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**DOLZIGER
BOGEN**

DOLZIGER STRASSE 31 / PETTENKOFERSTRASSE 35/35A
10247 BERLIN FRIEDRICHSHAIN

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Floor level windows which perfectly match to the curving, light façade ensure that the 25 elegant condominiums have plenty of natural light.

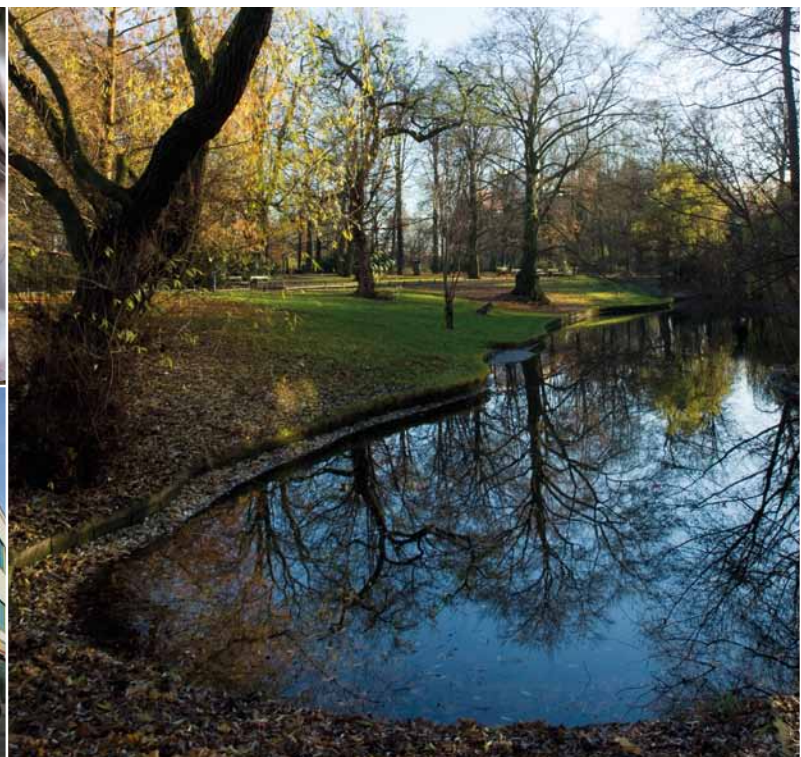


QUALITY OF LIFE AND EXCITEMENT – BERLIN.

From being a divided city Berlin has become one of the world's most exciting hotspots. Often mentioned in the same breath as cities such as Paris, London and New York, Berlin is far more than a national capital and Germany's centre of government. It is also a magnet for creative people and a party hotspot. It is one of the world's most visited cities. It is an art centre; home to politics and the sciences. It is inspiration and perfect chaos. Many people believe it is the best city in the world. It is, without doubt, unique. And always at its most exciting wherever the students are.

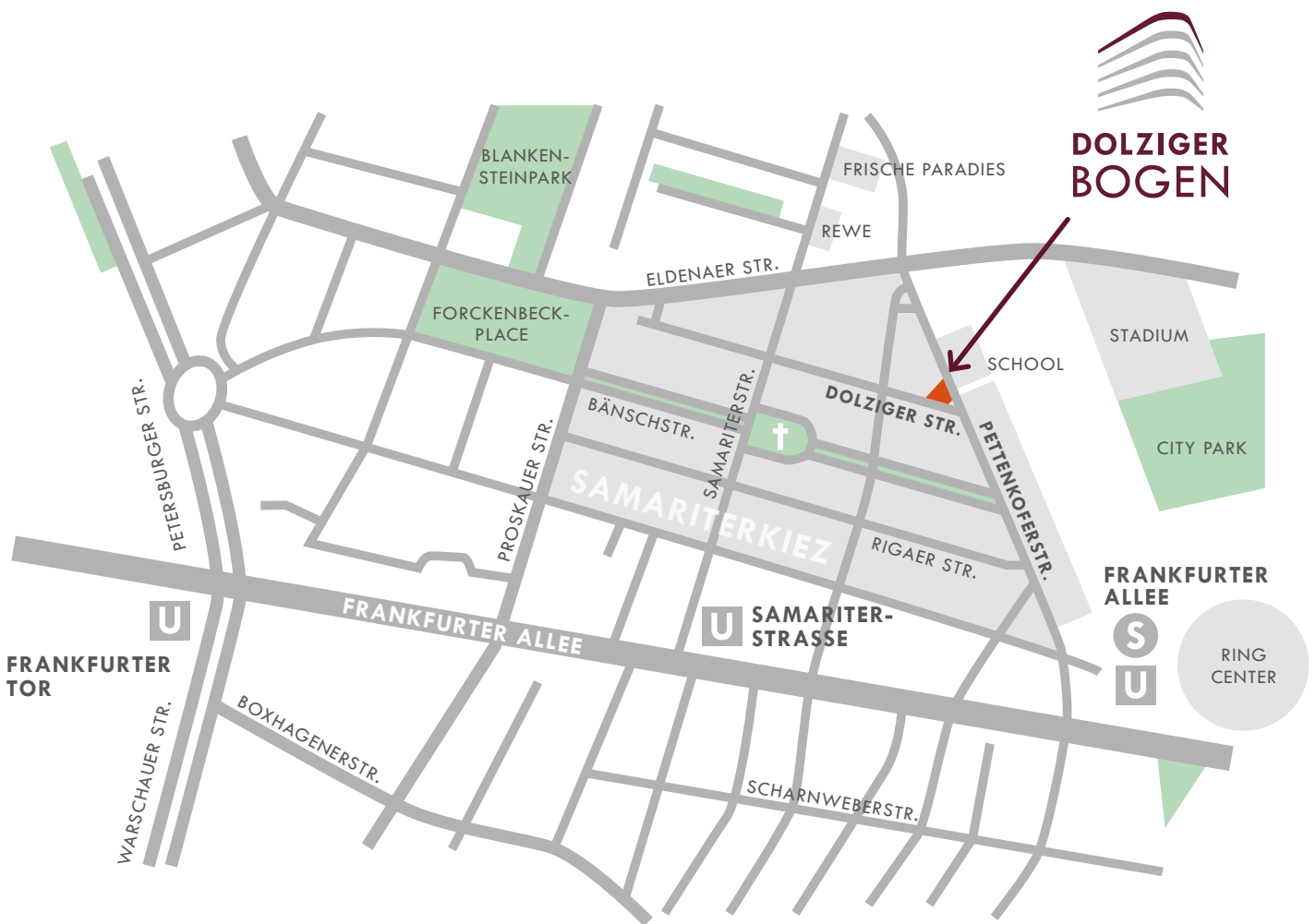
» While Friedrichshain-Kreuzberg may be Berlin's smallest, most densely populated district it is also one of the most sought-after. The district has experienced above average growth in recent years thanks to all it has to offer. As a link between the expensive tourist areas of Prenzlauer Berg and Mitte the district of Friedrichshain in particular has managed to preserve what both its neighbours are in danger of losing – its cult status. It will thus come as no surprise that young people live here; that the area is home to numerous cafés, bars and stores and that there is still a diverse local culture as well as the smallest households in Berlin.

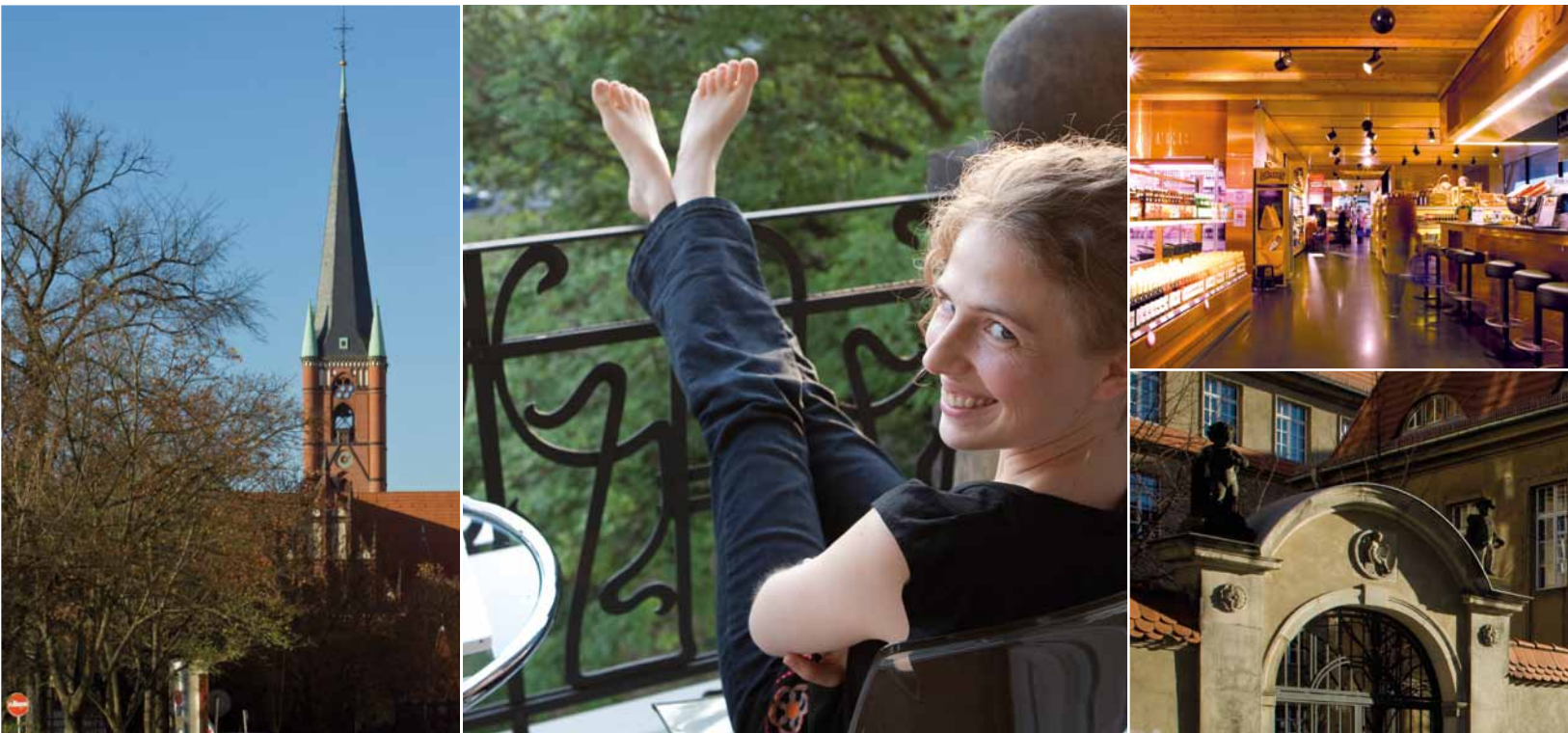
The district also has plenty of open spaces, in particular the Volkspark Friedrichshain park, which gave the area its name, as well as generously proportioned squares such as well-known Boxhagener Platz and, of course, the nearby Spree River – all of which are highly valued, especially by the area's many young families. Friedrichshain is, however, more than just a small district; it also has big city flair. MediaSpree and the former Narva site are just two examples of popular office locations.



Friedrichshain, urban, green, with a perfect infrastructure and located in the heart of Berlin.







Enjoyment of life included – also for children, who can attend Pettenkofer Primary School in the traffic calmed area.

ONLY THE BEST OF THE BIG CITY.

The Dolziger Bogen building is located in the popular Samariterquartier – an area of Friedrichshain which illustrates the district's strengths particularly well. These are the many green spaces; the cosy cafés; the schools, such as Pettenkofer Primary School, whose concept is based on Montessori educational principles; nurseries and playgrounds. The established infrastructure offers a diverse range of shopping opportunities from the “Frischeparadies” delicatessen shop to the discount supermarket; good medical facilities and optimum links to public and private transport routes.



The range of facilities on offer at the former slaughterhouse just around the corner is a particular highlight. Clearly no-one living here will be forced to limit their interests. It is also easy for those without cars to get around. The area seems predestined for a balanced life in the heart of the capital.



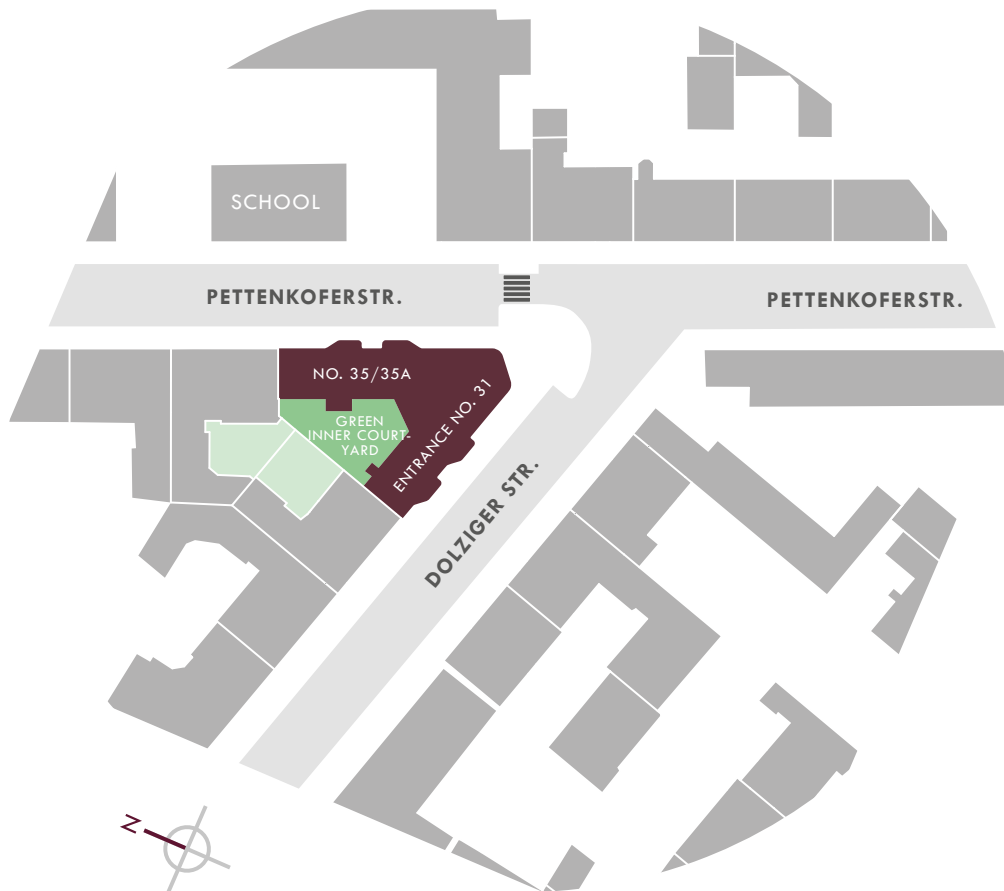
The specially designed louvers on the balcony railings ensure that you will also have an undisturbed view across Berlin at night.



OUTSIDE – EYE-CATCHING AND MODERN.

The Dolziger Bogen building's generous, curved balconies and patios, which every apartment from the firstfloor upwards has, are a characteristic design feature. The eye-catching corner building lends a distinctive appearance to the street corner while still blending harmoniously with the existing buildings around it. The façade conceals 22 elegant condominiums offering modern living conditions in two to four rooms. The 3 particularly attractive penthouse apartments located on the stacked top floor have large roof patios. Every apartment has two bicycle storage spaces on the ground floor and a generous basement storage area. There are also 12 underground parking spaces and 2 garages below the basement.

A modern intercom system with video surveillance ensures security in the prestigious entrance hall, which leads to the bright staircase with natural light. A low-noise lift for up to 12 passengers is located in a free-standing shaft in the stairwell and provides unobstructed access to all areas from the entrance to the penthouses. In addition to this a separate pushchair storage room is located next to the foyer. An attractive retail unit with particularly high ceilings and an inviting store frontage is located at elevated basement level on the high profile corner of the Dolziger Bogen building facing the small square.



INSIDE – SUSTAINABLE AND ENERGY EFFICIENT.

Particular attention has been paid to the alignment of the building and the layout of the landscaped inner courtyard, where the children's play area is also located. The opening to the neighbouring courtyards creates a generous space with long views as well as ensuring that the south-facing balconies overlooking the inner courtyard and the ground floor patio with its small private garden receive plenty of light. The wings of the building, which have consciously been kept narrow, make for particularly light apartments, most of which are easy to air, on all floors.



The roof areas have been extensively greened to boost the project's ecological footprint. The entire building complies with the exacting requirements of the German 2009 Energy Conservation Act (EnEV2009) and qualifies for KfW-70 subsidies. This means up to 30% energy savings thanks to top quality 16 cm thick thermostatic insulation of the exterior walls; triple-glazed insulated windows and controlled domestic ventilation with approx. 95% heat recovery. The pleasant room temperature in winter is achieved using district heating which itself utilizes regenerative energy.





WELCOME HOME.

You will immediately feel at home in the Dolziger Bogen building – no matter whether you live in a family-friendly apartment or a comfortable bachelor pad. The room heights, generally around 2.85 m, and high end floor-to-ceiling plastic windows make for a light and airy atmosphere. Large sliding doors to the balconies and patios, most of which are south-facing, ensure that you can enjoy natural daylight right into the evening hours.

The well-thought out room concepts with their spacious living areas offer open or separate kitchens, depending on the owner's individual requirements. The floors in the living areas will be covered throughout with high quality parquet or natural wood floorboards up to the kitchen. The premium bathrooms will incorporate attractive designs and be fitted with modern floor and wall tiles as well as attractive bathroom items. The space-saving under-floor heating – supplemented by a cosy fireplace in the penthouse apartments – runs on district heating, providing a pleasant ambient temperature.



» Natural wood floorboards and room heights of 2.85 m guarantee the perfect interior atmosphere.

» All large apartments have an outward-facing bathroom with a window to provide natural light plus a guest WC.



FREE VIEW
FOR VISIONS





OVERVIEW OF APARTMENTS

TOP FLOOR	APARTMENT 26 4 ROOMS 123.20 M ² PATIO PAGE 32	APARTMENT 22 2 ROOMS 55.85 M ² BALCONY PAGE 27
4 TH FLOOR	APARTMENT 23 2.5 ROOMS 87.70 M ² 2 BALCONIES PAGE 28	APARTMENT 17 2 ROOMS 55.85 M ² BALCONY PAGE 27
3 RD FLOOR	APARTMENT 18 2.5 ROOMS 87.70 M ² 2 BALCONIES PAGE 28	APARTMENT 12 2 ROOMS 55.85 M ² BALCONY PAGE 27
2 ND FLOOR	APARTMENT 13 2.5 ROOMS 87.70 M ² 2 BALCONIES PAGE 28	APARTMENT 7 2 ROOMS 55.85 M ² BALCONY PAGE 27
1 ST FLOOR	APARTMENT 8 2.5 ROOMS 87.70 M ² 2 BALCONIES PAGE 28	
GROUND FLOOR		

APARTMENT 25

3 ROOMS

138.15 M²

PATIO

PAGE 31

APARTMENT 21

4 ROOMS

139.95 M²

BALCONY

PAGE 26

APARTMENT 16

4 ROOMS

139.95 M²

BALCONY

PAGE 26

APARTMENT 11

4 ROOMS

139.95 M²

BALCONY

PAGE 26

APARTMENT 6

4 ROOMS

139.95 M²

BALCONY

PAGE 26

COMMERCIAL UNIT 3

3 ROOMS

134.80 M²

APARTMENT 20

2 ROOMS

68.65 M²

BALCONY

PAGE 25

APARTMENT 15

2 ROOMS

68.65 M²

BALCONY

PAGE 25

APARTMENT 10

2 ROOMS

68.65 M²

BALCONY

PAGE 25

APARTMENT 5

2 ROOMS

68.65 M²

BALCONY

PAGE 25

APARTMENT 2

2 ROOMS

62.40 M²

PAGE 23

APARTMENT 24

3 ROOMS

132.05 M²

PATIO

PAGE 30

APARTMENT 19

4 ROOMS

140.45 M²

2 BALCONIES

PAGE 24

APARTMENT 14

4 ROOMS

140.45 M²

2 BALCONIES

PAGE 24

APARTMENT 9

4 ROOMS

140.45 M²

2 BALCONIES

PAGE 24

APARTMENT 4

4 ROOMS

140.45 M²

2 BALCONIES

PAGE 24

APARTMENT 1

4 ROOMS

134.30 M²

PATIO

PAGE 22

BASEMENT



SCALE 1:200



GROUND FLOOR



PETTENKOFERSTRASSE 35/35A

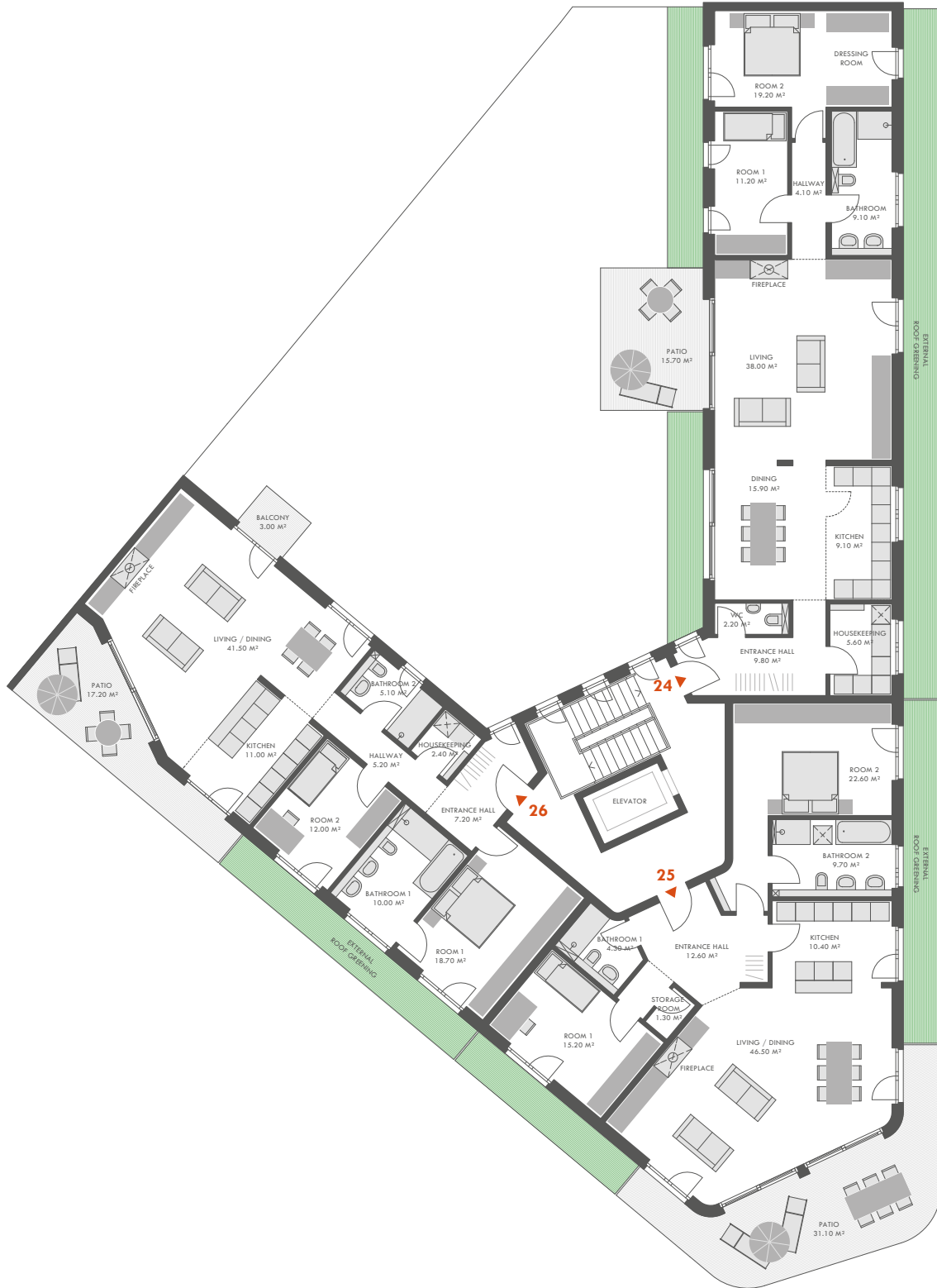
DOLZIGER STRASSE 31



SCALE 1:200



TOP FLOOR

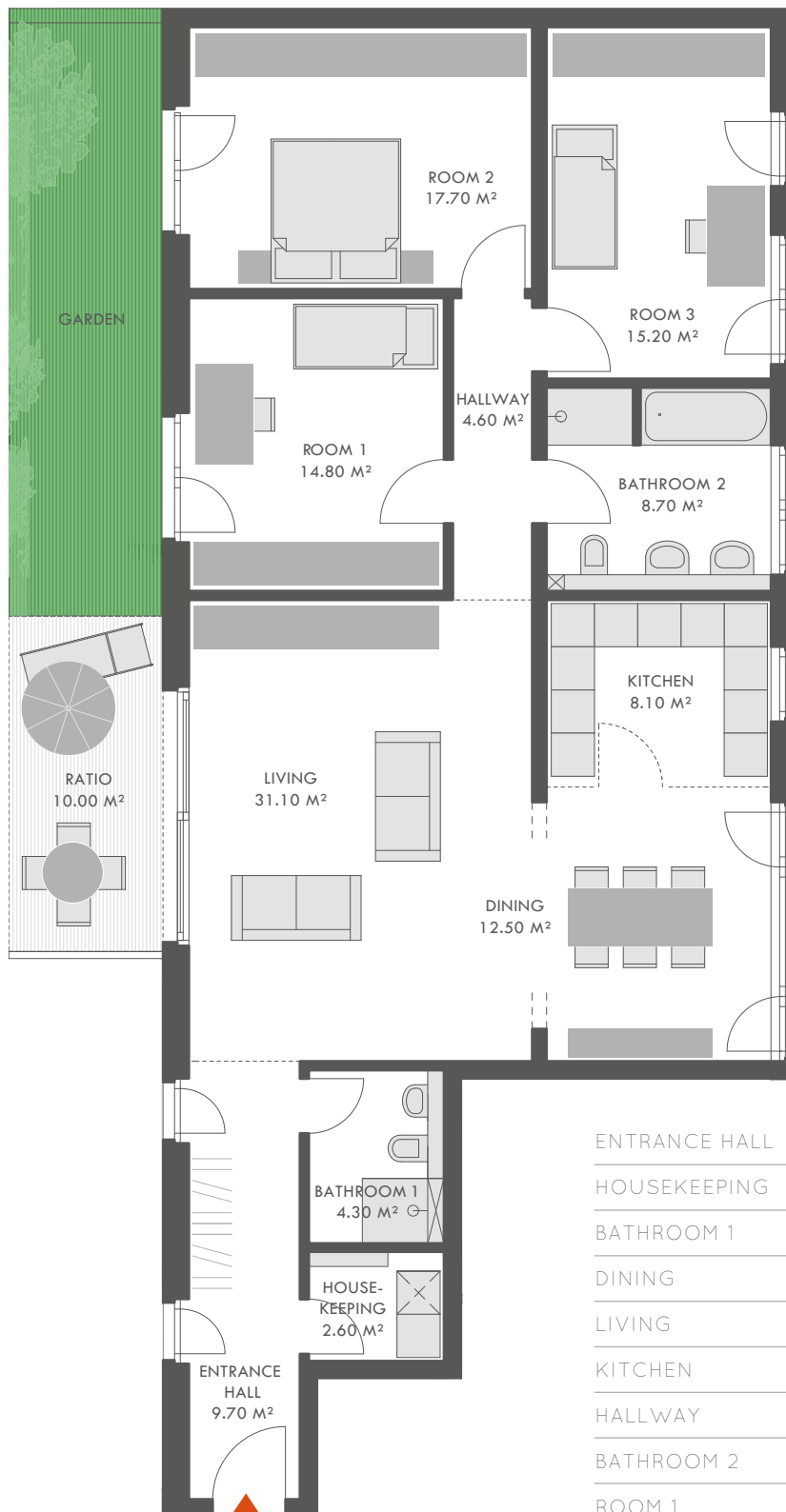


SCALE 1:200



GROUND FLOOR

APARTMENT 1



ENTRANCE HALL	9.70 M ²
HOUSEKEEPING	2.60 M ²
BATHROOM 1	4.30 M ²
DINING	12.50 M ²
LIVING	31.10 M ²
KITCHEN	8.10 M ²
HALLWAY	4.60 M ²
BATHROOM 2	8.70 M ²
ROOM 1	14.80 M ²
ROOM 2	17.70 M ²
ROOM 3	15.20 M ²
PATIO (50%)	5.00 M ²
TOTAL LIVING SPACE	134.30 M²
GARDEN	17.70 M ²

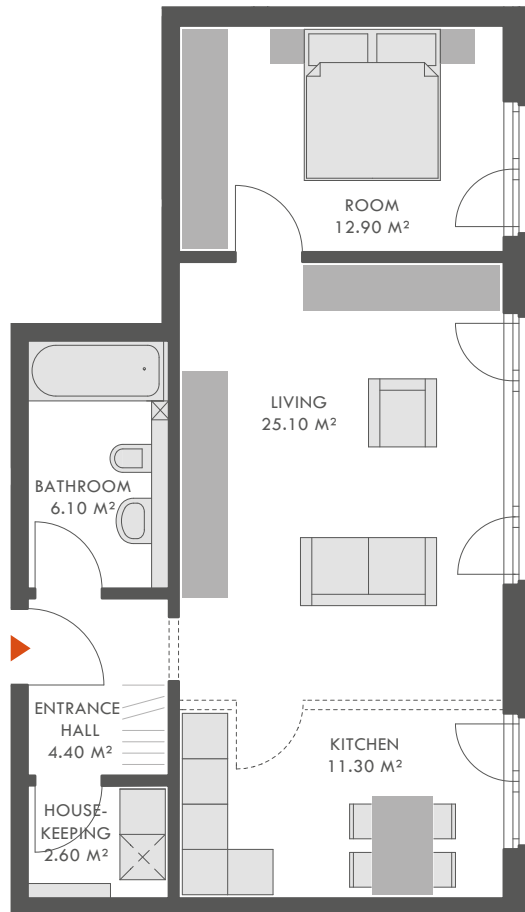


SCALE 1:100



GROUND FLOOR

APARTMENT 2



HOUSEKEEPING	2.60 M ²
ENTRANCE HALL	4.40 M ²
BATHROOM	6.10 M ²
KITCHEN	11.30 M ²
LIVING	25.10 M ²
ROOM	12.90 M ²
TOTAL LIVING SPACE	62.40 M²

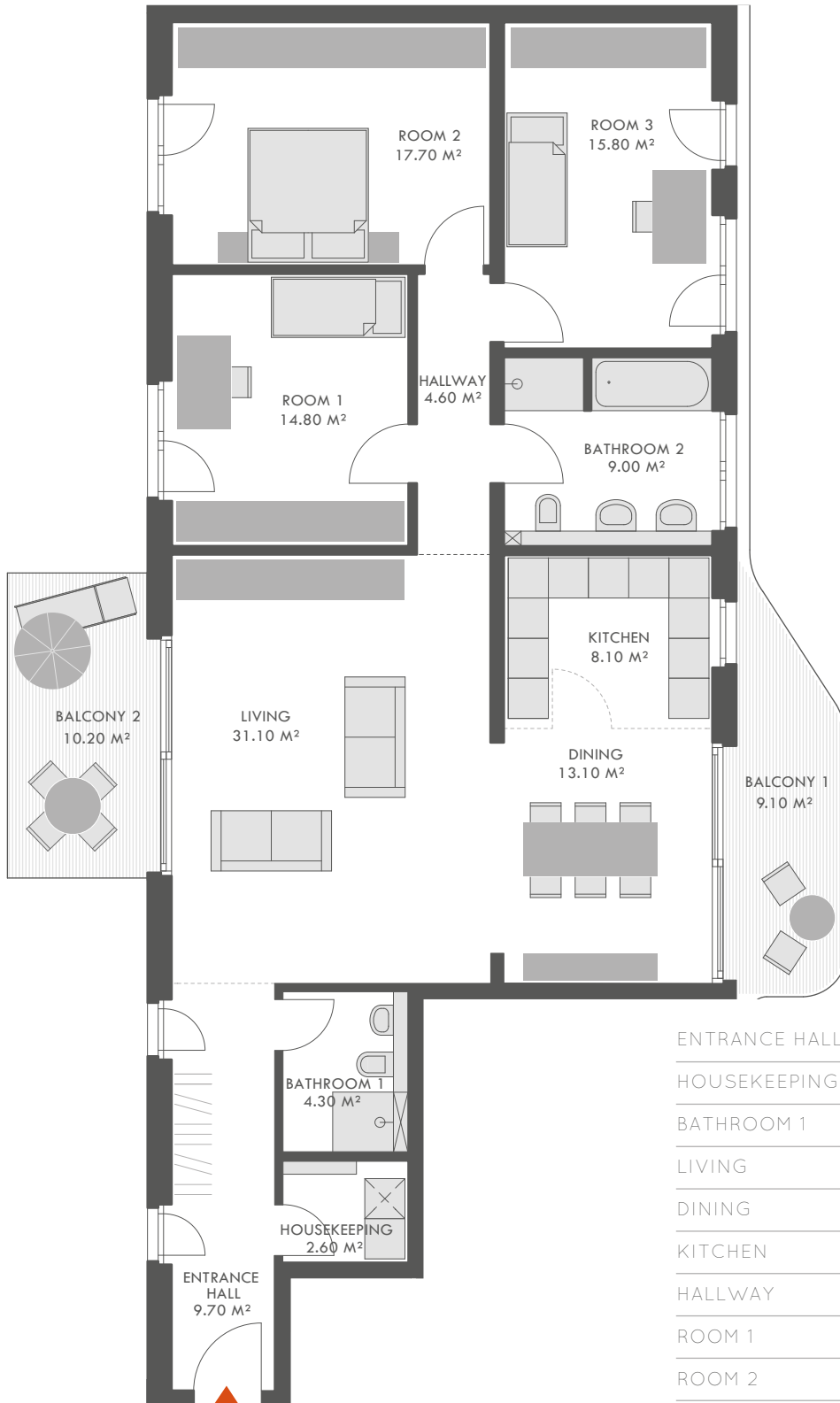


SCALE 1:100



1ST – 4TH FLOOR

APARTMENT 4 | 9 | 14 | 19



ENTRANCE HALL	9.70 M ²
HOUSEKEEPING	2.60 M ²
BATHROOM 1	4.30 M ²
LIVING	31.10 M ²
DINING	13.10 M ²
KITCHEN	8.10 M ²
HALLWAY	4.60 M ²
ROOM 1	14.80 M ²
ROOM 2	17.70 M ²
ROOM 3	15.80 M ²
BATHROOM 2	9.00 M ²
BALCONY 1 (50 %)	4.55 M ²
BALCONY 2 (50 %)	5.10 M ²
TOTAL LIVING SPACE	140.45 M²

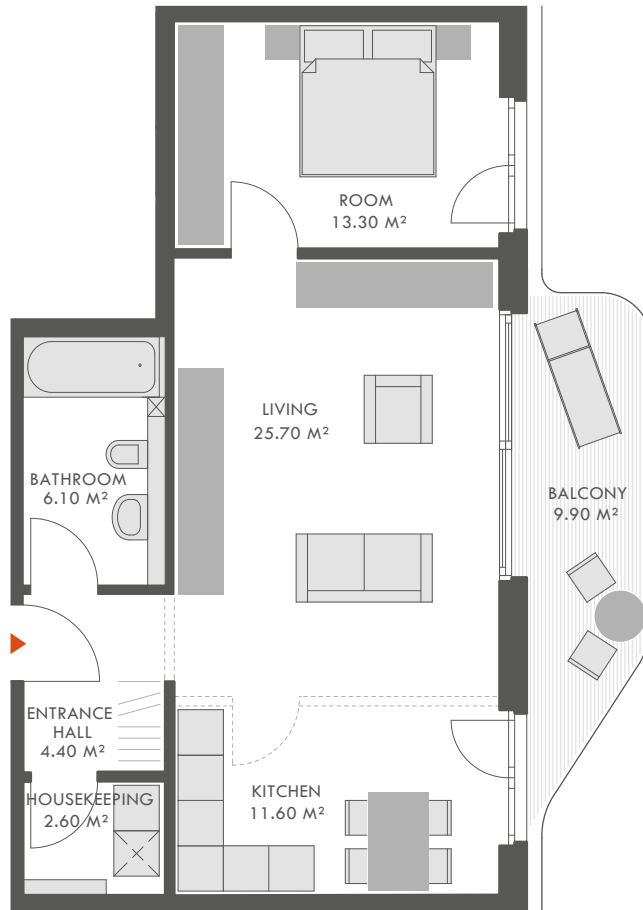


SCALE 1:100



1ST – 4TH FLOOR

APARTMENT 5 | 10 | 15 | 20



ENTRANCE HALL	4.40 M ²
BATHROOM	6.10 M ²
HOUSEKEEPING	2.60 M ²
LIVING	25.70 M ²
KITCHEN	11.60 M ²
ROOM	13.30 M ²
BALCONY (50 %)	4.95 M ²
TOTAL LIVING SPACE	68.65 M²

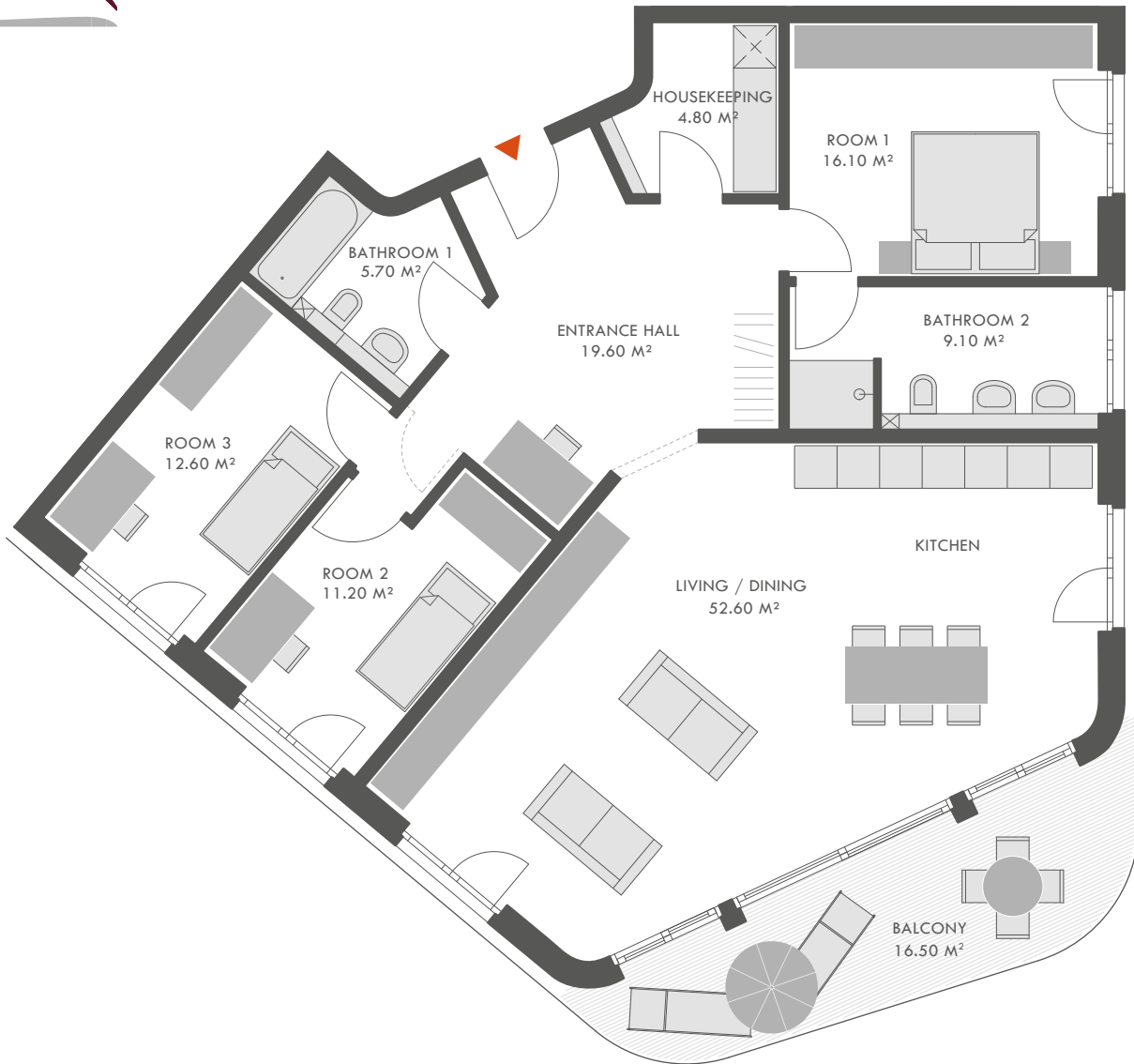


SCALE 1:100



1ST – 4TH FLOOR

APARTMENT 6 | 11 | 16 | 21



ENTRANCE HALL	19.60 M ²
BATHROOM 1	5.70 M ²
HOUSEKEEPING	4.80 M ²
LIVING / DINING / KITCHEN	52.60 M ²
BATHROOM 2	9.10 M ²
ROOM 1	16.10 M ²
ROOM 2	11.20 M ²
ROOM 3	12.60 M ²
BALCONY (50 %)	8.25 M ²
TOTAL LIVING SPACE	139.95 M²

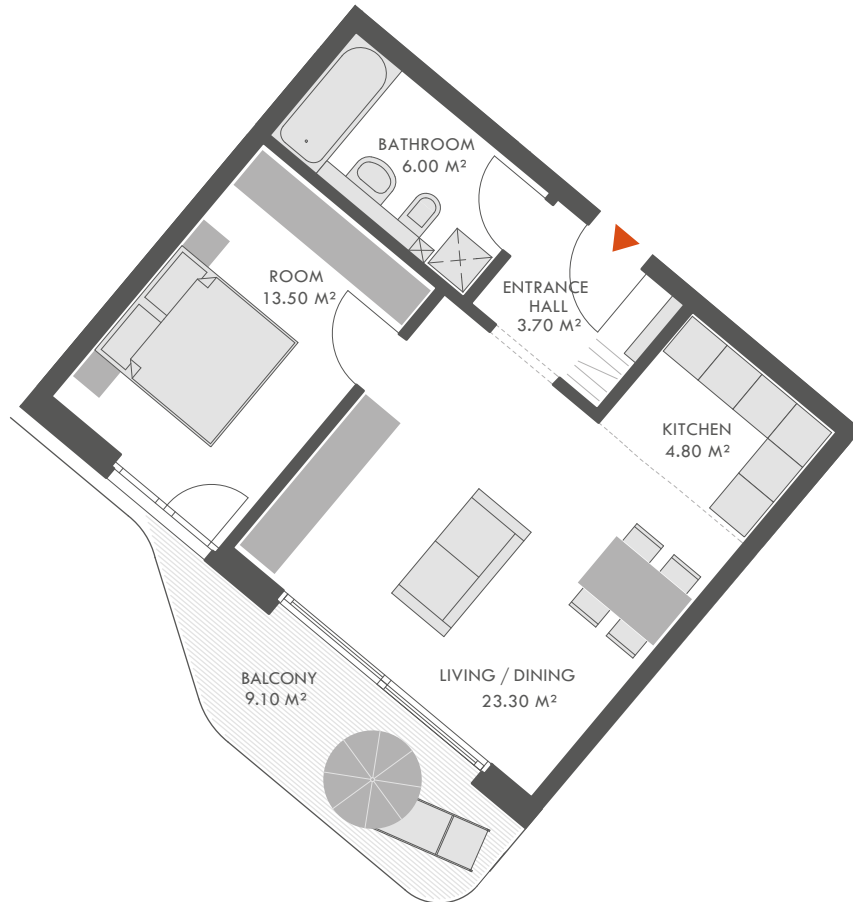


SCALE 1:100



1ST – 4TH FLOOR

APARTMENT 7 | 12 | 17 | 22



ENTRANCE HALL	3.70 M ²
BATHROOM	6.00 M ²
LIVING/DINING	23.30 M ²
KITCHEN	4.80 M ²
ROOM	13.50 M ²
BALCONY (50 %)	4.55 M ²
TOTAL LIVING SPACE	55.85 M²

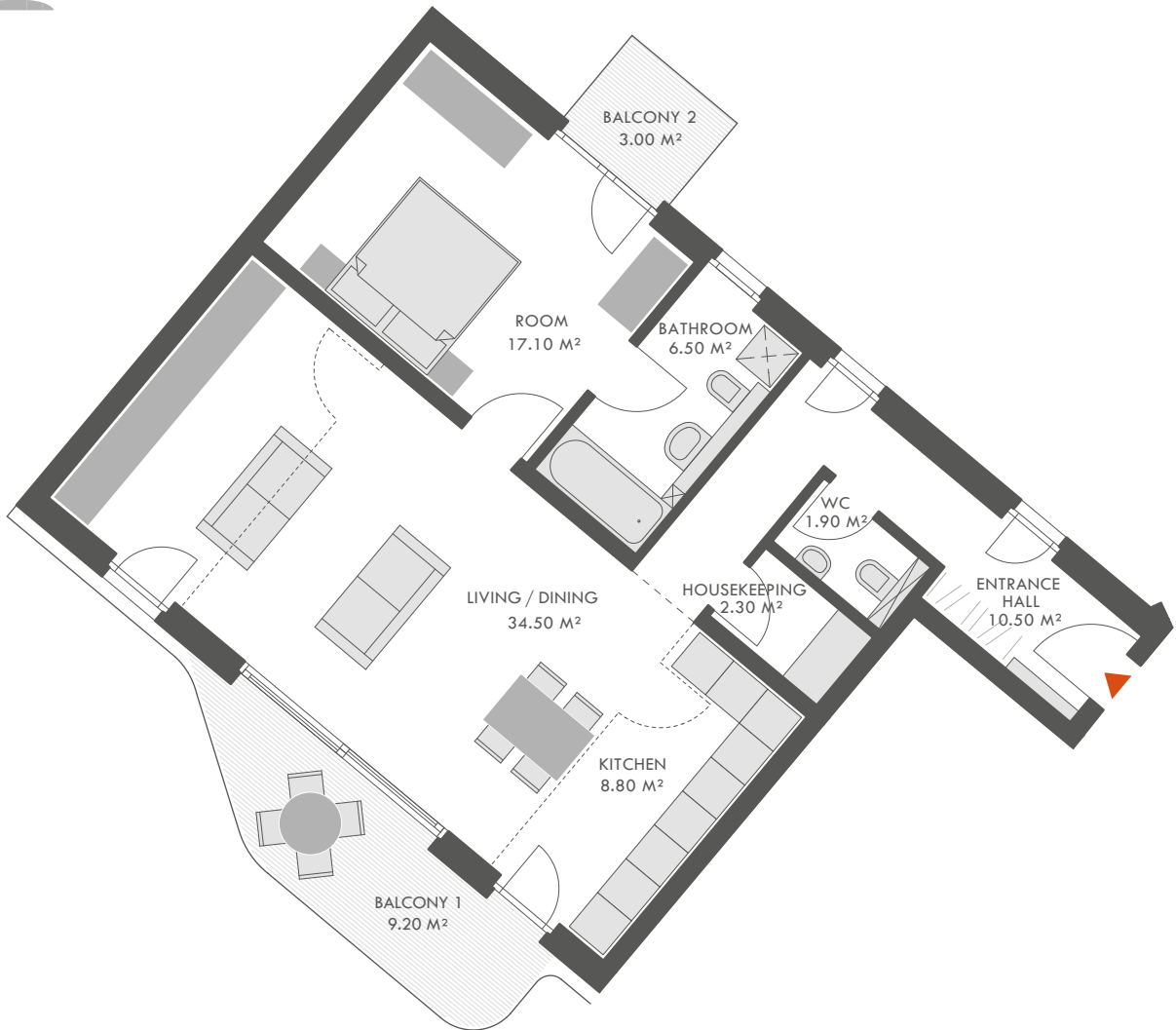


SCALE 1:100



1ST – 4TH FLOOR

APARTMENT 8 | 13 | 18 | 23



ENTRANCE HALL	10.50 M ²
WC	1.90 M ²
HOUSEKEEPING	2.30 M ²
LIVING / DINING	34.50 M ²
KITCHEN	8.80 M ²
BATHROOM	6.50 M ²
ROOM	17.10 M ²
BALCONY 1 (50 %)	4.60 M ²
BALCONY 2 (50 %)	1.50 M ²
TOTAL LIVING SPACE	87.70 M²



SCALE 1:100



4TH FLOOR

ALTERNATIVE



ANTEROOM	9.40 M ²
HOME OFFICE	4.90 M ²
LIVING / DINING	36.90 M ²
KITCHEN	8.20 M ²
HOUSEKEEPING	6.00 M ²
BATHROOM 1	5.30 M ²
HALLWAY	8.00 M ²
ROOM 1	12.10 M ²
ROOM 2	13.90 M ²
ROOM 3 / HOME OFFICE	16.70 M ²
BATHROOM 2	11.20 M ²
BALCONY 1 (50 %)	4.60 M ²
BALCONY 2 (50 %)	4.55 M ²
BALCONY 3 (50 %)	1.50 M ²
TOTAL LIVING SPACE	143.25 M²

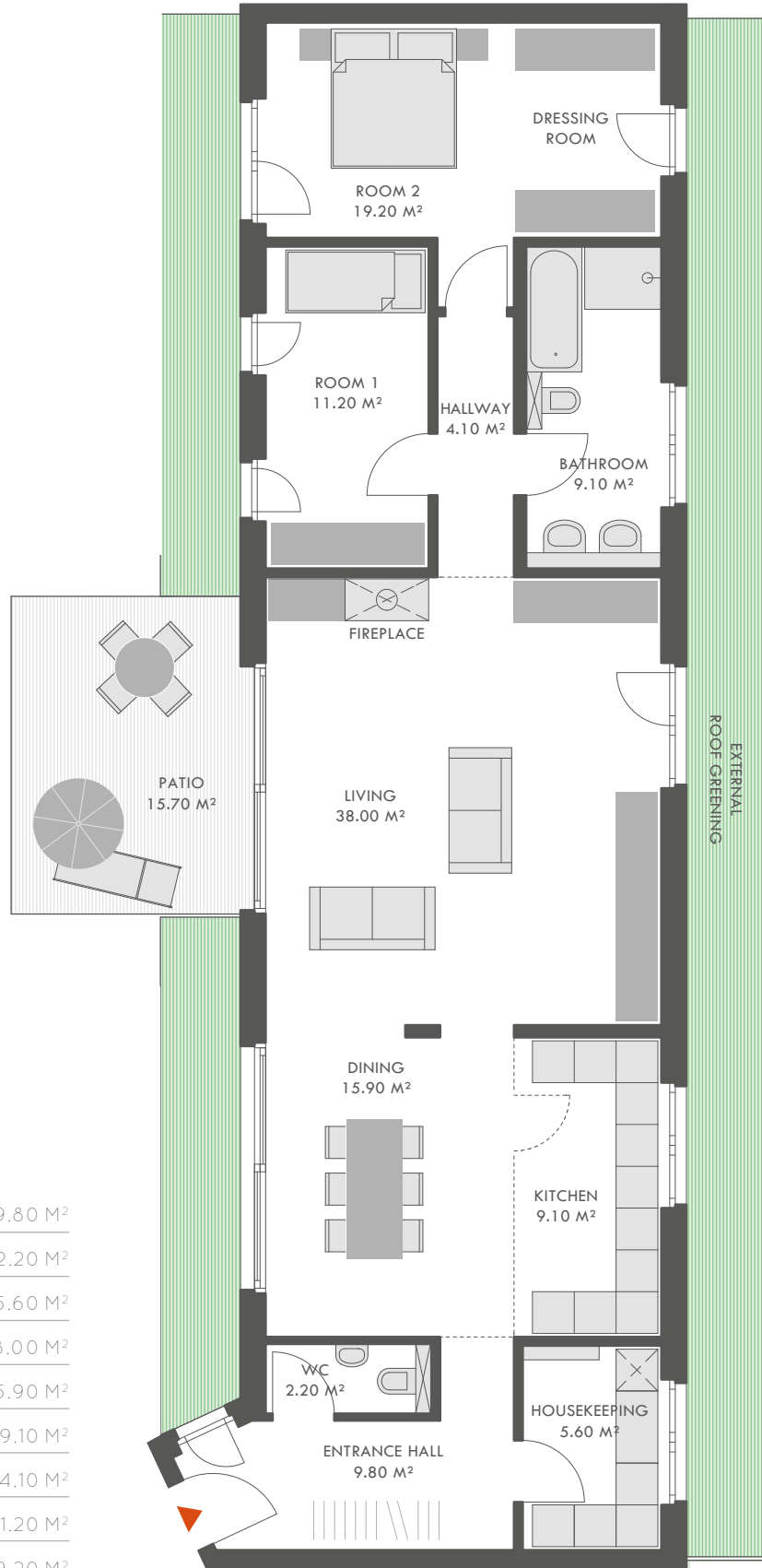


SCALE 1:100



TOP FLOOR

APARTMENT 24



ENTRANCE HALL	9.80 M ²
WC	2.20 M ²
HOUSEKEEPING	5.60 M ²
LIVING	38.00 M ²
DINING	15.90 M ²
KITCHEN	9.10 M ²
HALLWAY	4.10 M ²
ROOM 1	11.20 M ²
ROOM 2	19.20 M ²
BATHROOM	9.10 M ²
PATIO (50 %)	7.85 M ²
TOTAL LIVING SPACE	132.05 M²

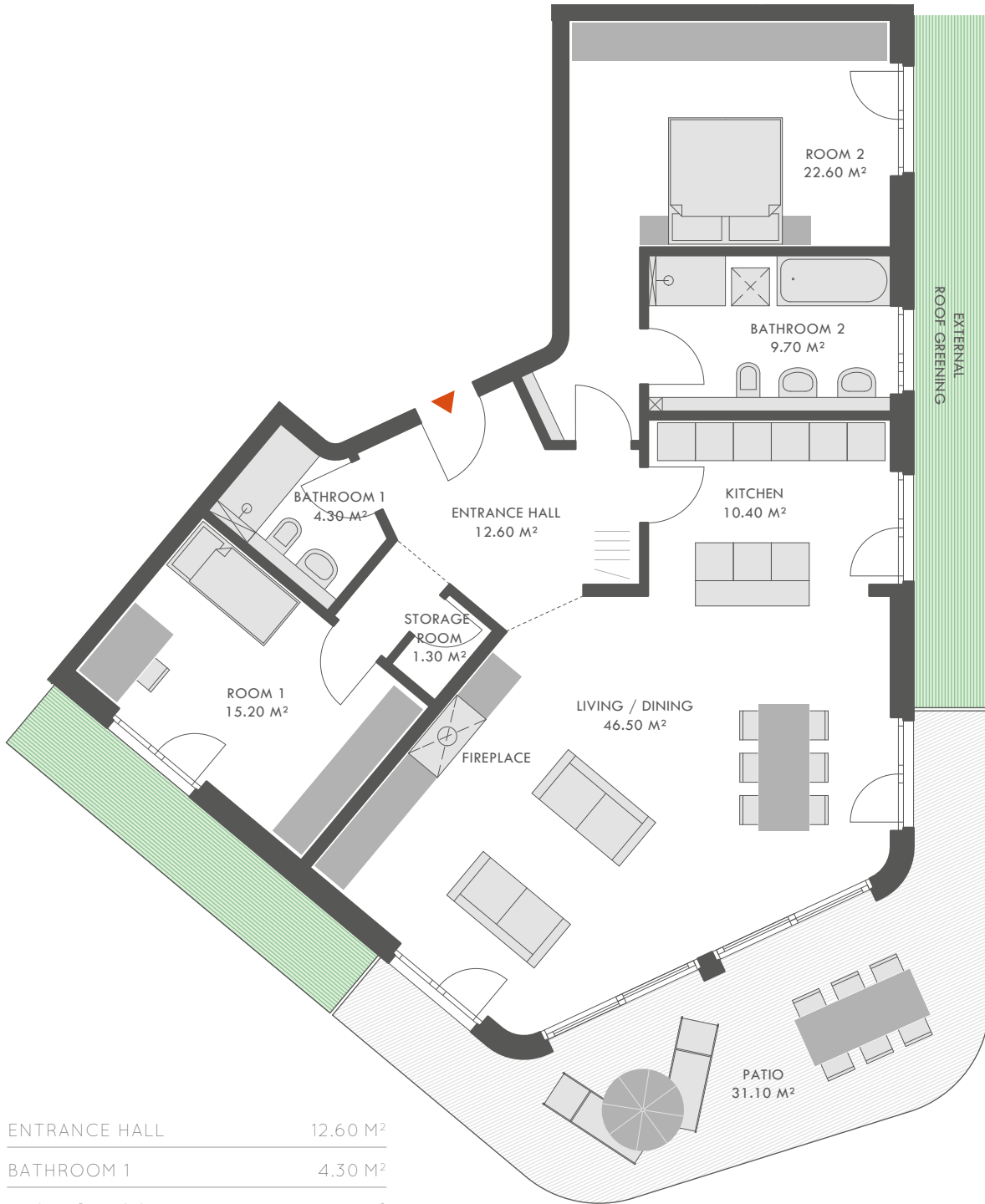


SCALE 1:100



TOP FLOOR

APARTMENT 25



ENTRANCE HALL	12.60 M ²
BATHROOM 1	4.30 M ²
STORAGE ROOM	1.30 M ²
LIVING	46.50 M ²
KITCHEN	10.40 M ²
ROOM 1	15.20 M ²
BATHROOM 2	9.70 M ²
ROOM 2	22.60 M ²
PATIO (50 %)	15.55 M ²
TOTAL LIVING SPACE	138.15 M²



SCALE 1:100



TOP FLOOR

APARTMENT 26




ENTRANCE HALL	7.20 M ²
HALLWAY	5.20 M ²
HOUSEKEEPING ROOM	2.40 M ²
BATHROOM 1	10.00 M ²
ROOM 1	18.70 M ²
BATHROOM 2	5.10 M ²
ROOM 2	12.00 M ²
KITCHEN	11.00 M ²
LIVING / DINING	41.50 M ²
PATIO (50 %)	8.60 M ²
BALCONY (50 %)	1.50 M ²
TOTAL LIVING SPACE	123.20 M²



SCALE 1:100





 Your own oasis of relaxation with views of the sky every day.
Welcome home.

VIEWS

DOLZIGER STRASSE



UNDERGROUND PARKING

ENTRANCE

VIEW FROM THE SOUTH

VIEWS

PETTENKOFERSTRASSE



VIEW FROM THE EAST

CONSTRUCTION SPECIFICATION

The DOLZIGER BOGEN building fills the gap on the corner of Dolziger Strasse 31/ Pettenkoferstrasse 35/35a in Berlin-Friedrichshain. It comprises underground parking spaces, a basement floor, five upper floors and a stacked top floor comprising a total of 25 apartments with approx. 55 m² to 140 m² living space and one commercial unit.

LIFT

The modern, low-noise, free-standing lift for up to twelve people is located in the stairwell. It is also suitable for people in wheelchairs or on stretchers.

OUTDOOR AREAS/INNER COURTYARD

The around 212 m² large inner courtyard offers great quality of life. The landscaping will include shrubs; hedges; small trees; one large tree and various grassed areas. In addition to this there will also be a children's play area equipped with apparatus and seating; a grassed area; bark mulch and fall protection matting. In order to ensure a tranquil atmosphere bicycle storage areas and rubbish bins will be sited in separate rooms inside the building.

BATHROOMS

The bathrooms in the large apartments face outwards and will have windows. They will also be fitted with modern floor and wall tiles. The sanitary objects are optional from Duravit Philippe Starck Edition 3 or from the contemporary Keramag Renova No. 1 Plan bathroom sanitary ware or equivalent.

BALCONIES/PATIOS

All apartments from the firstfloor upwards have generous sunny balconies. The large groundfloor apartment will have a patio facing the garden. The top floor apartments will include large roof patios. All balconies and patios will have wooden decking.

UNIVERSAL ACCESSIBILITY

The Dolziger Bogen building is designed to facilitate universal accessibility to all inside areas.

FLOOR COVERINGS

All floors will be covered with parquet or natural wood floorboards (excluding bathroom/WC/ housekeeping room).



© Keramag



© Keramag



The illustrations are examples and do not represent any contractual obligation.

ENTRANCE HALL

The central entrance hall is located on Dolziger Strasse. The prestigious foyer area with mailboxes is equipped with a door bell and intercom system as well as video surveillance.

ELECTRICAL SYSTEM

A contemporary electrical system supplying each apartment with an adequate number of electricity, cable TV and telephone connections will be installed.

ENERGY SUPPLY

Every apartment will have its own meters to measure energy consumption for electricity/hot and cold water/heating and ventilation. The meters will be installed in a distribution box. A controlled, legionella-free hot water system complying with the newest DIN1988-200 drinking water standard, in force since 11/2012, will also be installed.

ENERGY EFFICIENCY

The Dolziger Bogen building complies with the requirements of the KFW 70 standard, including controlled domestic ventilation and heat recovery.

BICYCLE AND PUSHCHAIR STORAGE AREAS

The DOLZIGER BOGEN building will offer lockable bicycle and pushchair storage rooms, both located on the ground floor next to the entrance hall. A user-friendly twin rack Easylift+ bicycle storage system will be installed to store bicycles in two tiers. Integrated pneumatic springs assist lifting of the twin-rack system. A unique cushioning system ensures that the upper tier drops down automatically when a bicycle is removed. Two bicycle storage spaces are planned for every apartment. There will also be some spaces for bike trailers.

FAÇADE

In keeping with the overall architectural concept the façades will be completed in light plaster and lent structure by anthracite or grey painted railing bands. This will also echo the design of the adjacent buildings.

WINDOWS

The apartments will be fitted with the floor-to-ceiling triple-glazed plastic windows coloured dark grey on the outside and white on the inside. In the living areas they will be designed as generous sliding doors; all other rooms will have windows with turn-tilt fittings.





The illustrations are examples and do not represent any contractual obligation.

GARDEN

The apartment on the ground floor has its own garden plot. The remaining areas in the inner courtyard are common property.

COMMERCIAL UNIT

A commercial unit with approx. 133 m² floor space and its own entrance will be located on the ground floor.

FLOOR PLANS

The apartment floor plans reflect contemporary expectations concerning use. Almost all the apartments have a storage room/housekeeping room. In some cases open-plan living/cooking areas are planned, in others there will be separate kitchens. Apartments with 2-4 rooms; three penthouse apartments and a commercial unit are available.

INTERIOR WALLS

The dividing walls between the apartments will be constructed using 24 cm reinforced concrete or sand-lime bricks, as required. The partitioning walls in the apartments will be constructed using reinforced concrete, sand-lime bricks or plaster board.

BASEMENT

Every apartment is assigned a generous storage room in the basement.

CONSTRUCTION

The dimensions and measurements of all load-bearing construction elements will be completed as per the structural requirements and in compliance with current statutory regulations concerning heat and noise insulation and fire protection. The load-bearing construction elements will be completed in reinforced concrete and sand-lime bricks. Where structurally necessary reinforced concrete ceilings will be installed. Footfall sound insulation and heat insulation will be carried out as per the structural-physical requirements.

KITCHENS

Kitchens will be handed over with parquet or natural wood floorboards; fittings will not be included. All required connection points will be installed.

RUBBISH DISPOSAL AREA

The rubbish disposal area can be accessed via the Dolziger Strasse entrance.



ROOM HEIGHTS

The standard room height is a comfortable approx. 2.85 meters. In some areas the room heights may be a little lower due to suspended ceilings.

SUN PROTECTION

The windows in the groundfloor apartments facing Pettenkofnerstrasse will be fitted with rolling shutters. The living and dining rooms on the south side will have blinds.

UNDERGROUND PARKING

Twelve underground parking spaces in a double-combined parking space system and two garages will be located underneath the basement floor. The access/exit ramp is located on Dolziger Strasse.

DOORS

The entrance door to the building is an aluminium-safety glass combination. The surfaces of the noise-insulated (42dB) apartment entrance doors have been kept flat and will be painted in white with a peephole. The surfaces of the doors in the apartments are also flat and painted in white.

HEAT INSULATION

In accordance with the regulations of the German Energy Conservation Act (EnEV2009) an external thermal insulation composite system will be fitted to the façade. The roof and basement will also be insulated as per the EnEV2009.

HEATING SUPPLY

The apartments are equipped with underfloor heating throughout. The system uses district heating including 6.3 per cent green energy. Every apartment will have its own connection with a meter.

WASHING MACHINE CONNECTIONS

The connection for the washing machine is located in the bathroom or, in some cases, in the housekeeping room.



Left:
fabrik°B
management

Right:
Scharf&Rüth
von Scharf & Rüth
Bauplanungen
management



Benjamin Scharf



Christian Wolff

ARCHITECTURE & PROJECT PLANNING – A RELIABLE TEAM



Award Shortlist, World Architecture Festival WAF BARCELONA , 2009, Knit Atelier Haus, residential construction Berlin, Prenzlauer Berg, 2009



Michael R uth



Stephan Scharf



Thomas R uth



The DOLZIGER BOGEN building is a fine example of what can be produced through a successful combination of many years' experience and an internationally active young team of architects. The partner on the one side is the fabriK^oB architectural practice. Although only a relatively young four years old the office's principals, Benjamin Scharf and Christian Wolff, are able to contribute their modern understanding of architecture as demonstrated by numerous award-winning projects in Europe and Latin America.

The majority of projects are developed within the scope of a network spanning other offices and in a way reflecting each location and circumstances – with the objective of achieving a finished product which is integrated into the urban context. It is thus advantageous that fabriK^oB is based in Friedrichshain, meaning that the architects are easily able to identify with the area and its residential needs. On the other side Bad Kissingen-based project planners Scharf&R uth Bauplanung are able to contribute many years' experience in the planning and completion on schedule of single and multiple occupancy dwellings as well as also commercial buildings. They are also responsible for overseeing construction.



8 exclusive apartments, Munich, Suttnerstrasse



Michael Peter Scharf



Georg Kulenkampff

COMPETENCE AND RELIABILITY – EXPERIENCED DEVELOPERS



SK Immobilien GmbH, established as a special purpose vehicle for the Dolziger Bogen project, has a high level of equity and partners able to contribute many years of business and architectural expertise.

GEORG KULENKAMPFF

Dipl.-Volkswirt Georg Kulenkampff, born in 1951, has held numerous responsible positions with prestigious companies since graduating from university. He has thus, for example, been a member of the management boards of Veba AG, Metro AG and Deutsche Annington. Georg Kulenkampff has been self-employed since 2010 and, in addition to his activities with SK Immobilien GmbH, is currently also a member of the supervisory boards of a number of companies.

MICHAEL PETER SCHARF

Dipl. Ing. Architekt Michael Peter Scharf, born in 1944, contributes the architectural know-how. After graduating from the TU Berlin with a degree in architecture he founded his own architectural practice together with a partner in 1972 and has been responsible for numerous hotel, residential and municipal building projects. From 1980 he held shares in a property development company, focusing from 1994 to 2002 on the renovation of existing buildings and construction of new ones in Berlin's Prenzlauer Berg and Kreuzberg areas. In 2011 he transferred his shares to his son, Stephan Scharf. He has been developing residential projects in Berlin in collaboration with his younger son, Benjamin Scharf, and the latter's fabriK°B office since 2011.

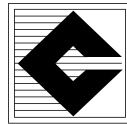
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The illustrations show the development project as envisioned by the illustrator. Status: May 2013.

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CARISMA Wohnbauten GmbH
Keithstrasse 6
D-10787 Berlin

Tel: +49(0)30 21 28 85 30
Fax: +49(0)30 21 28 85 59

info@carisma-immo.de
www.carisma-immo.de

WWW.DOLZIGER-BOGEN.DE