Borsig Green Living

GREEN LIVING. REDEFINED



Welcome to your new home:
Borsig Green Living

A home that feels like a retreat — yet right in the heart of Berlin.
Just minutes from Lake Tegel, the forest, and the U-Bahn, a new residential project is taking shape for people who seek more: more calm, more style, more quality of life.
Cycle into nature in the morning, unwind on your private balcony in the evening.
"Berlin | Borsig Green Living" is not a compromise.
It's a new beginning.







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THE PROJECT





A STYLISH HOME WITH VISION

In the quiet, green part of Berlin-Tegel, Borsig Green Living is taking shape — a residential ensemble that blends urban living with the quality of a private retreat.
Spread across two architecturally distinct buildings — a front house with five floors and a garden house with two — 33 thoughtfully designed units are being created, combining high-quality finishes, modern floor plans, and an elegant atmosphere.
Whether it's a refined two-room apartment, a spacious maisonette in the garden house, or an exclusive penthouse with sweeping views — this is living with style and intention, in a location that offers both freedom and connection.

Borsig Green Living











BORSIG GREEN LIVING





FEATURES & HIGHLIGHTS

ARCHITECTURE & STRUCTURE

- 33 elegantly designed condominiums across two buildings
- Front building with elevator and garden house with a private feel
- Each unit includes a separate basement storage room
- Harmoniously integrated architecture in a quiet side street

OUTDOOR SPACES & ATMOSPHERE

- Balcony or terrace with every apartment
- Maisonettes with wrap-around terraces, penthouses with panoramic views
- Landscaped courtyard with play area and bike parking
- Private retreats in an urban setting

INTERIORS & FINISHES

- Underfloor heating with impact sound insulation – for quiet comfort
- Real oak wood flooring in a warm natural tone
- Generous floor-to-ceiling windows with sun protection
- Designer bathrooms with selected pieces by Villeroy & Boch
- High-quality, refined tiles

SUSTAINABILITY & TECHNOLOGY

- Advanced heat pump technology combined with a photovoltaic system
- Low energy consumption thanks to KfW 55 EE-compliant construction
- Video intercom system and smart door entry with comfort features
- Future-oriented building technology for sustainable living

APARTMENT Nr. 1 (EG)

This charming 2-room apartment offers a balanced layout and calm atmosphere right at the heart of the city.
The spacious living area welcomes daylight through large windows, while the quiet bedroom invites rest and retreat.

Compact, elegant, and highly livable — perfect for singles or couples looking for stylish comfort in a smart size.

- Hall – 3,12 m²
- Bedroom – 15,50 m²
- Living Room – 21,97 m²
- Kitchen – 4,68 m²
- Bathroom – 5,09 m²

- **Total – 50,36 m²**







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APARTMENT Nr. 2 (EG)

This elegant ground-floor residence combines comfort and space with stylish functionality.
The bright living and dining area opens onto a generous terrace, offering indoor-outdoor flow ideal for relaxed city living.

A quiet bedroom, a flexible second room, refined bathroom and a dedicated home office complete this well-balanced layout — perfect for couples or young families.

- Hall– 3,77 m²
- Bedroom – 16,96 m²
- Children's Room – 16,64 m²
- Living Room & Kitchen – 32,46 m²
- Home Office– 9,60 m²
- Bathroom – 6,63 m²
- Guest-Bathroom – 3,42 m²
- Terrace (100 %) – 9,50 m² (19 m²)

- **Total – 98,98 m² (108,48 m²)**





Borsig Green Living

APARTMENT Nr. 3 (EG)

This charming ground-floor apartment impresses with a smart layout and generous proportions.

A bright living area with open kitchen, two tranquil bedrooms, and a refined bathroom offer everything needed for modern living — with a sunny terrace as the perfect finishing touch.

- Hall – 7,63 m²
- Entrance – 6,17 m²
- Storage Room – 4,60 m²
- Bedroom– 16,75 m²
- Children's Room – 18,01 m²
- Living Room – 16,37 m²
- Kitchen– 11,12 m²
- Bathroom– 8,80 m²
- Terrace (100 %) – 9,60 m² (19,20 m²)

- **Total – 95,03 m² (104,63 m²)**







APARTMENT Nr. 4 (1.OG)

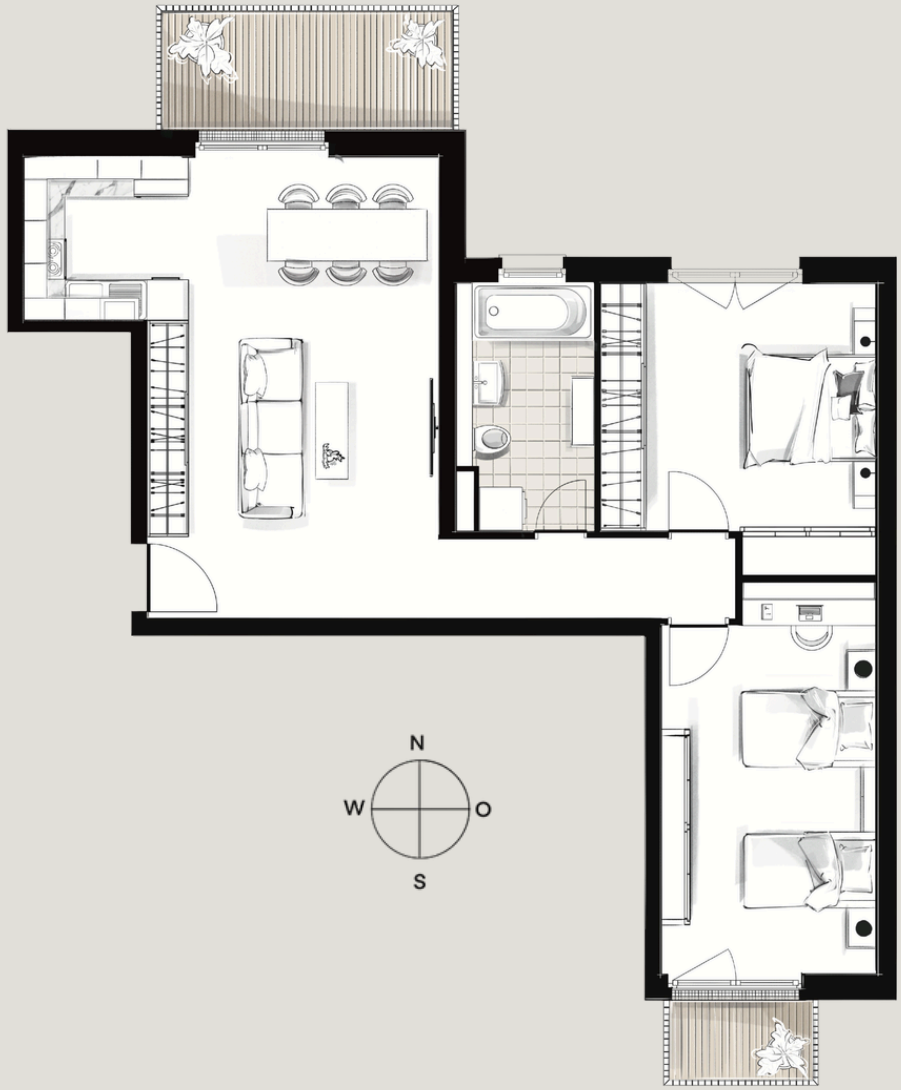
8 (2.OG) 12 (3.OG) 16 (4.OG)

This bright 3-room apartment in the front building impresses with a well-thought-out floor plan and elegant finishes across approx. 87.79 m² of living space.
The open-plan living, dining, and kitchen area forms the heart of the home and opens to a balcony overlooking the quiet inner courtyard.
Two private bedrooms, a stylish bathroom, and two sunny balconies offer comfort and space for families or couples.

- Hall – 10,64 m²
- Bedroom – 17,02 m²
- Children's Room – 18,30 m²
- Living Room – 23,55 m²
- Kitchen – 5,87 m²
- Bathroom – 7,19 m²
- North Balcony (100 %) – 3,92 m² (7,83 m²)
- South Balcony (100 %) - 1,30 m² (2,60 m²)

- **Total – 87,79 m² (93,00 m²)**





Borsig Green Living

NATURAL. STYLISH. HOME

APARTMENT Nr. 5 (1.OG)

9 (2.OG) 13 (3.OG) 17 (4.OG)

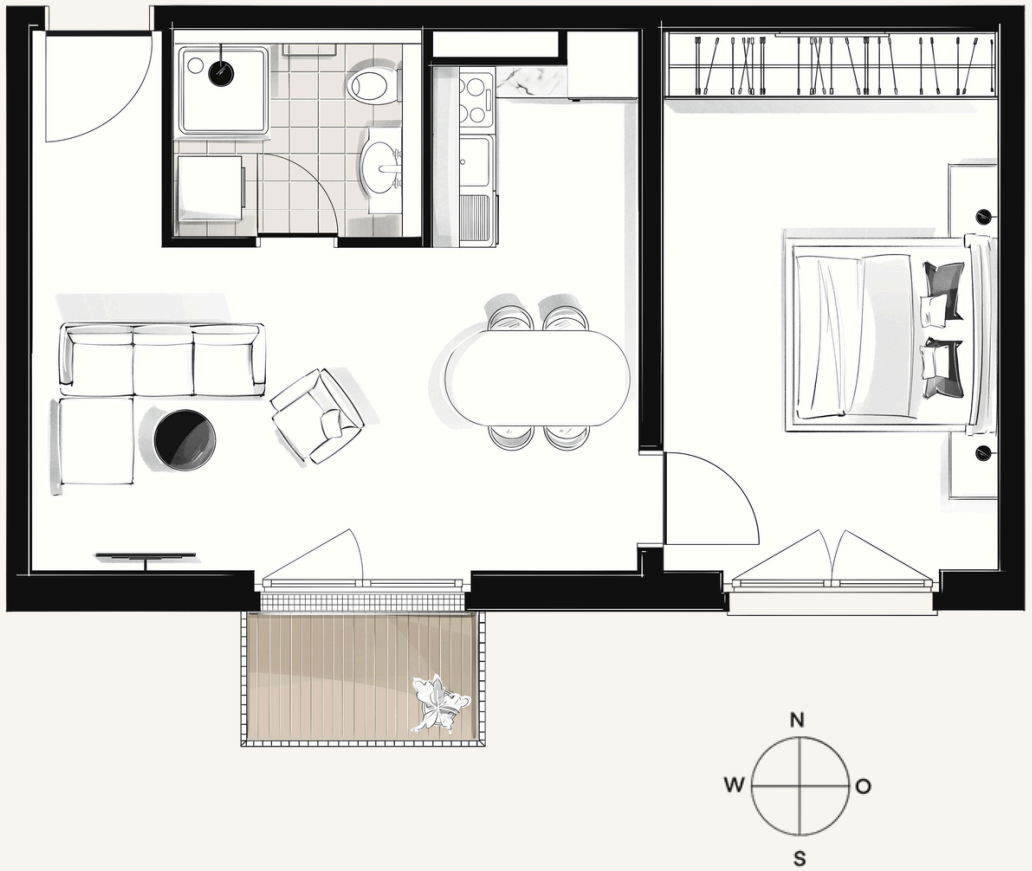
This charming 2-room apartment in the front building offers approx. 45.13 m² of well-planned living space, featuring an open living-dining area, a cozy bedroom, and a balcony with a view of the greenery.

Ideal for singles or couples, it impresses with modern finishes, a stylish bathroom with shower, and oak parquet flooring in the living areas. A quiet retreat in the heart of the city.

- Hall – 2,46 m²
- Bedroom – 15,91m²
- Living Room– 17,11 m²
- Kitchen – 4,11 m²
- Bathroom – 4,24 m²
- Balcony (100 %) – 1,30 m² (2,60 m²)

- **Total – 45,13 m² (46,43 m²)**





APARTMENT Nr. 6 (1.OG)

10 (2.OG) 14 (3.OG) 18 (4.OG)

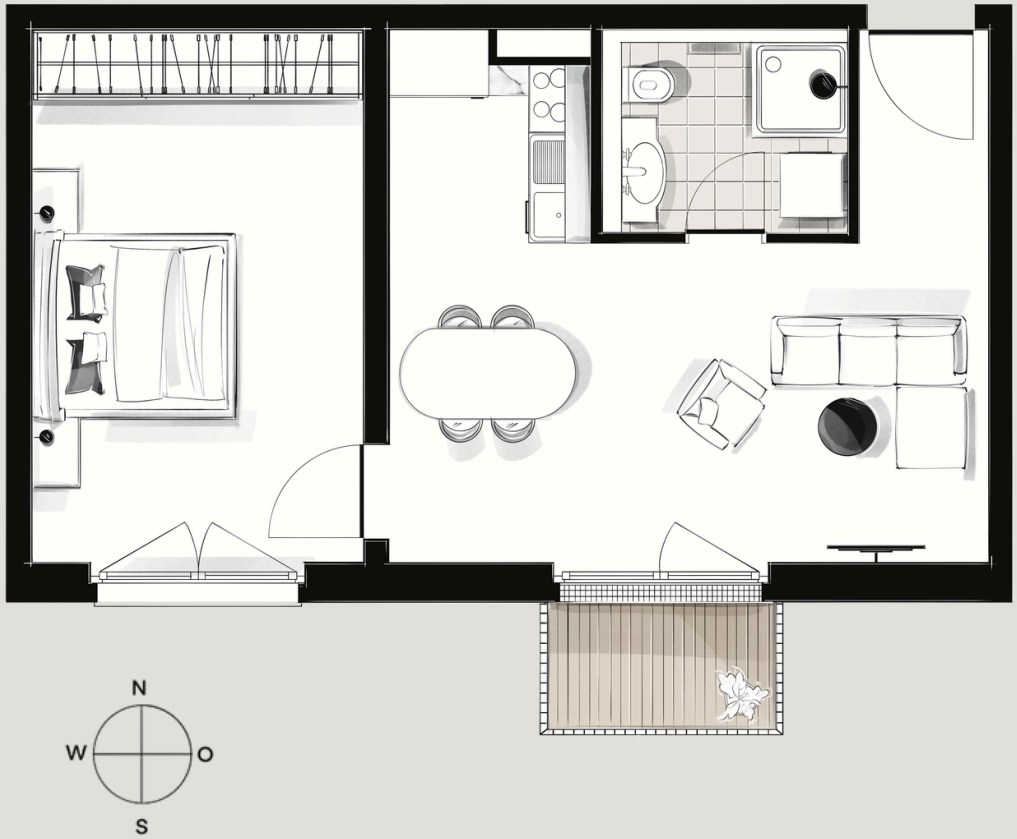
Compact and well-structured 2-room apartment – ideal for singles or couples who value clarity and comfort.

The open-plan living area flows seamlessly into the kitchen and balcony, creating a generous sense of space.
A separate bedroom offers privacy and calm.

- Hall - 2,46 m²
- Bedroom - 15,91 m²
- Living Room - 17,11 m²
- Kitchen - 4,19 m²
- Bathroom - 4,24 m²
- Balcony (100%) - 1,30 m² (2,60 m²)

- **Total - 45,21 m² (46,10 m²)**





APARTMENT Nr. 7 (1.OG)

15 (3.OG)

This spacious 3-room apartment features a clear layout and a comfortable living flow.
The open-plan living and dining area creates a bright and inviting atmosphere.
A quiet bedroom, a flexible second room, and a stylish bathroom ensure everyday comfort.
The additional guest WC enhances the functionality of the layout.
Two balconies extend the living space outdoors, perfect for relaxed moments.

- Hall - 3,77 m²
- Bedroom - 18,06 m²
- Children's Room - 17,05 m²
- Living Room & Kitchen - 38,48 m²
- Master Bathroom - 6,64 m²
- Guest Bathroom - 4,01 m²
- North Balcony(100%) - 3,92 m² (7,84 m²)
- South Balcony (100%) - 1,30m² (2,60 m²)

- **Total - 93,23 m² (98,45 m²)**





Borsig Green Living

APARTMENT Nr. 11 (2.OG)
19 (4.OG)

This spacious 3-room apartment features a clear layout and a comfortable living flow.
The open-plan living and dining area creates a bright and inviting atmosphere.
A quiet bedroom, a flexible second room, and a dedicated home office offer versatile living options. A stylish bathroom ensures everyday comfort, while the additional guest WC enhances functionality.
Two balconies extend the living space outdoors, perfect for relaxed moments.

- Hall - 3,77 m²
- Bedroom - 18,06 m²
- Children's Room - 17,05 m²
- Living Room & Kitchen - 32,46 m²
- Master Bathroom - 6,64 m²
- Guest Bathroom - 4,01 m²
- Home Office - 6,02 m²
- North Balcony (100%) - 3,92 m² (7,84 m²)
- South Balcony (100%) - 1,30m² (2,60 m²)

- **Total - 93,23 m² (98,45 m²)**





PENTHOUSE Nr. 20 (5.OG)

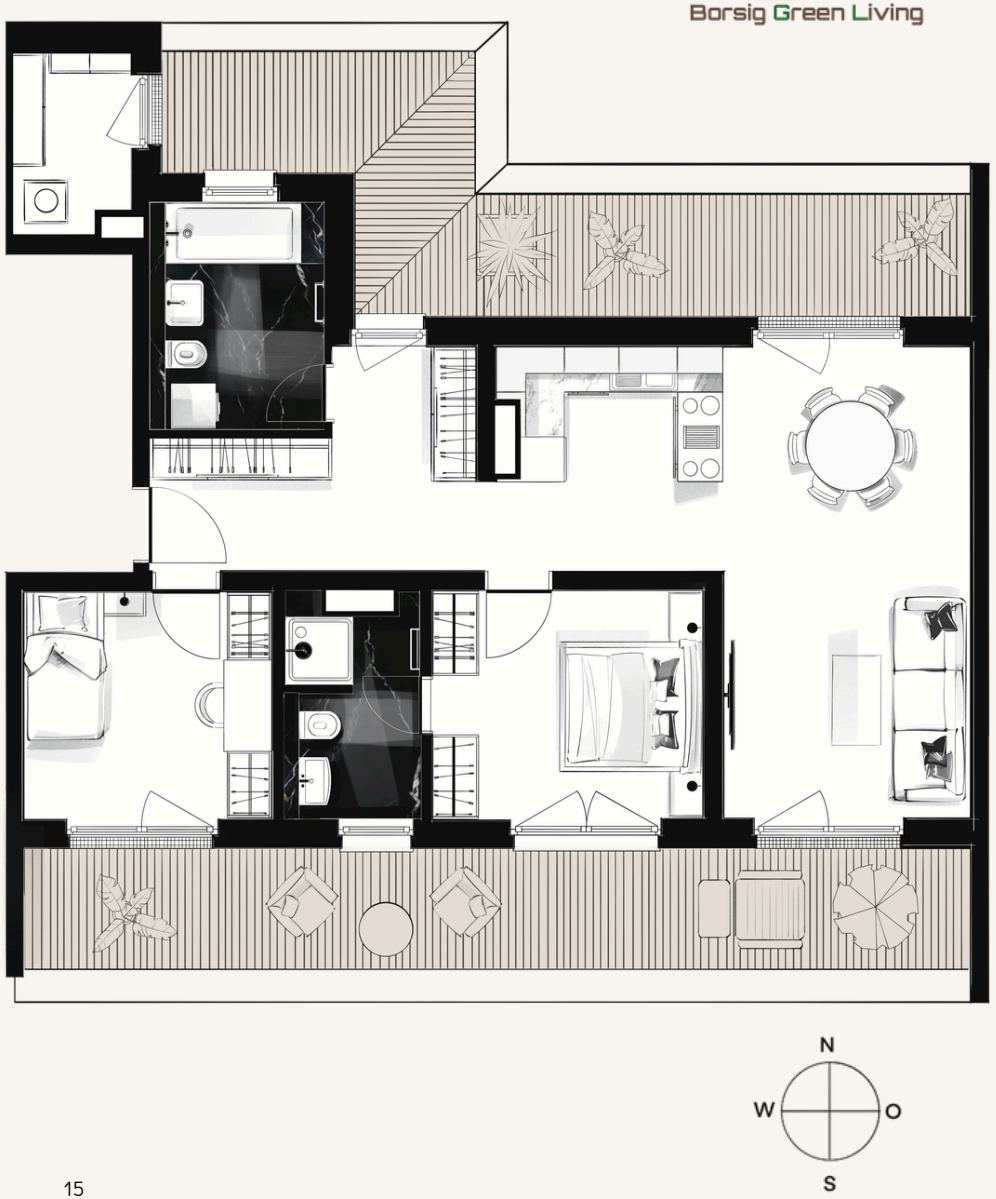
Exclusive Living Above the Rooftops

Distinctive. Sophisticated. Full of light.
Penthouse 20 is an exclusive residence for those with a refined sense of design, quality, and meaningful living.
Spacious living areas, two sunny terraces, an elegant open-plan kitchen and dining area, and two stylish bathrooms — including a luxurious en suite master bath — transform this penthouse into a private retreat designed to inspire.
This is more than just a home — it's a statement.

- Hallway - 9,95 m²
- Bedroom - 10,79 m²
- Master bath En Suite - 5,09 m²
- Children's Room - 9,86 m²
- Living Room - 10,59 m²
- Kitchen - 19,05 m²
- Bathroom - 7,00 m²
- Storage - 3,73 m²
- North Terrace (100 %) - 10,49 m² (20,97 m²)
- South Terrace (100%) - 10,39 m² (20,78 m²)

- **Total - 96,94 m² (117,81 m²)**





PENTHOUSE Nr. 21 (5.OG)

Exclusive Living Above the Rooftops

Elegant. Unique. Bathed in Light.
This penthouse combines uncompromising comfort with timeless aesthetics. Expansive terraces to the north and south, an open designer kitchen, and two stylish bedrooms deliver a living experience of the highest standard.
Thoughtful layout, premium materials, and a quiet location in the front building transform this residence into a true urban retreat — centrally located yet entirely private.
Welcome to Borsig Green Living — where exclusivity becomes home.

- Hallway - 8,46 m²
- Bedroom - 13,38 m²
- Master bath En Suite - 5,80 m²
- Children's Room - 10,95 m²
- Living Room - 17,77 m²
- Kitchen - 20,70 m²
- Bathroom - 5,13 m²
- Storage - 3,37 m²
- North Terrace (100 %) - 8,00 m² (16,00 m²)
- South Terrace (100 %) - 10,42 m² (20,84 m²)

- **Total - 103,98 m² (122,40 m²)**





APARTMENT Nr. 24 (EG) right

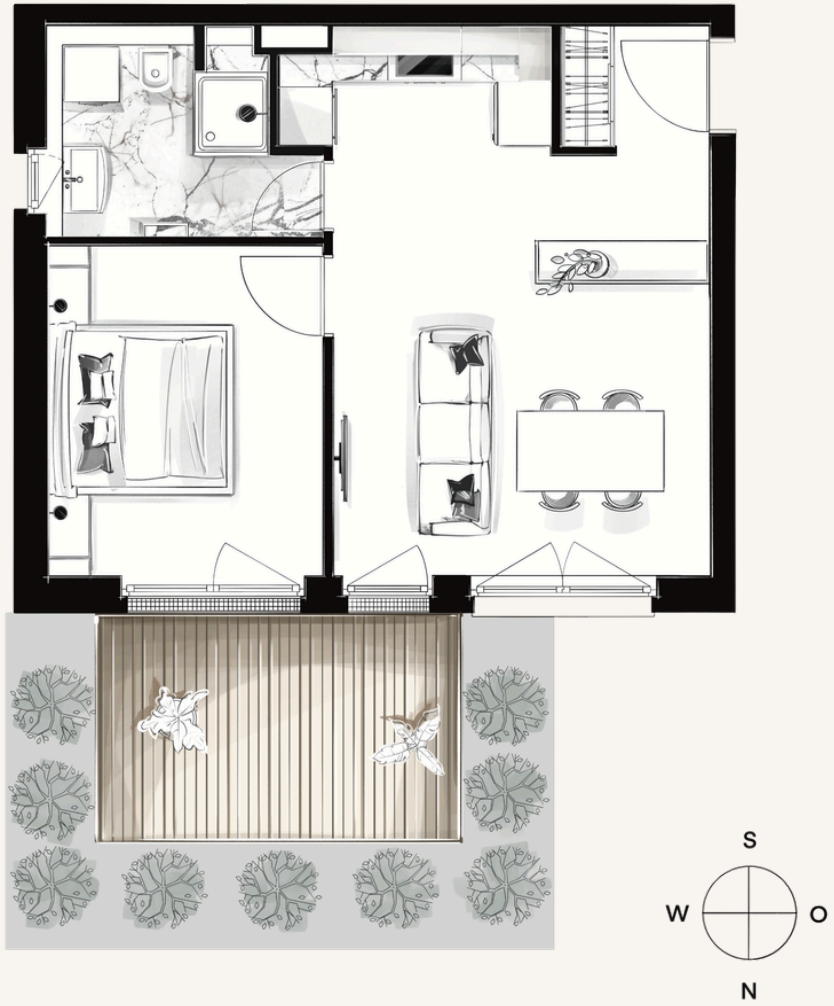
Nr. 23 (EG) left Garden House

This elegant 2-room apartment is the perfect home for singles or couples who appreciate comfort and style.
The spacious living and dining area opens up to a private terrace and garden, ideal for relaxing or entertaining guests.
A quiet bedroom and a stylish bathroom with walk-in shower complete the layout.
Floor-to-ceiling windows and quality finishes throughout ensure a bright and welcoming atmosphere.

- Hall – 2,15 m²
- Bedroom – 10,90 m²
- Living Room – 19,37 m²
- Kitchen – 3,75 m²
- Bathroom – 5,94 m²
- Terrace (100%) – 5,00 m² (10,00 m²)

- **Total – 47,11 m² (52,11 m²)**





Borsig Green Living

NATURAL. STYLISH. HOME

APARTMENT Nr. 26 (1.OG) right

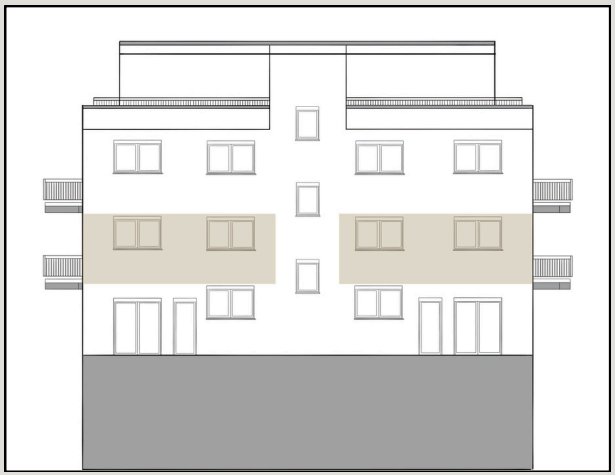
Nr. 29 (1.OG) left Garden House

Tucked away in the peaceful garden house, this charming apartment invites you to live in quiet style.
The open-plan layout seamlessly connects the kitchen, dining, and living areas into one harmonious space bathed in daylight.

The bedroom becomes your private retreat – minimalist yet full of character. A small terrace expands the living area outdoors – perfect for morning coffee or quiet evening reflection

- Hall – 3,46 m²
- Bedroom – 10,43 m²
- Living Room – 15,53 m²
- Kitchen – 6,18 m²
- Bathroom – 5,94 m²
- Balcony (100%) – 3,90 m² (7,80 m²)

- **Total – 45,44 m² (49,34 m²)**







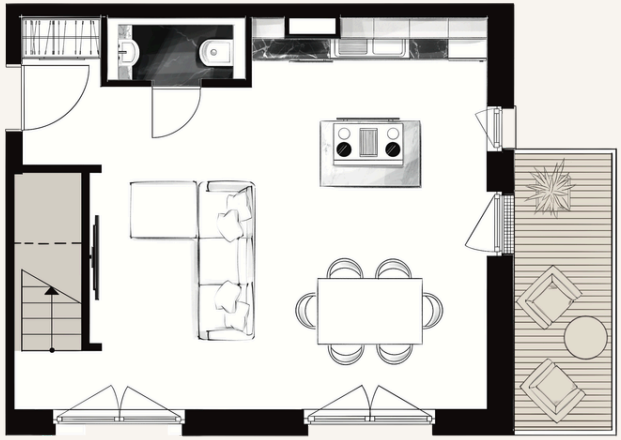
PENTHOUSE MAISONETTE Nr. 30 right
Nr. 33 left (2. OG & Top Floor Level) Garden House

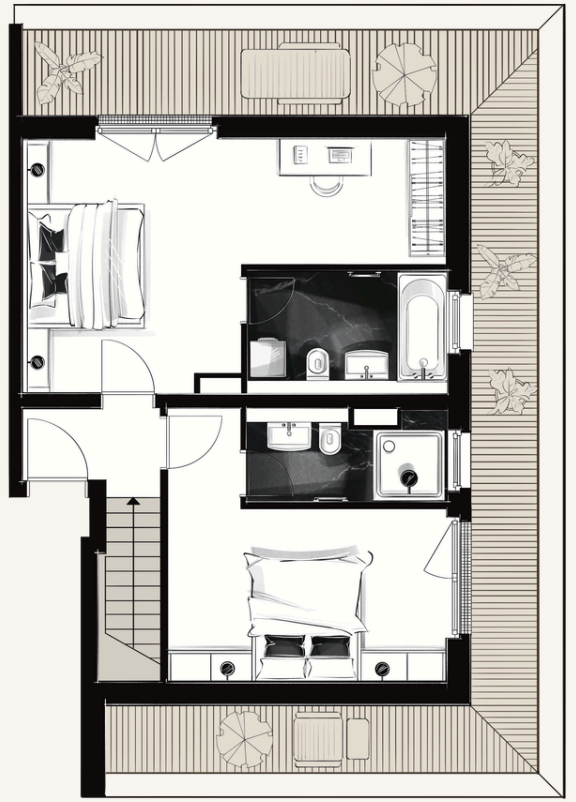
This elegant maisonette apartment combines generous space with timeless sophistication. Spanning two floors, it features three bedrooms, two refined bathrooms, a bright open-plan living and dining area with kitchen island, and two sunny terraces — a private haven with elevated style and sweeping views

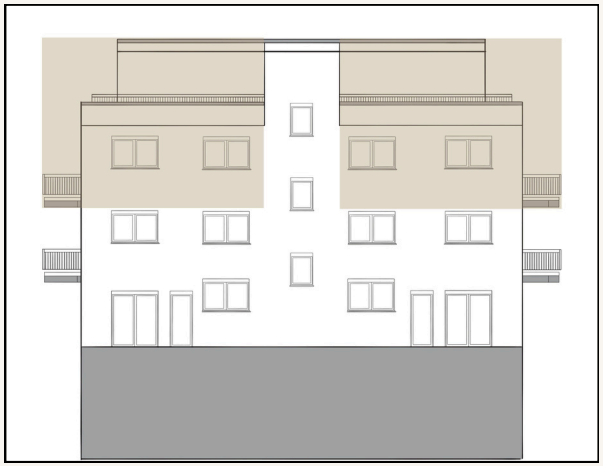
2 OG:
- Hall - 2,74 m²
- Guest Bathroom - 2,40 m²
- Living Room - 12,67 m²
- Kitchen - 21,41 m²
- Balcony (100%) - 3,25 m² (6,50 m²)
- Stairs - 2,84 m²

Top Floor Level:
- Hall - 3,01 m²
- Bedroom - 21,89 m²
- Master Bathroom- 6,68 m²
- Bedroom - 15,16 m²
- Bathroom- 4,80 m²
- Terrace (100%) - 15,96 m² (31,91 m²)

- **Total - 112,81 m² (132,02 m²)**









APARTMENT 25 (EG) right

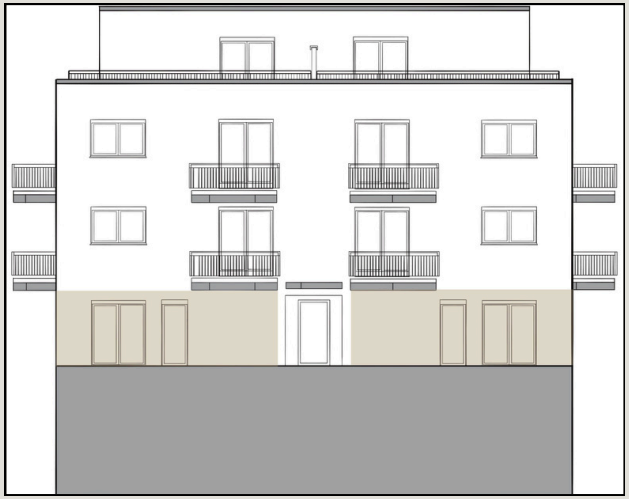
Nr. 22 (EG) left Garden House

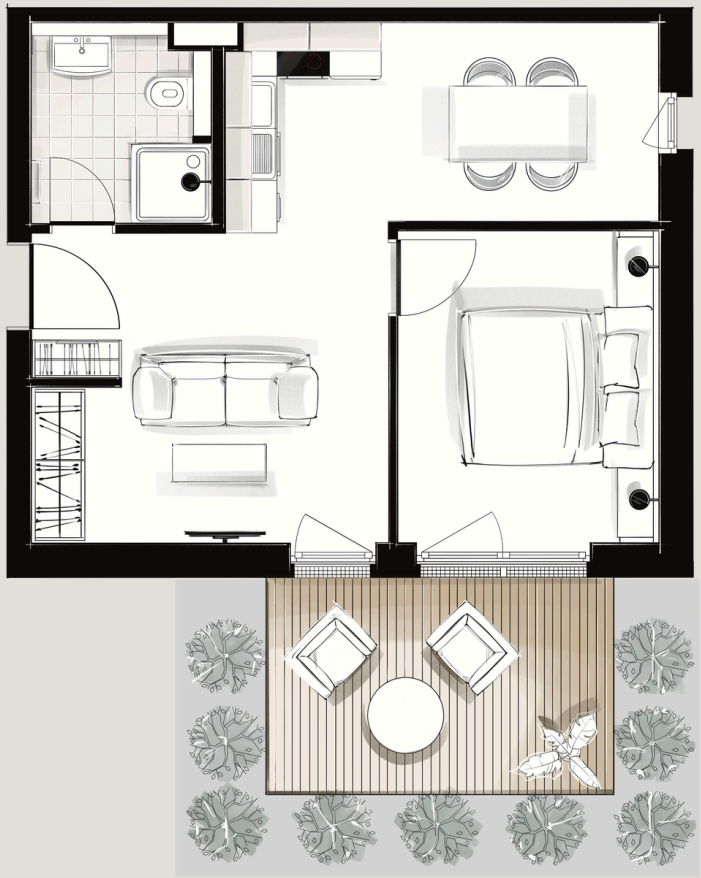
This thoughtfully designed apartment, nestled in the heart of the Garden House, offers direct access to a private terrace – a space where morning light and quality of life meet.

The open living and dining area brings a sense of airiness, while the separate bedroom invites rest and retreat. Perfect for those who appreciate simplicity, calm, and a seamless connection to the outdoors.

- Hall – 5,50 m²
- Bedroom – 10,80 m²
- Living Room – 9,21 m²
- Kitchen – 11,61 m²
- Bathroom – 4,68 m²
- Terrace (100%) – 5,00 m² (10,00 m²)

- **Total – 46,91 m² (51,91 m²)**





APARTMENT Nr. 27 (1.OG)

Nr. 31 (2.OG) Garden House

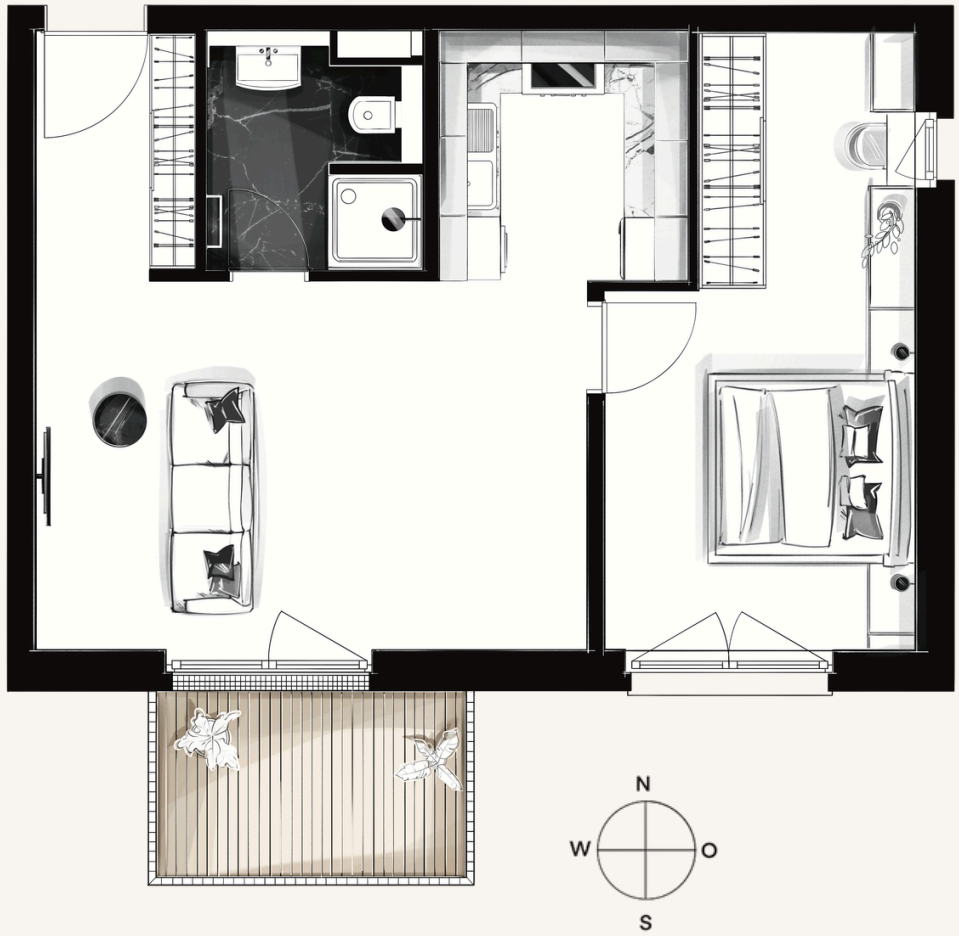
Tucked away in the quiet garden building, this apartment is a refined retreat for lovers of simplicity and style. The open kitchen-living area forms the heart of the home – a bright, flowing space where cooking, dining, and relaxing come together naturally.

The bedroom is compact, calm, and clearly defined – a quiet sanctuary. The balcony extends the living space outdoors, inviting you to unwind in the green courtyard atmosphere.

- Hall – 3,78 m²
- Bedroom – 15,79 m²
- Living Room – 19,31 m²
- Kitchen – 5,80 m²
- Bathroom – 4,47 m²
- Balcony (100%) – 2,70 m² (5,40 m²)

- **Total – 51,67 m² (54,37 m²)**





APARTMENT Nr. 28 (1.OG)

Nr. 32 (2.OG) Garden House

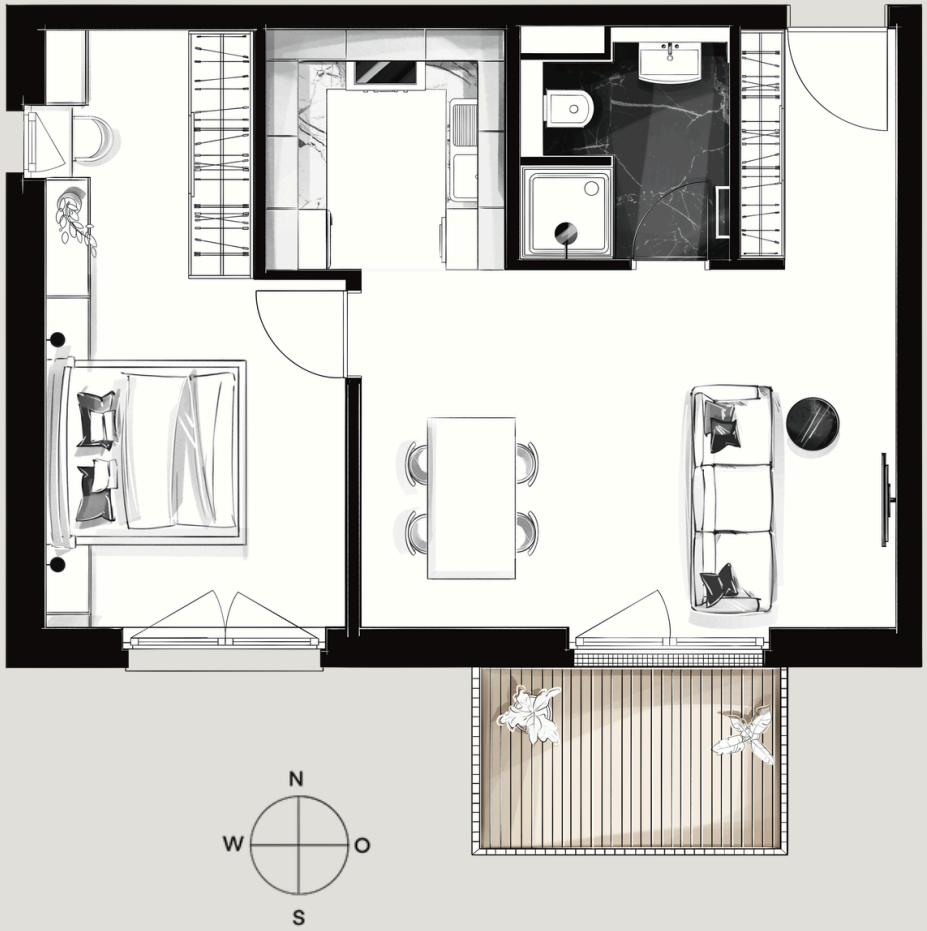
This sun-filled apartment in the garden building combines spaciousness with understated elegance. The open-plan living and dining area feels like a creative studio – clearly structured, yet warm in atmosphere.

The kitchen is seamlessly integrated, and the bedroom faces the quiet garden – a space that fills with peace as the day ends. The balcony creates a soft transition from indoors to out – ideal for morning coffee, greenery, or simple moments of solitude.

- Hall – 3,78 m²
- Bedroom – 15,79 m²
- Living Room – 19,13 m²
- Kitchen – 5,80 m²
- Bathroom – 4,52 m²
- Balcony (100%) – 2,70 m² (5,40 m²)

- **Total – 51,72 m² (54,42 m²)**





LOCATION.
URBAN. GREEN. PERFECTLY CONNECTED.

Those who live here are looking for more than just an address.

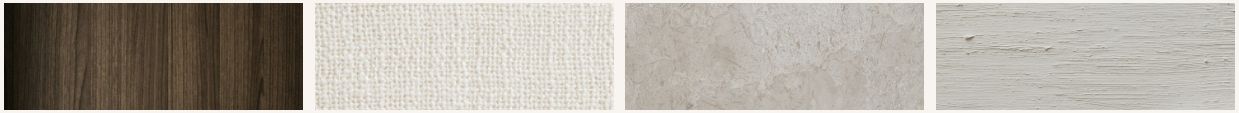




Borsig Green Living appeals to people who value urban life, but also need a place of retreat in nature.
Whether young professionals with active lifestyles, couples with a sense of aesthetics, or small families — this is a home with character.
Just steps from the Borsigwerke U-Bahn station, the project offers perfect access to the city center. Nearby, Lake Tegel, charming cafés, local shops, and green parks create a balanced connection between nature, neighborhood, and vibrant urban living.



SUSTAINABILITY MEETS DESIGN







ENDURING VALUE

Borsig Green Living brings together contemporary living comfort and responsible resource use.

The buildings are heated via modern heat pumps, while photovoltaic systems on the rooftops generate clean energy.
Thanks to energy-efficient construction and intelligent planning, this is a home that not only meets today's standards — but is built for the future.

Natural materials, expansive windows with sun protection, and thoughtful floor plans create a sense of space that unites style with sustainability.





- Energy-efficient heating via heat pumps
- Rooftop photovoltaic systems
- Triple-glazed windows with sun protection
- Underfloor heating with sound insulation
- Sustainable materials & long-lasting finishes



Borsig Green Living

INVESTMENT OPPORTUNITY

Creating value where others find home.

Borsig Green Living combines elegant living with long-term, sustainable value.
For investors, this presents a rare opportunity in an established Berlin neighbourhood with strong development potential.

- High rental demand in green, well-connected Tegel
- Rare new-build property in a mature residential area
- Solid return potential through modern features & energy efficiency
- Long-term value growth through location & quality
- 5% declining-balance depreciation (AfA)

Legal Information

DEVELOPER

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Charlottenburger Ufer 14
10587 Berlin

ARCHITECT

TRIWEX Immobilien und Baumanagement GmbH
Charlottenburger Ufer 14 · 10587 Berlin
Alexander Fahro
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ART DIRECTION, GRAPHIC DESIGN & ILLUSTRATION

GANSTEIN.ATELIER Berlin



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Borsig Green Living

A HOME IS MORE THAN FOUR WALLS – IT'S A FEELING

Discover Borsig Green Living –
a place where aesthetics, quality, and joy of life
blend into one.

Book your personal viewing today – we look
forward to welcoming you.

Exclusive Sales by:

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