

STOFANEL INVESTMENT AG PRESS RELEASE

## THE HOME OF A GREAT LOVE STORY

### Berlin-Westend property market benefits from STOFANEL's ROMEO & GIULIA project

Berlin, June 18, 2011. Two buildings, one soul. Romeo is bold and heroic, Giulia, seductive and warm. The architectural concept of the new URBAN HOMES of project development company STOFANEL Investment AG presents the romantic and dramatic story of the Italian couple and allows architecture to become part of the literary legacy.

The embrace of two lovers was the basic idea behind architect Kai Hansen's draft which shows two structures which fit together like two parts of a puzzle. The bay windows, balconies and recesses of the one building find their counterpart in the other. Both buildings also present themselves in complementary togetherness with regard to their material and external appearance: "Giulia" features a warm wooden exterior out of fair wood whilst Romeo is bolder with an exposed concrete façade. Hereby the natural life cycle is an important element which illustrates the never-ending love between Romeo and Giulia: the sun and rain cause the structures to gradually resemble each other more and more and become one. Giulia's wooden exterior changes to silver-grey whilst Romeo's cool concrete becomes lighter.

#### Freedom with space – Romeo & Giulia's special features

Living in "Romeo" and "Giulia" signifies openness and freedom. Panoramic windows and large balconies allow a dialogue between the exterior and interior spaces. Sliding doors between the rooms enable flexible use – in this way the living and dining areas can be opened up or closed to the more private areas. Sliding elements along the outer wall also open up to reveal unobstructed and extensive views which gives the 14 flats, ranging from 125 to 210 m<sup>2</sup> with a square metre price from 3.650 EUR, a feeling of endlessness with regards to space.

#### Space efficiency and exclusive penthouse feeling

The flats on the lower three floors ranging from 125 to 140 sqm, unite spaciousness with a high degree of space efficiency and practicality for everyday life. Various room division options are possible within the given floor plan. Furthermore, the flats on the ground floor also have a separate access from outside as well as a private garden.

The penthouses ranging from 185 to 210 sqm, extend across the entire floor space of the buildings. The idea of open plan living also found in the other flats can be seen on an even bigger scale here. The west facing rooftop terraces, meanwhile, offer extensive views across the greenery of the Westend area.

Each flat also has at least one parking space and an adjoining storage room in the basement. Lifts provide barrier-free access to all flats and the garage.

#### Sustainability and nature

The project concept also has an obligation to sustainability and an efficient use of natural resources. The already existing trees on the land here will be carefully preserved and the rooftops will feature extensive greenery. Heating of the buildings is planned as a heating system in combination with renewable energies.

## STOFANEL Investment AG and company founders

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. Orientated to meet the needs of modern people and with a high standard of quality of life, STOFANEL develops “Urban Villages”, “Living Resorts” and “Urban Homes” – high quality property projects – in premium locations worldwide.

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