



STOFANEL INVESTMENT AG PRESS RELEASE

## FACTS & FIGURES TILIA LIVING RESORT GRIEBNITZSEE

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### ADDRESS:

Neue Kreisstraße 32-38/  
Stubenrauchstraße  
14109 Berlin

### FIGURES:

Total land area: ca. 33.000 square meters

Buildings: ca. 50 villas and houses of between 125 und 360 square meters

House types (non-binding examples)

#### - VILLA TILIA (example)

- Living space of ca. 200-360 square meters
- Various villa types, of these 6 are in an exclusive, lakeside location
- Hillside location (partially)
- Unobstructed view to lake and/or nature reserve
- Spacious rooftop terraces
- 3-4 bathrooms
- 5-7 rooms
- Partly separate living unit on garden level
- Tree house (optional)
- Fireplace
- Geothermal heating
- Rear ventilated clinker facade
- Individual floor plan versions
- Single or double garage

#### - DREAM VILLA (example)

- Living space of ca. 254 square meters
- Spacious rooms on 3 levels
- Master bedroom with own terrace
- 3 bathrooms, 1 guest WC
- Ponds
- Various terraces and outdoor seating areas



- Separate outdoor room as optional sauna, meditation room etc.
- Flexible use with separate entrance
- Garage by the house
  
- TWIN VILLA (example)
  - Living space of ca. 150 square meters
  - Partly hillside location
  - 3-4 bedrooms
  - 2 bathrooms, 1 guest WC
  - Panoramic windows
  - Unobstructed view to the water and/or nature
  - Sun rooftop terrace and light-flooded rooms
  - Spacious gardens
  - Garage by the house (partly)
  - Various floor plans in different houses
  
- ATRIUM HOUSE (example)
  - Living space of ca. 145-160 square meters
  - Atrium for the private experience of light and nature in own home
  - Large rooftop terraces
  - Ground level terraces orientated to the landscaped water areas
  - Living on 3 levels
  - 4 rooms
  - Master bedroom with en-suite bathroom
  - 2 bathrooms
  - 1 guest WC
  - Fireplace (optional)
  - Window benches with integrated lounge possibility
  - Water transition
  - Dressing room
  - Basement under whole house area
  
- GALLERY HOUSE (example)
  - Living space of ca. 125-165 square meters
  - Glazed stairwell and staggered levels
  - Living on 2 to 3 floors with 3 to 5 rooms
  - Gallery across all floors
  - Bathrooms lit by natural daylight on every floor
  - Flexible floor plans
  - Separate guest area (partially)
  - Weightless architecture
  - Garage directly in the house (partially)



#### LOCATION:

- The TILIA Living Resort borders directly onto the Bäkewiese nature reserve of more than 50,000 m<sup>2</sup>, directly by the Griebnitzsee lake – untouched and unobstructed nature.
- Thanks to good transport connections with the S-Bahn (urban rail) and by car, it is possible to reach the city centre around the Kurfürstendamm, in West Berlin, in only 25 minutes. Potsdam's centre is only 15 minutes away.
- The nearby surroundings of the Griebnitzsee lake include a UNESCO world cultural heritage site offering numerous castles, parks and attractive places for relaxation and regeneration in nature.

#### BUILDING MATERIALS:

- All houses combine carefully selected building materials such as natural stone, clinker, and various woods which are individually adapted to suit the respective site and light conditions.
- Sustainability in the handling of nature and a high standard of design, comfort and quality of life are responsibly united with the careful selection of building materials and the use of renewable energy sources.

#### WOHNEN:

- Villas and houses can be flexibly planned
- Option of individually designed tree house
- Modern and high quality interiors
- Individual design possibilities for bathrooms
- Lighting and design with glazed atrium, light bands and partly glazed stairwells/galleries
- Generous glazing with high quality windows, mainly of room height
- Garages/parking spaces
- Timeless, weightless architecture
- Personal safety with burglar resistant doors and window glazing

#### SITE:

- Extensive park grounds with well established tree stock
- Landscaped water areas
- Landscaped private gardens/land



ENVIRONMENT:

- Heat generation with geothermal energy (partly as option)
- Extensive rooftop greenery
- Well system for watering green areas (optional)
- Materials and substances do not contain any harmful substances – proven by quality seal
- Use of renewable and recyclable materials such as natural stone, wood and mineral substances
- High quality building insulation

Further information: [www.stofanel.de](http://www.stofanel.de), [www.tilia-griebnitzsee.de](http://www.tilia-griebnitzsee.de)

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