

## **Dahlem city villa with four maisonettes fully sold**

**All units sold in Podbielskiallee / completion scheduled for spring 2020**

Only one month after the topping-out ceremony in June 2019, the David Borck Immobiliengesellschaft is proud to announce the sale of the last two penthouse maisonettes in the city villa at Podbielskiallee 38a. Construction work in Dahlem had only begun in January of this year, and half of the apartments had already been rented out before the ground-breaking ceremony. “The four maisonette apartments not only offer exclusive living comfort thanks to their smart floor plans and high design standards,” explains Caren Rothmann, managing partner of David Borck Immobiliengesellschaft, adding: “They also impress with their prime location in Dahlem, which, thanks to its high density of scientific institutions, is nicknamed ‘Oxford of Berlin’. Here the residents have the big city right in front of their doorsteps without compromising on the proximity to nature in the lush green countryside.

With their orientation in different directions and **separate apartment entrances**, the four maisonettes in Podbielskiallee 38a convey a perfect house-in-house feeling to their new residents. Each of the four residential units extends over two floors and features herringbone parquet with underfloor heating, Kirchheim shell limestone, floor-to-ceiling windows and a spacious terrace with a panoramic view of the leafy garden.

The two **garden apartments, each with 137 m<sup>2</sup>** of living space, were sold before the start of construction and extend over the ground floor into the light-flooded souterrain, which also features its own terrace. In front of the apartments is the spacious private garden, which can be entered via the 20 m<sup>2</sup> large terrace. At the garden’s heart with its old trees there is an impressive copper beech from the founding period of the Dahlem villa district. The two upper **penthouse maisonette apartments**, which are designed as mirror images, extend over the upper and top floors. They can be accessed by a staircase or a **private lift** via a separate entrance on the ground floor. On the top floor there is the open living area for eating, cooking and relaxing, which is seamlessly connected to the two terraces of approx. 25 m<sup>2</sup> and 9 m<sup>2</sup> in size with a view of the private garden.

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

- New construction ensemble over four floors
- Approx. 566 m<sup>2</sup> living space spread over four maisonette apartments
- Two car parking spaces and two parking lifts
- Purchase prices from 7.292 Euro / m<sup>2</sup>
- 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

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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 its 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; sold out in July 2019; first occupancy estimated for spring 2020

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