

Condominiums
at an exquisite location
in Potsdam





“Wohnen am Jungfernsee –
exclusive residences, surrounded by nature”



“Potsdam, a city in full bloom, a focal point for economic growth and synonymous with progress and quality of life.”

Historic charm meets vibrant business hub

As the former residence of the Kings and Queens of Prussia, the city of Potsdam has a unique cultural heritage that has always fascinated visitors and guests from all over the world. Within the city limits, you can enjoy not only the delights of the Sanssouci Palace complex, but also the city's iconic landmarks, which include the Dutch Quarter, the former Russian colony of Alexandrovka and a host of inner-city parks that connect almost seamlessly with Potsdam's natural surroundings. The green landscape in and around Potsdam, crisscrossed by waterways and lakes, offers enormous recreational value and attracts growing numbers of tourists and residents from the nearby metropolis of Berlin. Potsdam is the perfect residential city, offering plenty of everything. Thanks to its location and extensive cultural amenities, Potsdam, as the largest city in Brandenburg and capital of the federal state, has become an attractive base for business, science and capital in recent years. Potsdam is growing and thriving and, according to the IFO Institute for Economic Research, offers the highest quality of life in eastern Germany. The city offers amazing culinary experiences, great markets, unique festivals and exciting cultural highlights.

Welcome to loveable and liveable Potsdam.





WOHNEN ^{am}
Jungferensee



In 1990, Potsdam's complex of palaces and parks, the largest such ensemble in the whole of Germany, was added to the UNESCO World Cultural Heritage List.



LOCATION



Most of Lake Jungfernsee falls within Potsdam's city limits, stretching from Gliencke Bridge, or the Bridge of Spies, in the north-east of Potsdam to the Great Horn in the north.

Location and journey times

- 3 minutes to the closest tram stop on foot
- 15 minutes by tram to Potsdam's central rail station
- 5 minutes by car or bike to Nauener Vorstadt, Potsdam's northern and central district
- 30 minutes by car to Kurfürstendamm, Berlin's luxurious shopping boulevard
- 25 minutes by commuter train to central Berlin

“Nowhere else will you find as many historic buildings, unique places and singular spots as at Lake Jungfernsee.”

Jungfernsee – a beautiful lake and one of Potsdam’s best addresses

Lake Jungfernsee has always been regarded as a singular residential address by the people of Potsdam. Most of Lake Jungfernsee falls within Potsdam’s city limits, which explains the close relationship between Potsdam and Lake Jungfernsee. Many of Potsdam’s architectural treasures, including the New Garden, which is home to Cecilienhof Palace, the Kongsnæs Norwegian Sailor’s Station and a host of traditional villas, can be found on the shore or close to the lake. Lake Jungfernsee is one of the region’s most beautiful bodies of water and boasts extensive stretches of natural shoreline, regional flora, marine birds and a healthy fish population.

As an exclusive residential development, Wohnen am Jungfernsee is being created at one of Potsdam’s most exclusive addresses. In a unique setting, with a direct view of the lake and the lush Königswald forest, the residences are located on the edge of the Potsdam Jungfernsee development area, which is planned as a sophisticated residential area just outside Nauener Vorstadt. The nearby shops, restaurants and cafes can all be reached in just a few minutes.

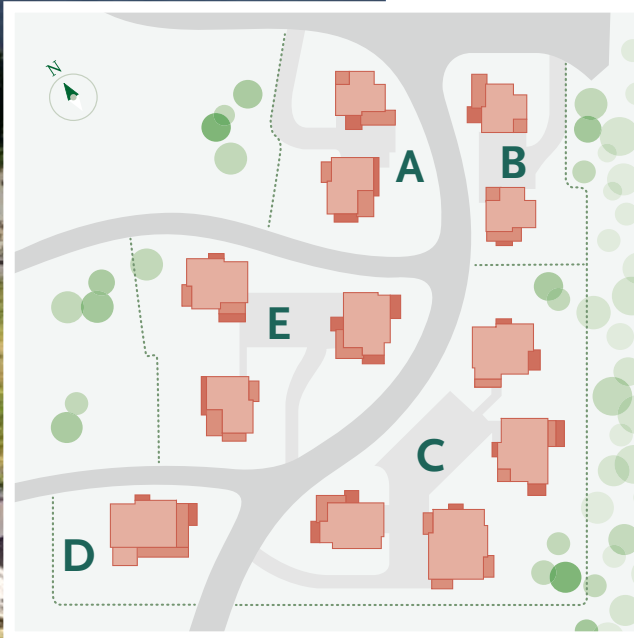


*Wohnen am Jungfernsee
offers tranquil living close
to vibrant urban life.*



PROJECT

Wohnen am Jungfernsee is a singular residential ensemble, comprising twelve city villas, whose vision and architecture are inspired by the tradition of Potsdam's attractive, suburban residences.



Welcome home!

Wohnen am Jungfernsee – this new residential quarter of twelve city villas is synonymous with upscale living and unique charm. The modern architecture speaks a classic design language and fits seamlessly into its natural surroundings, leaving no desire for comfort unfulfilled.

On a spacious, 17,000-square-meter parcel of land, divided into five generous plots in the south-eastern part of the planned district, the development comprises a total of 69 condominiums with a total of 6,800 square meters of living space. All of the condominiums feature spacious terraces, balconies or private gardens and many boast verdant views as far as Königswald forest. They also feature bright facades, upscale interiors and high-quality materials. Construction will begin in early summer 2018 and will be completed in three phases.

With the largely natural shoreline of Lake Jungfernsee just a few steps from your door, you can simply immerse yourself in nature and enjoy a time-out from everyday life. The newly paved shore path is ideal for walking, jogging and cycling. Living on Lake Jungfernsee offers recreational value for sports enthusiasts, and lots of open spaces and retreats for when you simply need to relax.

With upscale fixtures and fittings and an ideal location, this harmonious ensemble of twelve city villas offers high residential and leisure value for its residents.



Plot A2 – NORTHERN profile



Three-story city villas with spacious private gardens, terraces and roof terraces ensure that residents have as much natural living space as possible. The architects' design incorporates individual planning and a skillful arrangement of the terraces, which guarantees maximum privacy for each residence.

Plot A2 – EASTERN profile

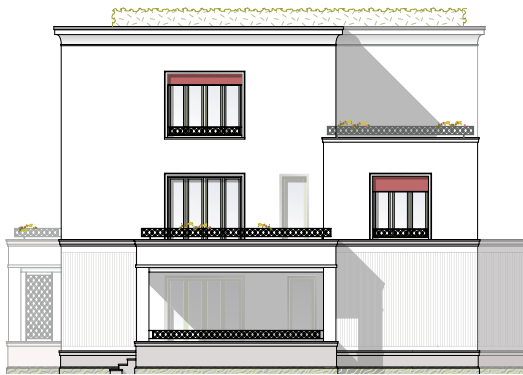


Particular attention has been devoted to each villa's entrance hall. Elaborately and generously designed – inside and out – they are representative entrances that welcome residents and guests. The use of light-toned materials complements the traditional villa style.



The ensemble's gardens, playgrounds and rest areas are generously planned and guarantee maximum privacy for each unit.

Plot A2 –SOUTHERN profile



The orientation of the terraces and the size of the windows serve to provide optimum exposure to sun and light. The large windows are typical for Potsdam's traditional villa architecture.

The new Potsdam Jungfernsee district is planned as a sophisticated residential area. The twelve villas continue the tradition of the typical Potsdam suburban residences in the Potsdam districts of Babelsberg and around Lake Heiligen See. The renowned Berlin architects HILMER SATTLER ARCHITEKTEN Ahlers Albrecht has created a modern and open interpretation of this traditional style, which blends harmoniously with the natural surroundings. The architecture here is perfectly conceived and planned down to the smallest detail to subtly complement the unique lakeside location.

Each of the twelve, three-story villas are designed to provide residents with generous views of the surrounding greenery. The terraces and windows have been positioned to offer the optimum incidence of light into the apartments. Each building is unique and offers a variety of floor plans and apartment types, from ground-floor garden apartments to classic multi-story apartments, some with additional roof terraces.

APARTMENTS

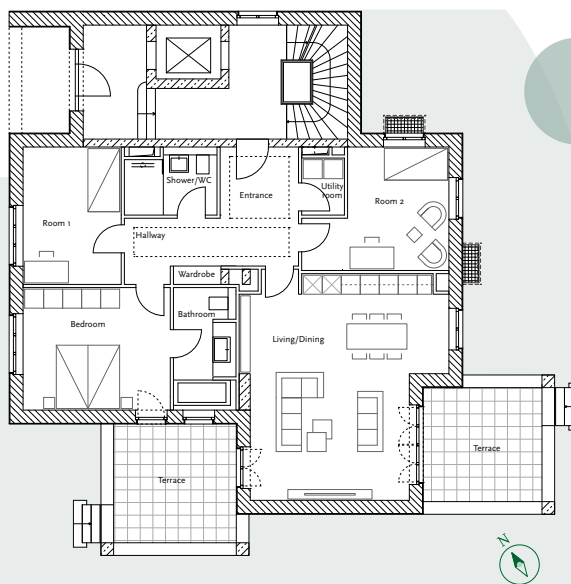


A1-O-1 | 4-room, ground floor

The widest possible window front opens to the terrace, allowing plenty of light and air into the rooms through the floor-length, French doors. According to the architects' concept, the unique location, close to the lake and forest, should flow almost seamlessly into the living area.

Experience the closeness to nature from this unit's two terraces: a large terrace opening out from the living room with integrated kitchen, and another terrace off the bedroom.

More floor plans on request



Large, bright terraces –
every apartment is a true delight

We all need a touch of luxury and it's no more than you deserve. Enjoy classic architecture, which harmoniously conveys charm and attention to detail. A prestigious address with modern floor plans and a generous feeling of space and comfort. A number of units have exclusive gardens, while others feature

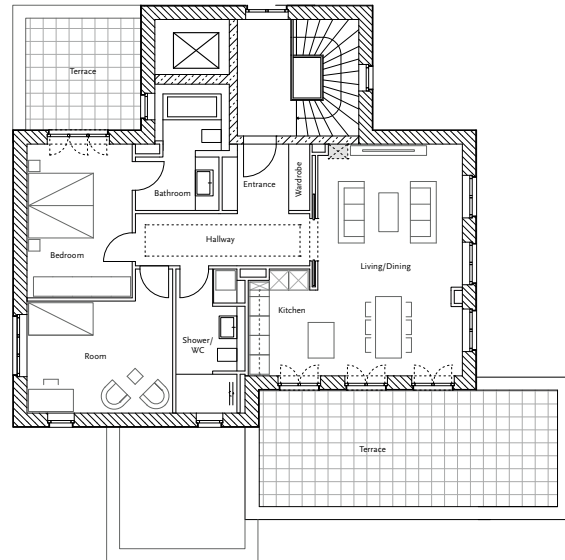
roof terraces. Parking is no problem on the generously planned grounds. In addition to elevators, most of the apartments also enjoy barrier-free accessibility. Comfort and functionality combine with charm and closeness to nature, ensuring that living in your own four walls will feel like a weekend holiday every day.

A1-2-1 | 3-room, second floor

The attractive floor plan creates ample space to express your interior design dreams the full. Three double doors open onto the spacious terrace and flood the living and dining area with daylight. Waking up in this three-room apartment is also a joy to experience – thanks to the second terrace adjoining the bedroom.

Would you like to find out more about the properties?

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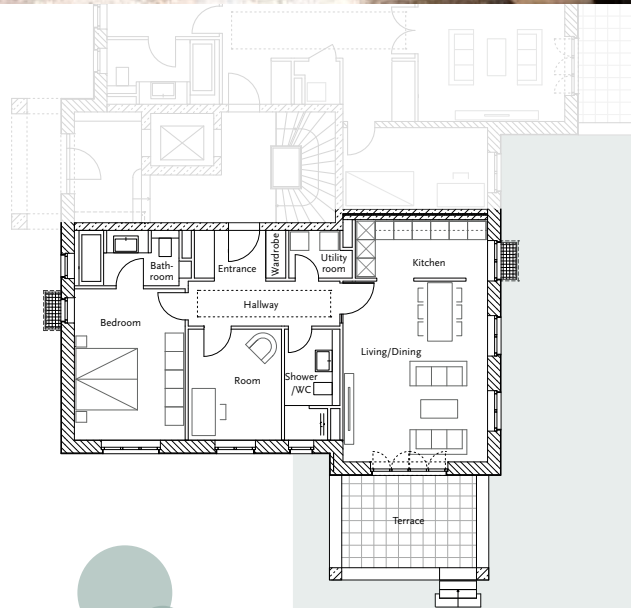


APARTMENTS



C2-o-2 | 3-room, ground floor

The garden apartments, which feature large garden terraces and private gardens, are designed to create a light and natural ambience with the best possible use of outside areas. You can walk out of the living room directly onto the terrace and into the garden – these outdoor spaces are simply a part of your everyday life. Linger in bed and enjoy the views of surrounding greenery, which promises not only peace, but also a relaxed attitude to life.

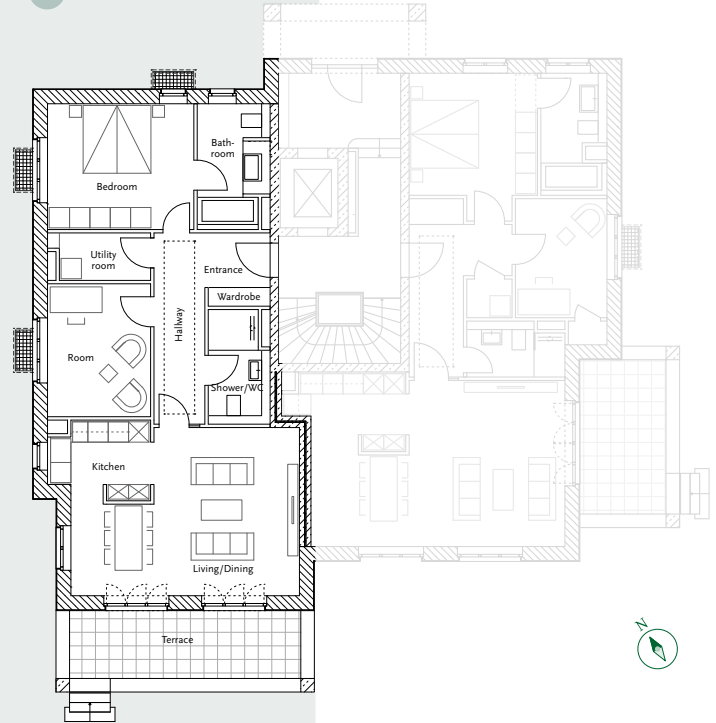


Interiors at a glance

- 2 to 4-room apartments
- From 71 to 144 square meters
- Ceiling heights from 2.90 to 3.10 meters
- Premium equipment, fixtures and fittings
- Every apartment features a balcony, terrace or garden terrace
- District heating and underfloor heating throughout
- Modern video intercom system
- Vertical awnings
- Underground and outdoor parking

C1-O-1 | 3-room, ground floor

The floor plan of this smaller garden apartment maximizes your enjoyment of the surrounding private grounds. The unit's terrace opens out from the living area, whose wide, floor-length windows overlook your own private garden. The expansive window in the kitchen area provides an attractive view of the garden and promises plenty of ventilation while you cook.



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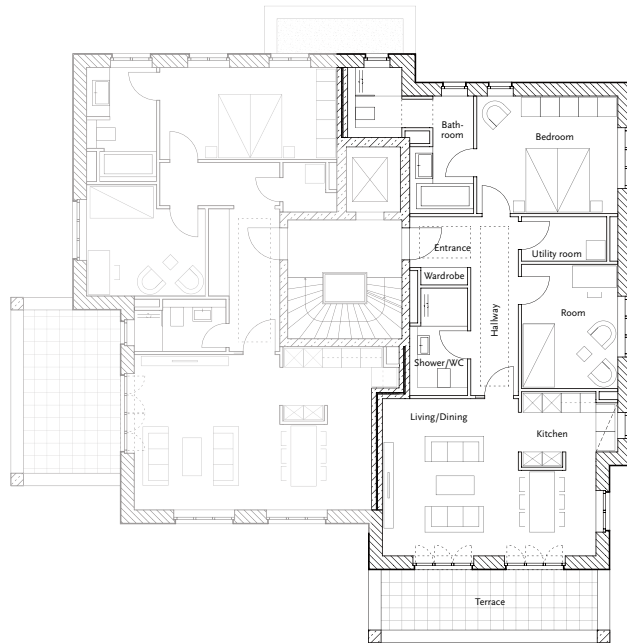
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APARTMENTS



E1-1-2 | 3-room, first floor

This light and airy three-room apartment on the first floor is a true oasis of peace. The spacious terrace adjoins both the living area and the dining area with open kitchen and allows plenty of light into the rooms. The third room can be used flexibly whether as a study or guest room.



Berliner Mauerweg

Berliner Mauerweg

FEATURES



Design and quality

The villas are built with masonry construction, which offers advantages such as high noise and fire protection standards, energy efficiency and pleasant ambient room temperatures. Despite their masonry construction, the buildings' architecture creates an appearance of lightness, e.g. with natural stone bases and distinctive facades. The use of high-quality materials such as wood, stone, bronze and stainless steel underscore the commitment to quality, care and design from the first moment you enter each villa's entrance hall.

Thanks to the elevators and well-planned entrances, every one of the twelve buildings is barrier-free. In addition, a sophisticated security concept, which includes a video security and lighting system, is fitted as standard. The grounds' green and open spaces are planned by the experienced hand of a landscape architect and can be enjoyed by all residents. Children can let off steam in the lovingly designed play areas.



Interiors

A touch of traditional Potsdam architecture also characterizes the apartments' interiors: Smoothly plastered walls, carefully selected, wood parquet flooring, solid wood doors and elaborate fittings create clear forms, but also warmth and coziness. Triple-glazed, wood windows with integrated sun protection limit noise, harmful UV radiation and overheated rooms and provide expansive views of the surrounding landscape. The architecture of the villas is also reflected in the stone flooring on the terraces and balconies, some of which are covered with pergolas to protect them from direct sun.

In the bathrooms, the emphasis is on quality and design. Fixtures and fittings can be selected from different design lines according to your own taste, as can the color schemes of the high-quality floor and wall tiles. Walk-in shower areas are fitted with glass partitions that turn your morning shower into a moment of pleasure and well-being.



Technical features

The villas' technical equipment leaves nothing to be desired. Underfloor heating and radiators in the bathrooms can be controlled digitally to provide optimal temperatures. Low energy costs are guaranteed thanks to economical district heating, modern domestic hot water stations and a high-quality building shell. Each of the 69 apartments is equipped with an alarm system, which can be upgraded with fingerprint locks on request. Digital data lines and cable television are a matter of course for the Wohnen am Jungfernsee complex.

Planning status December 2017

PARTNERS

The founders of SMB Copia Invest GmbH have many years of experience on the European and German real estate markets. Located in the heart of Berlin, the company's CEOs and founders, Itay Medalya and Shalom Ben Ezra, have established a professional and close-knit team, which has increasingly worked on property developments in Berlin and Potsdam in recent years. Itay Medalya has been active in real estate since 1998. He has been involved in several successful, large-scale projects, and draws on a wealth of experience gained from renovating old buildings and managing his own building projects. Shalom Ben Ezra has 28 years of experience in the real estate industry, including in the development and realization of residential and commercial real estate worldwide.



HILMER SATTLER ARCHITEKTEN Ahlers Albrecht was founded in Munich in 1974 by Heinz Hilmer and Christoph Sattler and has been active throughout Germany in its current form since 1997, with a branch office in Berlin since 1988. The renowned architects' office is involved in all phases of the design and development process, from the initial concept to the finished building.

Their focus is on planning high-quality residential and office buildings, as well as the development of museums and hotels. Urban development projects are also an integral part of the company's work. In addition to new construction projects for public and private sector clients, the company also offers redesign and renovation services.

Moritz Czech and Peter Solhdju are overseeing the Wohnen am Jungfernsee project.

HILMER SATTLER ARCHITEKTEN AHLERS ALBRECHT

PARTNERS

Real estate specialist Regine Thorn brings her experience from more than 28 years in the German real estate and construction industry. In 2004, she founded Thorn Immobilien and has managed the purchase and sale of residential and commercial properties, land and investment properties throughout Germany ever since. As a certified member of the German Real Estate

Association (IVD), Thorn Immobilien offers not only classic brokerage services but also project development and management as well as client representation. Thanks to Regine Thorn's extensive knowledge of foreign languages (German, English, French, Italian and Spanish), she is also adept at serving international customers.



Thorn Immobilien
Regine Thorn

THORN
IMMOBILIEN

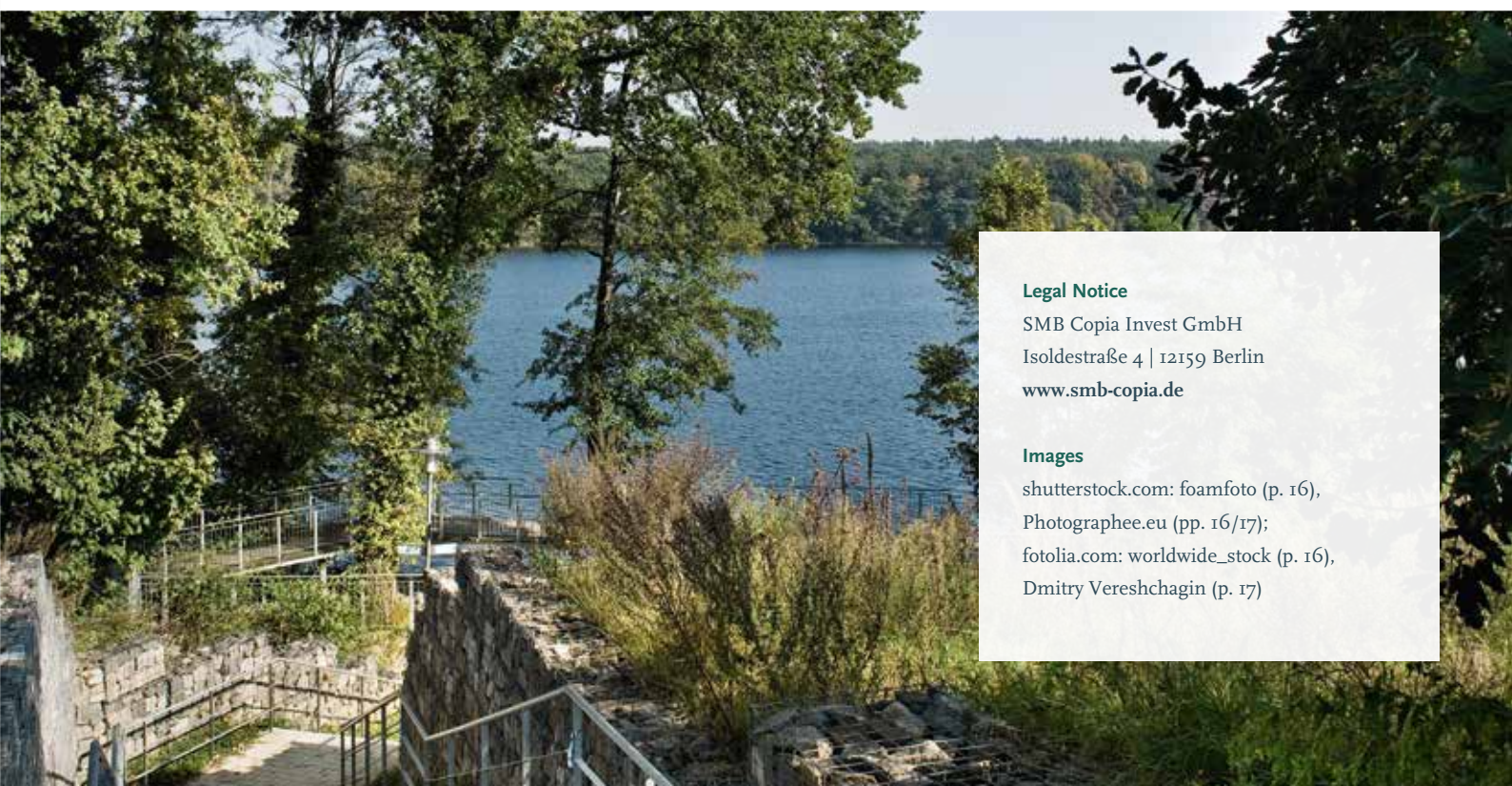
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consultation today!**

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