

FÜNF MORGEN

DAHLEM URBAN VILLAGE

PRESS RELEASE

GREEN OASIS IN THE HEART OF THE CITY:

START OF SALE OF THE FÜNF MORGEN DAHLEM URBAN VILLAGE

Berlin, Nov 15, 2011: In the hectic everyday life in the big city there is often the desire to escape – people yearn for calm, tranquillity and a place in which they can regenerate, a place in nature. However, this doesn't always mean having to move away to the suburbs – also in the city, it's possible to live surrounded by greenery. So-called Urban Villages are becoming increasingly popular worldwide – they bring nature to the city and place importance on creating a community. This is also the case in Berlin in Steglitz-Zehlendorf – on the site of the former Truman Plaza, STOFANEL Investment AG is building the Fünf Morgen Dahlem Urban Village.

Living by water

Around 100 residential units are planned on the 50,000 square metre site along the Clayallee and Argentinische Allee. The heart of the project is formed by a 6,700 square metre artificial lake. All Villas, Twin Villas, Gallery Houses and Apartments offer a view of the water and are harmoniously incorporated into the surroundings with forest and field area. The individually designed flats and houses with an area of 55 to 300 square metres each, are now on sale. The price per square metre starts at 3,850 euros. "In the Fünf Morgen Dahlem Urban Village city dwellers will find nature and tranquillity. In their own homes, residents will be able to enjoy time for themselves but can also participate in communal living. It's about a new way of living together," says Giovanna Stefanel-Stoffel, founder and art director of STOFANEL Investment AG.

Public life in the Urban Village will revolve around the central piazza for which building begins already at the end of October 2011. Here, residents as well as neighbours of the Urban Village will find everything they need for everyday life: a supermarket and organic store as well as a bakery, doctor's surgery, nursery, gym and cafe/restaurant. Office space is also planned. The piazza forms the communal centre and offers the new area the added value of quality of life and also *Italianità*, the special Italian lifestyle of joie de vivre, sociability and community.

Ecological island

The Fünf Morgen Dahlem Urban Village follows a sustainable vision. Extensive forest and field area, a residential road with traffic calming, rooftops covered in greenery and adherence to the KfW 70 standard for energy efficient homes guarantee a place of regeneration in unison with nature. Nearby tube and bus stops offer residents optimum public transport connections to the city. "The Fünf Morgen Dahlem Urban Village is a home for all those who want more than simply living," emphasises Ludwig Maximilian Stoffel, company founder and supervisory board chairman of STOFANEL Investment AG. "A place is being created here for all those who understand urbanity, nature and community as an opportunity and who want to combine this." The project is based on the master plan of renowned Dutch architects Wiel Arets and is being realised by architects



stofanel.

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Eller & Eller. Internationally acclaimed Vogt Landscape Architects are responsible for the landscaping.

An oasis of calm in the city: Urban Village

In recent years many cities have experienced a reurbanisation boost. People are moving back into city centres and a new awareness is defining urban planning. Instead of the focus being on industry and transport, it is today more on the people, nature and quality of life. One concept of this new urban planning is Urban Villages – spacious residential sites which are being increasingly built in niches and disused industrial ground in city centres. Since the 1990s these have become more and more popular, starting in the United Kingdom. Urban Villages bring nature and the city into unison and combine urbanity with the feeling of familiarity usually experienced in villages. People meet in central areas, in parks and inner courtyards covered in greenery. Urban Villages are also characterised by their excellent public transport connections, loose structure of buildings as well as good shopping facilities which can easily be reached on foot. Examples of Urban Villages, besides the Fünf Morgen Dahlem Urban Village in Berlin, are the Saifi Village in Beirut and the Greenwich Millennium Village in London.

STOFANEL INVESTMENT AG

The project development company STOFANEL Investment AG is equally owned by Giovanna Stefanel-Stoffel and the principal shareholder of Stoffel Holding GmbH, Ludwig Maximilian Stoffel. STOFANEL develops high value national and international residential and commercial property projects which aim to combine Italian creativity with German quality and reliability. Orientated to meet the needs of modern people and with a high standard of living, STOFANEL develops Urban Villages, and Urban Homes in top cities and Living Resorts, high quality property projects, in premium locations worldwide.

www.stofanel.com www.5morgen.de

Further references:

www.marthashof.de www.tilia-griebnitzsee.de www.bnau.de www.romeogiulia.de

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