



STOFANEL INVESTMENT AG PRESS RELEASE

Background Information

THE FLORA AND FAUNA OF BÄKEWIESE / KOHLHASENBRÜCK

On the south west outskirts of Berlin, in Steglitz-Zehlendorf, in the district of Wannsee and bordering onto Potsdam, lies the extensive Kohlhasenbrück site. The latest project of STOFANEL Investment AG – the TILIA Living Resort – is being developed here on an area exceeding 33,000 m², directly by the Griebnitzsee lake and by the Bäkewiese. This was declared a nature reserve in 1988 and covers an area of more than 50,000 m². The unspoilt fauna here, including many rare plants which grow on the marshy and boggy ground, forms the living environment for numerous protected animal species in the heart of the marshland in front of the lake banks.

The city of Potsdam decided to sell the undeveloped site next to the Bäkewiese already in 1936 and to open it up, with this, for future development. In 2006 the city sold the open space to the community association “Pro Potsdam” and, at the end of 2007, STOFANEL Investment AG acquired the land.

RESPONSIBLE BUILDING PROTECTS THE FLORA AND FAUNA

In the planning of the TILIA Living Resort Griebnitzsee, the protection of the surrounding flora and fauna had the highest priority. Giovanna Stefanel-Stoffel and Ludwig Maximilian Stoffel, partners of STOFANEL Investment AG, want to protect and preserve the area here as much as possible. A responsible and future orientated building procedure does, of course, play a key role in this. The business couple are



also particularly concerned with preserving the stock of trees here and this is being realised in close co-operation with landscape planners.

LIVING IN HARMONY WITH NATURE

The architectural concept of the five different house types – Villa, Dream Villa, Twin Villa, Atrium House and Gallery House – in the TILIA Living Resort Griebnitzsee is adapted to suit the natural conditions of the cultural-historical important landscape here of marshy ground, wet meadows and lowland forest. Carefully chosen building materials such as woods which can also be found in the surrounding tree stock, as well as natural stone, clinker, and glass, will be harmoniously integrated into the surrounding nature. The consistent use of renewable energy sources such as geothermal energy are just as much a part of the TILIA concept as is the use of recyclable materials and a well system to water the green areas.

In addition to this, an architectural innovation is also planned: there will be the option, which supports the individual freedom in planning, of including a tree house in the design.

The small-leaved lime trees which stand at the highest point of the building site will also be professionally protected during building in order to preserve these as a natural landmark. Numerous other trees on the building site are registered and under a preservation order. Sustainability and a sense of responsibility towards nature will continue to play a key role in the TILIA Living Resort Griebnitzsee project, also for the future.

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 in the top value sector. Orientated towards the needs of modern people and with the highest standard of living quality, STOFANEL develops Urban Villages in top class cities and Living Resorts, high quality properties, at exclusive beach locations worldwide.

Further information: www.stofanel.com, www.tilia-griebnitzsee.de

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