

STYLISHLY DESIGNED
VILLA-URBANA
ON A PARK-SIMILAR
REAL ESTATE

SOPHISTICATED AND ECLECTIC.



*„Perfection is obvious
not when there is nothing
but when there is nothing*





*ly attained
ing more to add,
ing more to remove.“*

Antoine de Saint-Exupéry, novelist, taken from „Terre des Hommes“, 1939







This villa is design. It is not just adapted not only accessorized either. It is design at all. Within a longish process of creative styling initialized by the owners but supervised by well-known interior designer Detlev Böhnke a harmonic but yet accentuated oeuvre came into being. It is assembled with pieces out of different styles and materials caressingly combined to something completely new and unique. A distinctive expression. An own statement. Not for nothing the villa's interior design is dignified by the famous Andrew Martin Design Review, world's leading design almanac which is comparable with being knighted or winning an Oscar. This villa would be art unless every single element would have its own functionality upraising the entirety to design after all.

In an eclectic and postmodern way a line is drawn from inspirations from the classical times, the Venetian Baroque, the Romantic period, the Victorian era, and the Art Deco to interpretations of contemporary styles like the Mid Century Modern and Pop. The result is fussy and pretentious in parts and reduced to simplified organic shapes in others according to the form-follows-function-philosophy.

In a pithy way we could say that inlaid stucco marble on selected walls and in back splashes meets ceiling cut-outs in curved shapes, crystal candelabras in the style of traditional works from Murano meet chandeliers with a modern Murano look, silk-covered Baroque-style armchairs meet furniture with a greatly reduced appearance in the style of Vladimir Kagan, the icon of organic design.

It is a concept that has been planned right down to the last detail where the whole is much more than the sum of its parts. Every single element maintains its freedom to be recognized as a solitaire but achieves its very dignity as a sovereign, unobstrusive part of the bigger picture. Overall it is no expression of an „anything goes“ but some kind of a laissez-faire-attitude. Combined, the elements constitute an elegant, cultivated and noble ensemble. Just sophisticated and distinctive.

ANDREW M

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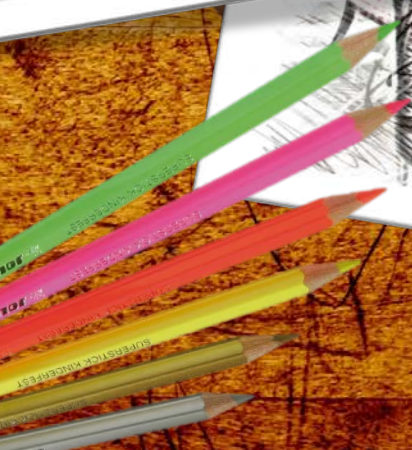
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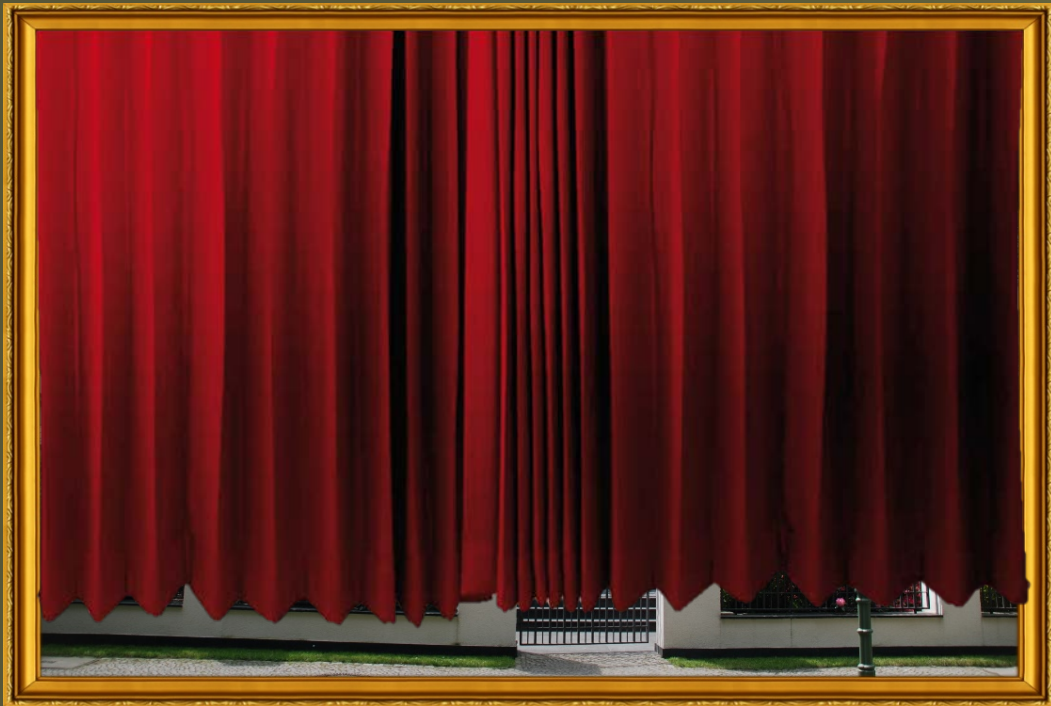


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An entrance portal borrowed from the Roman Antiquity. A facade whitewashed in gentle rose, divided by latticed windows surrounded by white reveals with hand engraved ornaments. The roof with a mighty overhang which at first only slightly rise up from the gutter. Naming but a few items with this typical style features the property also could be located along the lakeside of Lago di Como. Perhaps in this case its name was „Villa Rosa“ and would be inhabited by a fashion designer from Milan. The entrance gate is bordered by magnificent oleander bushes. It could be thus conceivable that „Villa Oleander“ would be another option for a name in the Italian province of Lombardy. If not just Geoge Clooneys` villa in Laglio would already bear the same name.

Anyone who goes from Lake Como to Milan by car requires much time and patience because you are permanently caught in traffic jams. By comparison, it is only a few minutes` drive from Berlin historic villa district Dahlem/Schmargendorf to the famous boulevard Kurfürstendamm, centrally in the city west. Of course, all relevant labels you can find in the Milan fashion square for sure are established there as well.

The body of the building seems to be exceedingly well-balanced. When looking at the house intensively it turns out that the lower height of the villa (minor) in relation to the larger width (major) obviously has the same ratio as the quotient of the width (major) and the total length consisted of the height and the width. The proportions visibly are based on the legendary laws of harmonics and the Golden Ratio, in this case specifically those of the Golden Rectangle as the surface-referring expression of height and width. Also known as the proportio divina or Divine Proportion this partition causes a strong attraction on human beings for thousands of years.

Since ancient times the Golden Ratio is embraced as an aesthetic ideal and can be found repeatedly in numerous monuments (e. g. the Parthenon on Athens' Acropolis), paintings (e. g. the Mona Lisa of da Vinci) and even often in nature. Within the Golden Ratio not the equality of dimensions create a picture of perfection but it is the identity of proportions that fulfills many people's ideal imaginations



The southwesterly orientated property has a garden laid out similar to a park. One distinctive feature is the impressive waterfall whose calm-spending performance can be seen also by visitors of the mediterranean spa area in the naturally illuminated souterrain including a swimming pool and a sauna facility. Right next door you can find a wine cellar that can be tempered individually. Volturus and Bacchus as godfathers for a distinguished expression of a personal ars vivendi. The basement is also host of a about 73 sqm big hall, which is used as a home cinema. Of course, alternative opportunities for use are possible at any time e. g. as a conference or convention hall or simply as a huge hobby cellar.

When you access the villa you soon arrive the highly noble foyer merging into an impressive stair similar to a baroque vestibule. The outer walls of the staircase shaped as a monumental elliptical cylinder therefore are the swung inner sides of the salon and the separate dining area. These curves are smoothed with stucco marble in an artful way finished in an expressive antique pink in the main room and in a tender pastel shade in the dining space.

In the very center of the house the marble covered stair with golden handrails rises like a helix towards the gallery on the second level shaped as a concentric ring around the stairwell.

On the upper floor the master bed room together with an associated majestic bathroom, and en suite as well, a large dressing room form a separate area . From the bedroom you have also an own exit to the large loggia with a spectacular view over the garden.

Furthermore three more sophisticated rooms are located on the upper level, one of them true to an time-honoured library with mahagony wall panels.





The top floor can be used as a complete independent unit because it is only accessible via a secondary entrance and staircase. In this connection, it is conceivable, that this level can be rented to another party, habited by adolescent or studying children or by the elder ones in the context of an inter-generation solution. Last not least an own partially commercial use is possible. On the other hand the attic floor can be seen as a highly integrated part of the entire building, because the separate staircase is easily to reach from every single level due to the fact that it is structurally inserted into the building as well. Therefore a solution for smaller children is also practicable even together with a fulltime-nanny and her optional own living area consisted of a bedroom, bath and kitchen.

Regardless of any future utilization presently the top floor has a large central room which was used as a ballet hall but also can serve as a spacious salon or lounge prospectively. Three other rooms, two baths, an open-plan kitchen and a terrace are up there at the moment. One of these spaces is a children`s room magically arranged in the Victorian style.¹

The villa meets the most demanding safety requirements because it was initially build for a CEO with special safety needs as a result of his outstanding role. Bullet-proof glass and a highly elaborated camera and alarm sytem are only two features to be named at this point.

The house has a modern all-in-one climate concept consisting of a gas-powered underfloor heating and a controlled ventilation with heat recovery.

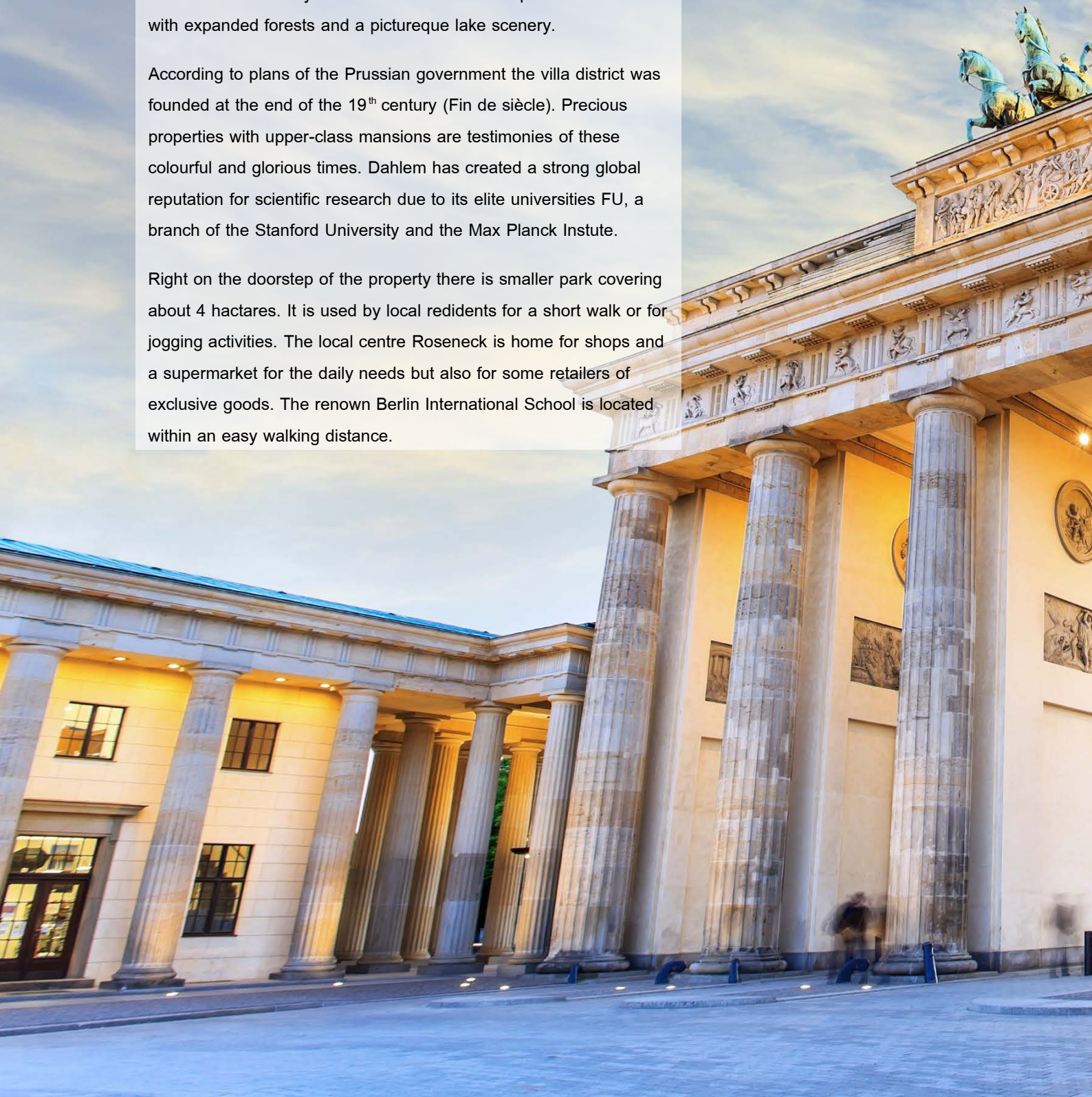
By using a sophisticated bus control, systems like heating, climate control, lighting, room control, entertainment applications, window shutters, garden watering, communication etc. can be controlled very comfortably.

Two upper class vehicles can find their adequate places in the spacious double garage with a heatable access slightly descending to the basement.

The property is located in the exclusive residential area Dahlem/Schmargendorf. There is no other place in Berlin which in particular meets the highest requirements for nobility and luxury. The magnificent villa settlement combines several major benefits to an unprecedented unit: at first the proximity to the western city of Berlin with the famous boulevard Kurfürstendamm, its establishments of high culture nearby and the short distance to the popular shopping mile Schlossstraße in Berlin-Steglitz. On the other hand the immediate vicinity to the recreational landscapes of Grunewald with expanded forests and a picturesque lake scenery.

According to plans of the Prussian government the villa district was founded at the end of the 19th century (Fin de siècle). Precious properties with upper-class mansions are testimonies of these colourful and glorious times. Dahlem has created a strong global reputation for scientific research due to its elite universities FU, a branch of the Stanford University and the Max Planck Institute.

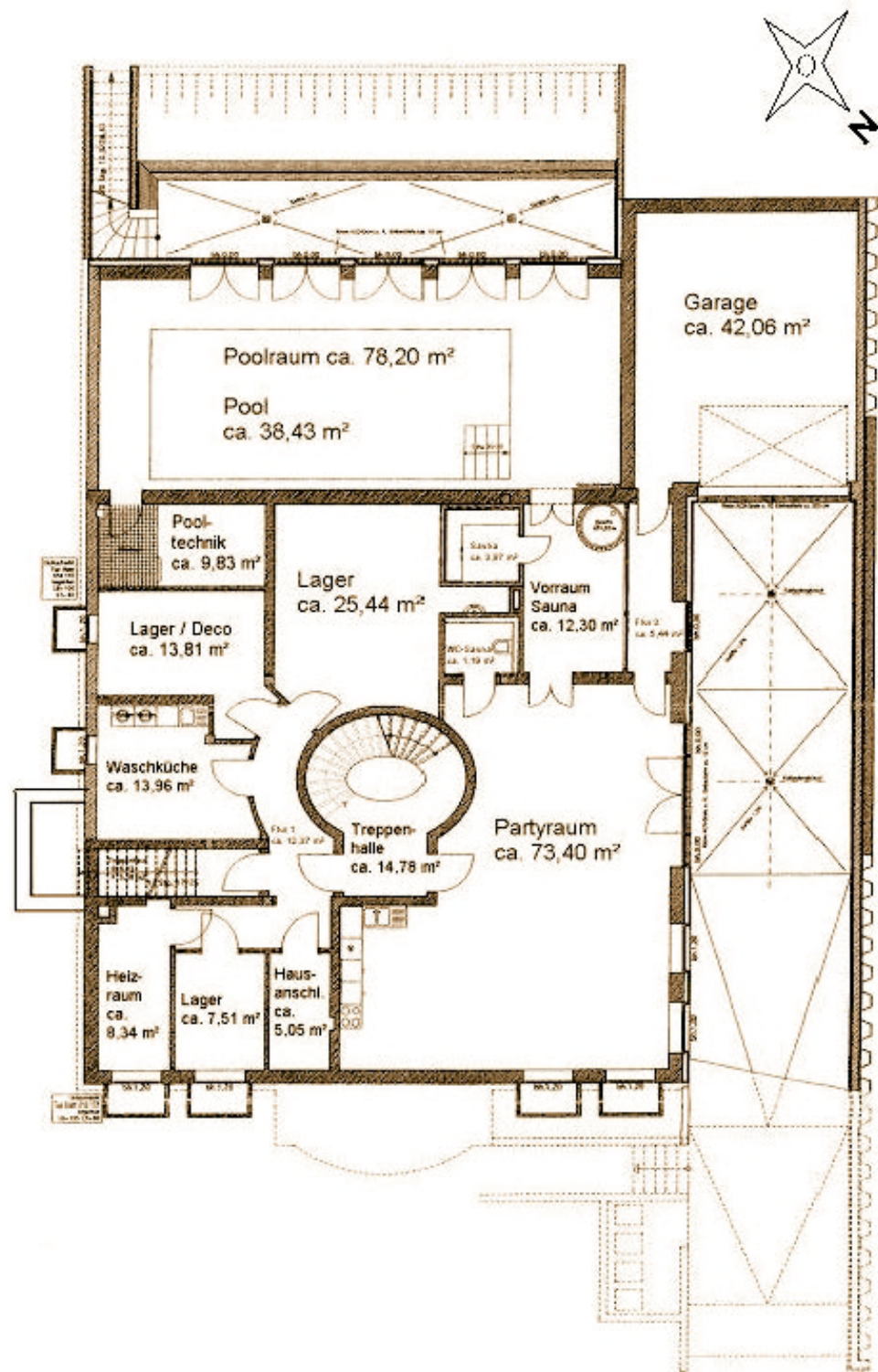
Right on the doorstep of the property there is smaller park covering about 4 hectares. It is used by local residents for a short walk or for jogging activities. The local centre Roseneck is home for shops and a supermarket for the daily needs but also for some retailers of exclusive goods. The renowned Berlin International School is located within an easy walking distance.



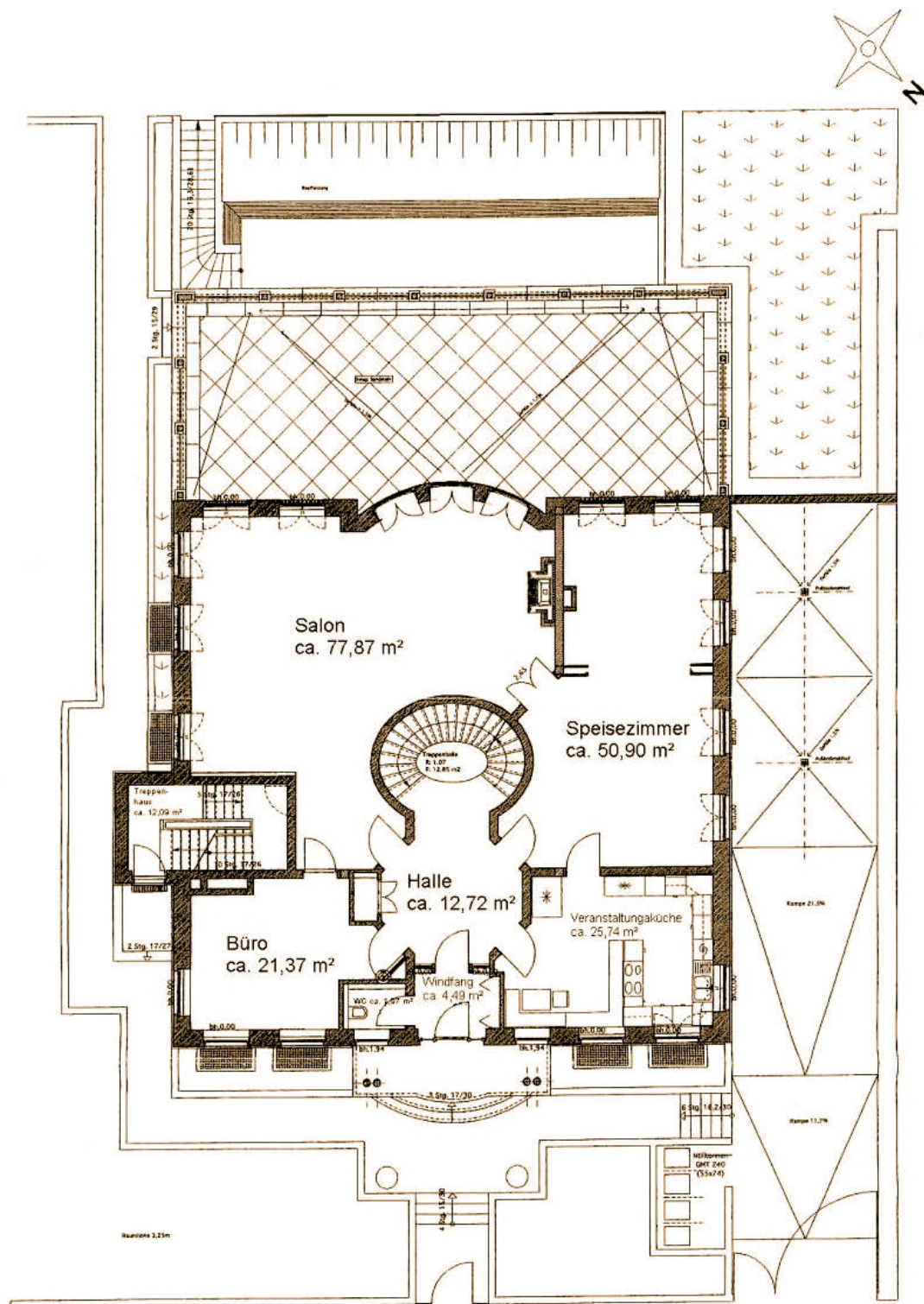




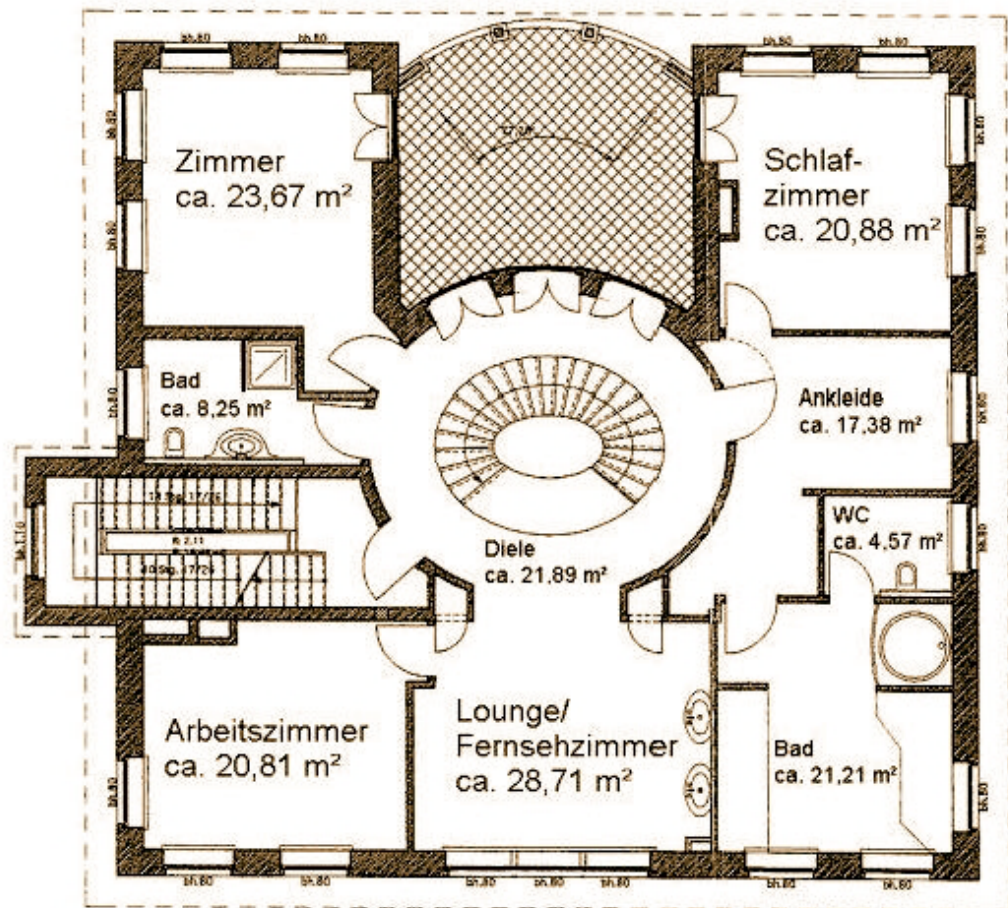
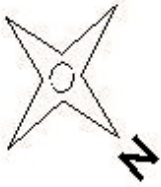




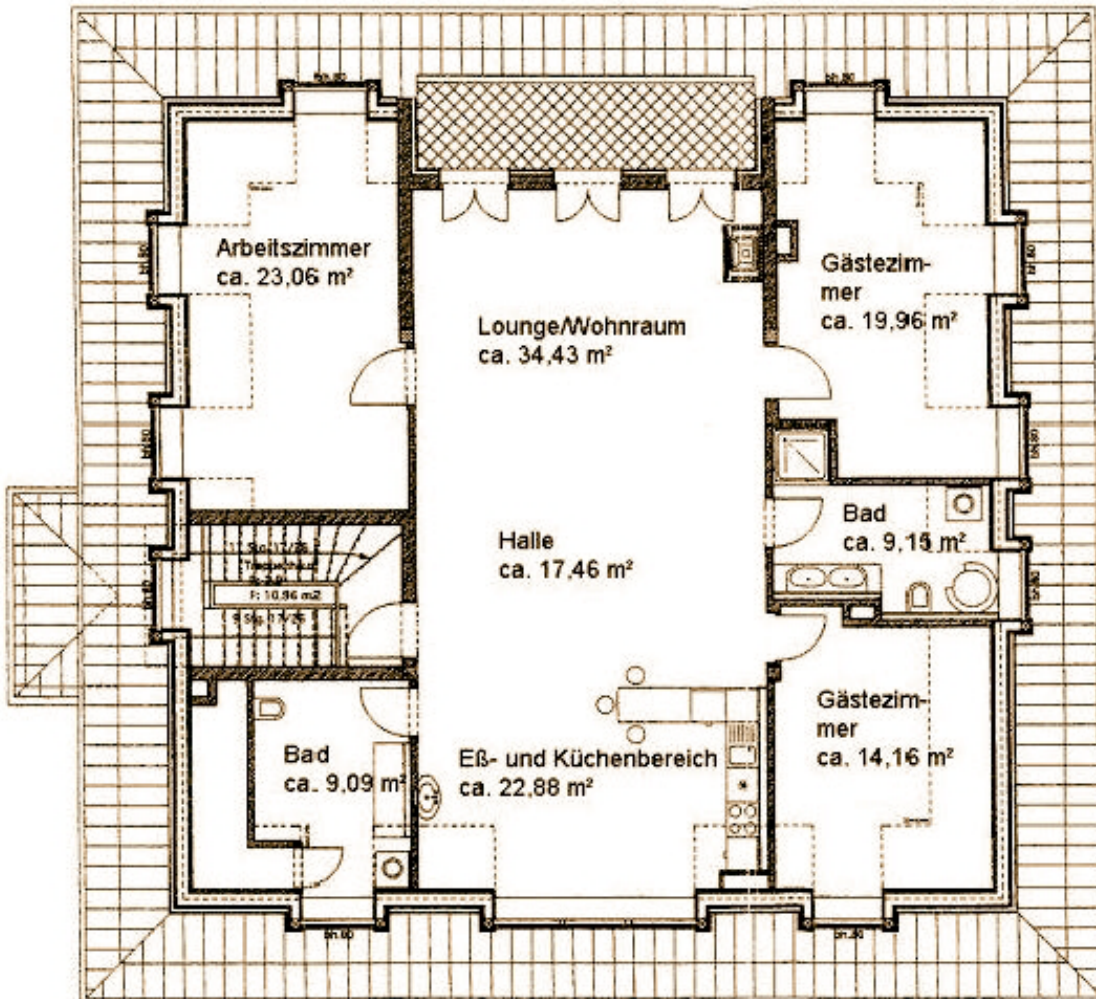
Grundriss UG



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Grundriss OG



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