

FÜNF MORGEN

DAHLEM URBAN VILLAGE

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FACTS AND FIGURES

Fünf Morgen Dahlem Urban Village

Clayallee 169-171

14195 Berlin

Location:	Berlin-Dahlem
Start of building:	October 2011 (commercial area); underway Summer 2012 (residential area)
Investor:	STOFANEL Investment AG
Total land area:	ca. 50,000 m ²
Residential area:	ca. 15,000 m ²
Commercial area:	ca. 13,500 m ²
Residential & commercial area:	ca. 6,500 m ²
Forest area secured in long term:	ca. 4,500 m ²
Lake:	ca. 6,700 m ²
Residential units:	ca. 100, including Fünf Morgen Villas, Twin Villas, Gallery Houses as well as flats in Suite Houses and Apartment Houses
Residential units in 1. building section:	31
Living area of each:	between 55 and 300 m ²
Price:	from 3,850 EUR/m ²

Living by water: the project

The Fünf Morgen Dahlem Urban Village of STOFANEL Investment AG is being built on the site of the former Truman Plaza shopping centre. It combines the benefits of both city and country living – residents live in the heart of Berlin yet surrounded by greenery and by the water. The houses and apartments will be built around an artificial lake which, with its size of ca. 6,700 square metres, is the centrepiece of the residential area. The Urban Village will also offer everything needed for daily life: located around a piazza, there will be a supermarket and organic store as well as smaller stores, cafes/restaurants, a doctor's surgery and a nursery and gym.

Start of a new dawn: the name

The name Fünf Morgen (five morgen) expresses the project's philosophy and the lifestyle associated with this. The number five is reference to the Chinese theory of five elements



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Persönlich haftende Gesellschafterin: STOFANEL Verwaltungsgesellschaft Truman Plaza Wohnen mbH

Geschäftsführer: Dr. Torsten Held, Andreas Hambach, Amtsgericht Charlottenburg HRB 122689 B

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of wood, fire, water, earth and metal. These correspond to the directions North, South, East and West and also centre. This is represented by the lake, the tributaries of which extend in all directions. The word “Morgen” (also means “morning” in German) was a unit of measurement for arable and pasture land in Germany and designated the area that could be used by a family to secure its own supplies. Similarly, the future residents of the Urban Village will have the opportunity to grow their own herbs and vegetables, for example, in their own garden. Not least, the word also refers to the morning, the start of the day and the start of a new dawn.

Light and openness: the architecture

The closeness to nature can be seen throughout the whole architectural concept which is based on the master plan of renowned Dutch architects Wiel Arets and realised by Eller & Eller Architects. Each of the buildings of the Fünf Morgen Urban Village reveals its own unique view of the lake. With their individuality, the villas and houses create one harmonious ensemble. Natural stone, brick and wood: the natural façade materials vary as do the residential and house types. The inside rooms open up to landscape whilst innovative floor plans and panoramic windows create light and a feeling of space. All rooms feature high quality fittings and, similar to the gardens, may be individually structured. The rooftop terraces, loggias and balconies are staggered against each other and guarantee maximum privacy. The entire project has been designed barrier-free. Some residential units may also be easily converted, at a later date and without any elaborate extra planning, to make them suitable for the elderly or disabled. Underground garages with direct access to the buildings and apartments also ensure vehicle-free and tranquil living by the lake.

Between forest and fields: the external grounds

The grounds have been designed by internationally renowned Vogt Landscape Architects. They based their design on the “Märkische” lake landscape with its Scots pine, gently undulating terrain, reed and winding waterways. At the centre of the grounds is the ca. 6,7000 m² lake which enables an individual arrangement of the houses and unique interplay of views through its organic form. The water, which is dedicated to tranquillity and regeneration, purifies itself and also creates its own eco system which provides a living environment for numerous plants and animals. Extensive forest and field areas offer space for relaxation and leisure. The plants have been especially selected according to their flowering times, colours and shapes so that residents are able to enjoy a harmonious interplay throughout the whole year. The entire grounds are enclosed by hedges which are beneficial for the eco system. A residential road with traffic calming leads through the Fünf Morgen Dahlem Urban Village.

Green Building: the sustainable concept

The Fünf Morgen Dahlem Urban Village has been sustainably designed. Existing forest has been maintained whilst the new lake landscape with its reed borders and natural



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banks increases the ecological quality. In addition, new plants are being planted and flat rooftops will partly be covered in greenery. All villas and houses are Energy Efficient Houses (KfW-70 Standard¹) which incorporate resource-friendly warmth and electricity generation and use geothermal heat, for example. During building, importance is placed on environmentally friendly and safe materials. The Fünf Morgen Dahlem Urban Village aims to achieve, as first project in Berlin, Green Building certification of the German Sustainable Building Council (DGNB).

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¹ The term Energy Efficient House is a quality mark for houses which have lower energy requirements than comparable new buildings thanks to good insulating measures. A KfW Energy Efficient House 70, for example, only uses 70 per cent of the energy.



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