

Start of construction for a city villa in Dahlem

Construction work on the city villa in Podbielskiallee 38a has started on schedule / Completion scheduled for spring 2020

The excavators are rolling in Berlin-Dahlem – as construction work on the new city villa in Podbielskiallee 38a has started at the beginning of the year. Once completed, the classicist style elements of the new property will blend in perfectly with the magnificent landscape of the surrounding villas. Construction work has now begun to ensure that the keys can be handed over to the new residents in the first half of 2020: The first step was the excavation of the ground and insertion of steel girders, while the shaft pits for the main pipelines were being dug at the same time. Soon, the shell construction is to begin, with topping-out ceremony scheduled for early summer. Half of the units have already been sold before start of construction.

Currently, two maisonette apartments are still available: "The condominiums at Podbielskiallee 38a convey the feeling of a private house thanks to their orientation in different directions and due to separate apartment entrances," says Caren Rothmann, managing partner of David Borck Immobiliengesellschaft, who is responsible for the sale of the apartments, describing the villa's "house-in-house" feel. Each apartment extends over two floors and features herringbone parquet with underfloor heating, Kirchheim shell limestone, floor-to-ceiling windows and a spacious terrace with views of the leafy garden. "If desired, the apartments can also be combined," says Rothmann, "to create a wide-spread living space of about 292 square meters with spacious terraces."

To date, the new construction has been divided into four maisonettes with two types of apartments, which are designed as mirror images. Two garden apartments that have already been sold with approx. 137 m² living space extend over the ground floor into the brightly lit souterrain, which also features its own terrace. In front of the apartments extends the spacious private garden, which can be entered via the 20 m² large terrace. At the heart of the garden with its old trees is an impressive beech tree from the Wilhelminian style era of the Dahlem villa district. The two upper maisonettes, also mirror-image, extend over the upper and top floors. They are accessed by a staircase or a private lift via a separate entrance on the ground floor. On the top floor of these apartments with a size of approx. 146 m², there is the open living area for eating, cooking and relaxing, which is seamlessly connected to the two terraces of approx. 25 m² and 9 m² in size with a view of the private garden.

In addition to the high-quality fittings, the new construction also impresses with its outstanding location: "Dahlem's historic development from a village to a villa district and internationally recognized science location is unique in Berlin and has made this district one of the best addresses in the city," says David Borck, also managing partner of David Borck Immobiliengesellschaft. Despite its idyllic location, the KaDeWe can also be reached by underground in only 13 minutes, so you can always enjoy the big city flair.

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

- New construction ensemble over four floors
- Approx. 566 m² living space spread over four maisonettes
- Two car parking spaces and two parking lifts

- Total assets 4.989.000 €
- Purchase prices from 7.292 Euro / m²
- Underfloor heating, herringbone oak parquet floors, floor-to-ceiling windows, video intercom, private balconies or terraces and private gardens on the ground floor
- High-quality interior with Belgian Blaustein and Kirchheim shell limestone, natural stone bathrooms, paints from the luxury paint manufacturer Farrow & Ball, private elevator

About the David Borck Immobiliengesellschaft:

When founding the David Borck Immobiliengesellschaft 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-war 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 Immobiliengesellschaft has been able to successfully sell more than 2,000 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, and was awarded the European Property Award for project marketing in 2018. The David Borck Immobiliengesellschaft has also been distinguished as TOP real estate agent by FOCUS in April of 2018, and in September 2018 the company received top ratings by the "Capital" broker compass for the fourth time in a row.

Schedule:

Start of construction at the beginning of 2019; completion of shell construction/topping-out ceremony in early summer of 2019, first-time occupancy in spring of 2020

<https://podbielski38a.de/>

<https://david-borck.de/>