



STOFANEL INVESTMENT AG PRESS OFFICE

Background Information:

„BREATHE, FEEL, LIVE...“  
SUSTAINABLE LIVING IN THE TILIA LIVING RESORT  
GRIEBNITZSEE IN BERLIN

To live by the water, in nature, combined with the dynamic and diversity of Berlin – these are the benefits united in the TILIA Living Resort. With its special location in the Steglitz-Zehlendorf area of Berlin, in the Wannsee district, the latest project of STOFANEL Investment AG fulfils the desire of an increasing number of home buyers of living in a natural and healthy environment whilst also being able to benefit from the advantages of the city. With its incomparable location, bordering onto the Bäkewiese nature reserve, TILIA is unique in this form in Germany.

CLEAR LINES, OPEN STRUCTURES AND PLENTY OF LIGHT DEFINE THE  
ARCHITECTURE

In the project development, ecological sustainability was the highest priority – this was also due to the fact that the site is directly by the Bäkewiese nature reserve. The TILIA Living Resort fulfils, hereby, the claim of combining quality of life with design and comfort. A classic-modern architecture with clear lines and large window fronts, light shafts and spaces as well as carefully selected materials, characterise the five villa and house types which will be built in the TILIA Living Resort. Each living area will be flooded with natural daylight which gives an extra special experience of the natural environment. Windows of room height offer maximum transparency and grant an open view to the surrounding nature. Each building is individually adapted to suit the specific site and light conditions of the respective locations. Flexible floor plans, high quality interiors, spacious outdoor areas, rooftop terraces as well as private gardens offer a particularly special living quality. Some houses also enjoy an unobstructed view to nature and/or the lake. TILIA will be harmoniously embedded in the



surrounding nature thanks to natural building materials such as wood and natural stone, for example clinker. Some materials will be used both inside and outside, thus reinforcing the harmonious feeling of living close to nature. A total of ca. 50 villas and houses will be built in the TILIA Living Resort Griebnitzsee, divided into five categories: Villa Tilia, Dream Villa, Twin Villa, Atrium House and Gallery House, each with a living area of between 125 and 360 square metres.

#### INTEGRAL DESIGN CONCEPT FOR A SPECIAL LIVING AMBIENCE

Asiatic living elements such as the open and airy atrium which almost brings nature into the house, water courses, energy and calming points as well as complementary building options such as private outdoor living areas which could be used as a sauna or tree house, invite residents to relax and holiday in their own home. Just as people are a part of their environment, their home should also be a living connection to its environment. It was according to this principal that Giovanna Stefanel-Stoffel and Ludwig Maximilian Stoffel, the founders and proprietors of STOFANEL Investment AG, planned the TILIA project. The integral concept of the owner couple sees humans and nature as partners, living in harmony in TILIA. The TILIA Living Resort offers future residents a place in which they can retreat and the special opportunity to live in the city as well as in nature.

#### STOFANEL INVESTMENT AG

The project development company STOFANEL Investment AG, equally owned by Giovanna Stefanel-Stoffel and the principal shareholder of STOFFEL Holding GmbH, Ludwig Maximilian Stoffel, develops national and international residential and commercial property projects which combine Italian creativity with German quality and reliability. Orientated towards the needs of modern people and with the highest standard of living quality, STOFANEL develops Urban Villages and Living Resorts which unite personal demands on living quality with aesthetic architecture, functional design and ecological thinking as well as the responsible handling of nature and the surroundings.

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



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