



Marthashof Urban Village Press Release

City Living yet Surrounded by Greenery Marthashof unites individual demands with joint living

Berlin, Oktober 2009. Since summer 2008 a special real estate project has been developing in central Berlin's Prenzlauer Berg district – the Marthashof Urban Village. On an area of 12,380 square meters in the Schwedter Straße, ca. 130 residential and 4 commercial units in 17 houses will be built for individual living and working in the city centre. From 2010 onwards, singles, couples and families will be able to live in flats of between 50 and 360 square meters, in a modern and sustainable way, surrounded by greenery yet in the heart of the city.

“Berlin has a special position as an investment location for property in Europe as the city is still able to offer many investment opportunities in residential ownership,” explains Ludwig Maximilian Stoffel, owner of STOFANEL Investment AG, which is in charge of the Marthashof Urban Village. “That we made the right decision in choosing Berlin is reflected in the high demand for flats in Marthashof.” In the next few years, STOFANEL will invest a total sum of ca. 300 million EUR in the German capital.

Marthashof unites joint living with privacy

In Marthashof Urban Village the aim of creating a quality of life which is oriented towards the wishes and needs of people is complemented perfectly by aesthetic architecture, functional design, urban living and ecological considerations. Glass facades, strong construction contours, light rooms and spacious green spaces define the architectural style of Berlin architects Armand Grüntuch and Almut Ernst, responsible for planning Marthashof Urban Village. Thanks to flexible floor plans, the residential units are equally suited to both singles, couples and families.

The classic apartments, garden flats and penthouses are grouped around a 3,000 square meters green courtyard garden which forms the architectural centre of Marthashof and makes up more than 30 per cent of the total building area. Rear gardens, loggias and rooftop terraces offer additional space for tranquillity and relaxation. Plant and lawn areas, water fountains, benches, shade-providing trees and a sanded play area for children are further places for relaxation in the courtyard garden.

Third building section focuses on families

Sales for the third and final building section in Marthashof have already begun. This, once again, offers the whole range of floor plans and also incorporates special requests, for example fireplaces in the garden flats. The developers and architects have, hereby, focused particularly on the needs of families with children

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and have also taken feedback from customers and buyers from the first two building sections into consideration. The floor plans and room division can, for example, be divided to suit families and the gardens have also been designed bearing child safety in mind.

“With Marthashof we are realising a unique concept. We want to satisfy people’s individual living needs and make Marthashof residents happy in their home,” explains Giovanna Stefanel-Stoffel, owner and Brand Art Director of STOFANEL Investment AG. “We do, after all, spend a lot of time at home and the quality of life here is decisive. Residents, neighbours and visitors will find an oasis of tranquillity in Marthashof, in one of the most vibrant and colourful districts in Berlin.”

All buildings in Marthashof Urban Village feature modern and high quality fittings with sun protection, lifts and intercom systems. Buyers are able to choose from four bath types and smoke-free ethanol fireplaces are also possible upon request.

Marthashof is being built according to low energy consumption standards; geothermal and wooden pellet systems are also being integrated. A rainwater cistern for watering the courtyard garden as well as spacious rooftop and façade greenery highlight the sustainable living claim.

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STOFANEL Investment AG

The project development company STOFANEL Investment AG, equally owned by Giovanna Stefanel-Stoffel and the main 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 and Living Resorts in top class cities and exclusive beach locations worldwide.

Contact

Stofanel Investment AG
Anna-Maria Gerhart
Public Relations
Unter den Linden 78, Pariser Platz
10117 Berlin
P +49 30 206 105 27
F +49 30 206 105 29
Mobil +49 171 4545219
eMail a.gerhart@stofanel.com

Press Office

c/o public link GmbH
Katrin Petersen
Albrechtstraße 22
10117 Berlin
P +49 30 4431 8814
F +49 30 4431 8810
eMail stofanel@publiclink.de