

New construction project: Urban villa featuring four maisonettes in Dahlem

Sales launch for an urban villa featuring four maisonettes located at Podbielskiallee 38a in Berlin-Dahlem / Separate entrances create a feeling of having your very own house

In this urban villa with four maisonette apartments for rent, you'll enjoy the living comfort of a house thanks to separate entrances! The villa is currently being built in Podbielskiallee 38a in Berlin-Dahlem, with construction starting at the beginning of 2018. The David Borck Immobilienengesellschaft was exclusively commissioned with the distribution, which was launched in November of 2017. "Architecturally, the urban villa takes up the proportions and outlines of the upper-class mansions of the neighborhood, and uses classical style elements of outstanding architects such as Palladio, Persius and Schinkel," says Caren Rothmann, managing partner of David Borck Immobilienengesellschaft. The symmetrical building has two floors and a basement, as well as an additional attic floor, and is surrounded by terraces overlooking the private garden and the neighboring villas. What makes the building special, is that it does not just comply with the mansions in the neighborhood in terms of architecture, but also in terms of living comfort. All four maisonette apartments feature separate entrances and don't have a shared staircase. Also, the inside will make the future residents feel like they're in their very own house, since the apartments are each stretched over two floors and aligned into different directions. "Thanks to its intelligent floor plans, the building fulfills highest demands on design, while establishing a connection to the surrounding nature," explains David Borck, also managing partner of David Borck Immobilienengesellschaft.

The new construction building is divided into two types of apartments with mirroring floor plans. Two garden apartments with approximately 137 square meters of living space spread across the ground floor up to the bright basement floor that features its own small terrace. Located in front of the apartments, is the spacious private garden which can be reached via the terrace with a size of about 20 sqm. The garden's highlight are the beautiful old trees, including an impressive copper beech that has called the villa district of Dahlem home since the Wilhelminian era. The two upper maisonettes that are also mirror-inverted, are spread over the top and attic floor. They can be reached by stairs or the private elevator via a separate entrance on the ground floor. On the top floor of these maisonettes with a size of approximately 146 sqm each, you will find the open-plan living area for eating, cooking and spending quality time. The living space seamlessly merges into the two terraces of about 9 and 25 sqm, with views of the building's private garden.

All four apartments speak the same modern and clear architectural language, and share the same high-quality materials: Belgian bluestone, large-format herringbone oak parquet flooring with underfloor heating, and Kirchheim Muschelkalk make for a smooth triad of design. State-of-the art technology includes video intercom, elevators with direct access to the apartments on the upper floors, floor-to-ceiling wooden windows, and integrated electric sunscreens. Parking spaces are also available on request, while the subway is just 150 meters away, and takes you from Dahlem to the KaDeWe department store in just 13 minutes, not mentioning the nearby shopping opportunities located at Breitenbachplatz, Roseneck and Schloßstrasse. The quiet and sophisticated neighborhood of Dahlem offers plenty of museums, parks and leafy forest that entice you to relax, while the property is also characterized by old, beautiful trees.

About the new construction project Podbielskiallee 38a in 14195 Berlin-Dahlem

- New building ensemble stretching across three floors
- Approx. 566 sqm of living space across four maisonettes
- two car-parking spaces and a car lift
- Total amount 4,909.000 €
- Purchase prices from 7,292 Euro / sqm
- Underfloor heating, herringbone oak parquet floors, floor-to-ceiling windows, video intercom, private balconies or terraces, and private garden on the ground floor
- High-quality interior with Belgian bluestone and Kirchheim Muschelkalk, natural stone bathrooms, wall paint by the luxury color manufacturer Farrow & Ball, private elevator

Time schedule:

End of November 2017: sales launch; beginning of 2018: start of construction; spring of 2019: completion of shell construction/topping-out ceremony, end of 2019: first occupancy.

<http://podbielski38a.de/>

About the David Borck Immobilienengesellschaft:

When founding the David Borck Immobilienengesellschaft mbH back in 2010, the managing directors Caren Rothmann and David Borck already had substantial knowledge in the real estate industry. Their vision was to market real estate on an individual and innovative basis, while offering a one-stop solution for all provided services. Whether it's a pre-WWII or new construction building, global or individual sales – the company takes care of the entire project marketing, while developing customized marketing strategies. Since its founding, the David Borck Immobilienengesellschaft has been able to successfully sell more than 1,600 units this way. Currently, the real estate company is marketing the new construction project NeuHouse, an ensemble combining new construction and landmarked building in the trendy district Kreuzberg. The sales launch of two more projects in Schönhauser Allee and Treptow-Köpenick, featuring 68 micro-apartments, is scheduled for the beginning of 2018.