk to S-Bahn Brandenburger Tor & Friedrichstraße
Service charge	EUR 591 / month · heating included
Security	Concierge · government quarter · police / guard presence
Commission	Private sale — no commission

The offer

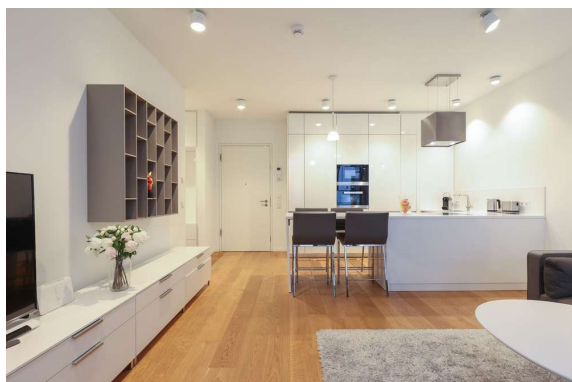
A furnished designer apartment in the architect-designed **LUX Berlin** building — as a second home and pied-à-terre at the heart of Berlin's political and cultural centre. Available immediately, with no tenant. The asking price of **EUR 980,000** comprises three priced components: the apartment (**EUR 820,000**), underground parking (**EUR 80,000**), and the kitchen/furniture package — **Ligne Roset** furnishings and **Occhio** lighting (**EUR 80,000**).



Living room with balcony access



Living room with open kitchen



Kitchen

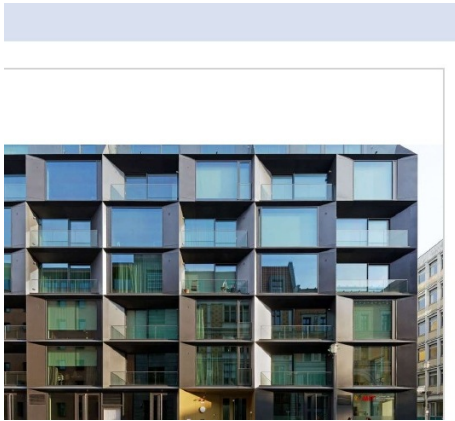


Bedroom

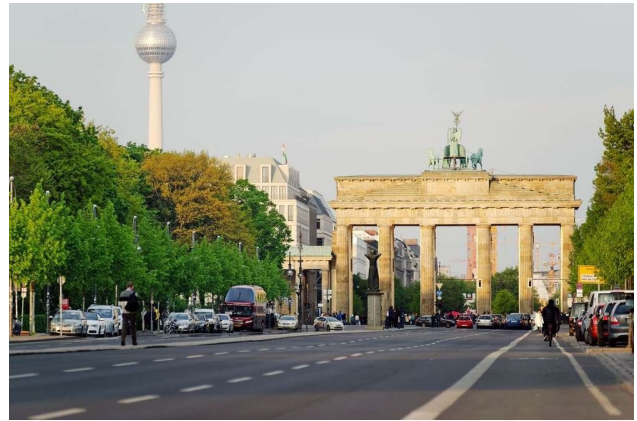
LUX Berlin — the building

Address: Mittelstraße 30, 10117 Berlin. Completed 2015. Architecture: Axthelm Rolvien. Approx. 64 apartments, concierge, private underground garage. A sculptural residential and commercial building on Neustädtischer Kirchplatz.

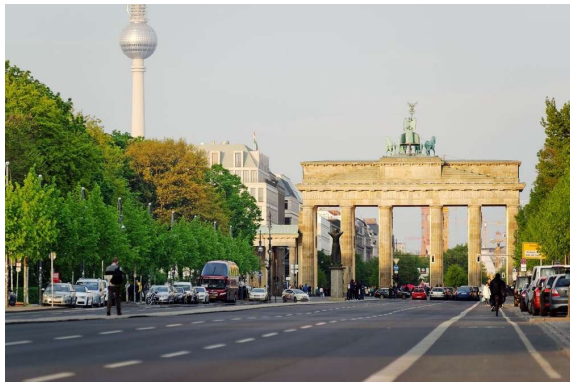
On Neustädtischer Kirchplatz — quiet central Berlin, just off Unter den Linden and Friedrichstraße — LUX stands as a sculptural block of dark glass-and-metal opening to light. The name comes from Latin *lux* (light): panoramic windows, loggias and façade openings connect the homes to the park. Champagne-toned courtyards and lobbies, underfloor heating with cooling, and an in-house concierge.



Building exterior



Surroundings



Concierge



Building exterior

Apartment finishes

- SieMatic high-gloss kitchen with Miele appliances
- Ligne Roset furnishings — priced component EUR 80,000 (with Occhio)
- Occhio track lighting — part of the kitchen/furniture package
- Floor-to-ceiling windows and external blinds
- Underfloor heating and cooling
- En-suite bath with tub and shower, separate guest WC
- Custom joinery wardrobes
- Balcony, cellar, underground parking, concierge, lift

Interior

Design-led living: quiet materials, bespoke joinery, considered lighting and furniture at a hotel standard — move-in ready for a discerning second home.



Bedroom with built-in wardrobe



Bathroom



Separate WC



Balcony



Hallway



Bedroom

Location, calm & security

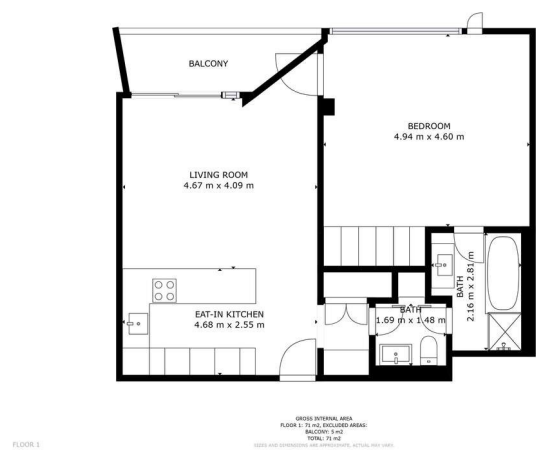
True centre without through-traffic noise: **Mittelstraße** and Neustädtischer Kirchplatz have no through traffic. The **German Bundestag** and the **Federal Press Office (Bundespresseamt)** stand next door — a setting with inherent security (police patrols, guard posts) plus building concierge. Ideal for decision-makers seeking a discreet second home beside government and media. Brandenburg Gate, Unter den Linden, Friedrichstraße and the Spree on foot; S-Bahn **Brandenburger Tor** and **Friedrichstraße** about **4 minutes’ walk**.



Surroundings

Micro-location	Mittelstraße / Neustädtischer Kirchplatz · no through traffic
Neighbours	German Bundestag · Federal Press Office
Security	Concierge · police / guard presence in the government quarter
Transit	S-Bahn Brandenburger Tor & Friedrichstraße · approx. 4 min walk
Ideal buyer	Second home / pied-à-terre near government & Mitte

Price & key facts



Price structure
Asking price **EUR 980,000**
Apartment **EUR 820,000**
Parking **EUR 80,000**
Kitchen/furniture (Ligne Roset & Occhio) **EUR 80,000**
Service charge (Hausgeld)
EUR 591 / month (EUR 557 apartment + EUR 34 reserve).
Heating is included in the service charge.
Availability
Available **immediately** · **vacant** (no tenant).

Property	Apartment · LUX · Mittelstraße 30, 10117 Berlin
Year built	2015 · as-new · luxury finish
Energy	Demand certificate · district heating · 83.3 kWh/(m²·a) · class C
Commission	Private sale — no commission
Further documents	On request (owners' association, energy cert, land register)

Contact

Private sale · Hermann Althoff
Email hermann.althoff@protonmail.com
3D tour: <https://my.matterport.com/show/?m=8ch8HzCzs4f>
Photos: <https://www.picdrop.com/goenzcomberlin/wRmQodVCvR>
Viewing by appointment

Further details gladly on request — exposé kept deliberately lean.
Information without warranty. Not a binding offer. Subject to change.