

KOLLWITZ / BELFORTER

PALAIS KOLLE BELLE

SAVOIR VIVRE IN BERLIN

**Exclusive condominiums
Prenzlauer Berg/Kollwitzplatz**



“No other metropolis in Europe has changed so rapidly over the past decades or has as many different faces as Berlin. The countless street cafés, the many studios of the young modern and creative minds, the close cooperation between provocation and tradition in this city is reminiscent of the savoir-vivre of Paris like no-where else on earth.”

Man Kollmer

ARCHITECT, ZURICH



PALAIS KOLLE BELLE OR PARISIAN FLAIR IN THE CENTRE OF BERLIN.

SAVOIR-VIVRE AROUND KOLLWITZPLATZ

"In the café, it's a little like in the cinema: the world passes you by," writes Etel Adnan about Paris. "It is all about sensuality, melancholy and joy in the here and now."* Those who think that this romantic attitude to life only describes Paris haven't encountered Kollwitzplatz yet. Around the heart of the Prenzlauer Berg district, a cosmos unfolds creating a magic that no-one can avoid. The flair that made Paris into a legend in the 1920s – it lives on here: in the cobble-stoned streets lined with sycamore trees, the houses renovated true to form with their wrought-iron balconies and the many cosy cafés and independent shops which seduce you to meander and relax. Only a few busi-

nesses open before 11 am on Kollwitzplatz. At this time, people are still sitting enjoying breakfast in the street cafés. The area becomes alive as kindergartens finish in the afternoons, when mothers and fathers cycle home with their offspring, stopping off to pass the time of day on the large central playground. And as dusk settles, the warm, yellow light of the old Berlin streetlamps cast a glow of enchantment on this fun-loving setting. The ideal stage for hedonism, flirting and whole-hearted spirits – it's open to anybody.

* Etel Adnan, Paris, When It's Naked.

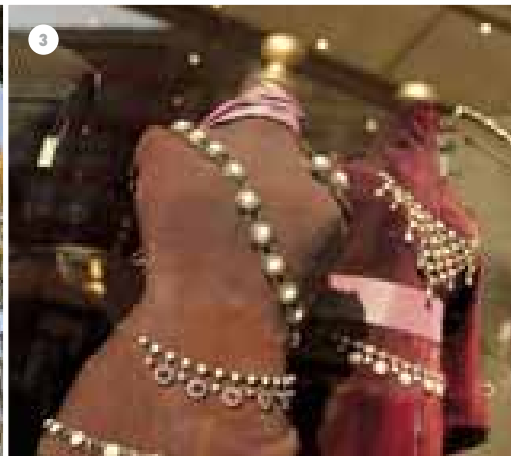
ET VOILÀ! ONE OF THE BEST ADDRESSES IN BERLIN.

LIVE WITH THE VALUE OF RARITY

In the years after the Berlin wall was demolished, the Kollwitz district experienced an unprecedented revival. Today, the traditional working district has already morphed into a legendary address for modern city slickers and party people. Artists such as Wladimir Kaminer, Florian Illies and Alfred Biolek – to name but a few – live here. At the popular weekly market on Kollwitzplatz, you can shop to your heart's content. The motto in the Kollwitz district is "live and let live and do it to the fullest". Be it culinary delights, culture, nightlife or shopping: everything here is "très chic". Bill Clinton's visit to the "Gugelhof" put Kollwitzplatz in the international spotlight. At the

same time, the quarter's infrastructure is distinctly family friendly. Nevertheless, its unpretentious ambiance, its contemplative island character and the many pedestrian zones provide an indisputable glamour factor for relaxed living, even with children. And it's easy to get to the idolised highlights of the Hackescher Markt and the Museum Island on foot. The Palais KolleBelle is just 150m from the "Senefelder Platz" U-Bahn station. This means that you can enjoy life in a bohemian Berlin oasis near to the historical centre of Berlin as well as be within easy reach of Potsdamer Platz and City-West.

- 1 Life is played out in the countless cafés around Kollwitzplatz.
- 2 The Wasserturm, the "landmark" of Kollwitzplatz.
- 3 Designer fashion and small shops on Kollwitzplatz.
- 4 Be it antiques or designer goods – everyone finds something at Kollwitzplatz.





- 1 The "Le Flo" on Husemannstraße.
- 2 Gourmet meeting point: the weekly market on Kollwitzplatz .
- 3 The "Etienne" on Kollwitzplatz.
- 4 Culinary delights à la française, Restaurant Poulette on Knaackstraße.
- 5 Children can play and burn off energy on the playground on Kollwitzplatz.
- 6 Reference project ECON-CEPT, Husemannstr. 9

The Palais KolleBelle has developed into an unusually beautiful residential area in a prominent location, within walking distance of the interfaces of the historical centre of Berlin.

- 1 Oranienburger Straße with synagogue
- 2 Bodemuseum on the Museum Island
- 3 Fernsehturm, Berlin's television tower at Alexanderplatz
- 4 Hackescher Markt
- 5 Shopping along Alter Schönhauser Straße
- 6 Art exhibitions in the Hackesche Höfe

Families

Playgrounds

- 7 Kollwitzplatz (sandboxes, slides, table tennis, wooden climbing frame)
- 8 Kolle 37 Abenteuerlicher Bauspielplatz, Kollwitzstr. 37, T. + 49 (0) 30-44 28 122
- 9 Playground at the Wasserturm

Culture

- 10 Kulturbrauerei, Schönhauser Allee 36, T. + 49 (0) 30-44 31 51-52 (cinema, clubs, concerts)
- 11 Pfefferberg, Schönhauser Allee 175, T. + 49 (0) 30-44 38 34 85 (concerts, clubs, festivals)

Shopping

Bio / foodstuff

- 12 LPG Biosupermarkt, Kollwitzstr. / Ecke Metzger Str. (from April 2007)
- 13 Eco market on Kollwitzplatz, every Thursday/Saturday, T. + 49 (0) 30-44 33 91-36, -37 (Grüne Liga e.V.)

Fine cuisine

- 14 Le Flo, Husemannstr. 17, T. + 49 (0) 177-23 94 701
- 15 Delizie d'Italia, Kollwitzstr. 100, T. + 49 (0) 30-48 49 47 77

Fitness/Health

- 16 Die Wohlfühler (yoga courses, massage) Kollwitzstr. 75, T. + 49 (0) 30-40 30 13 34

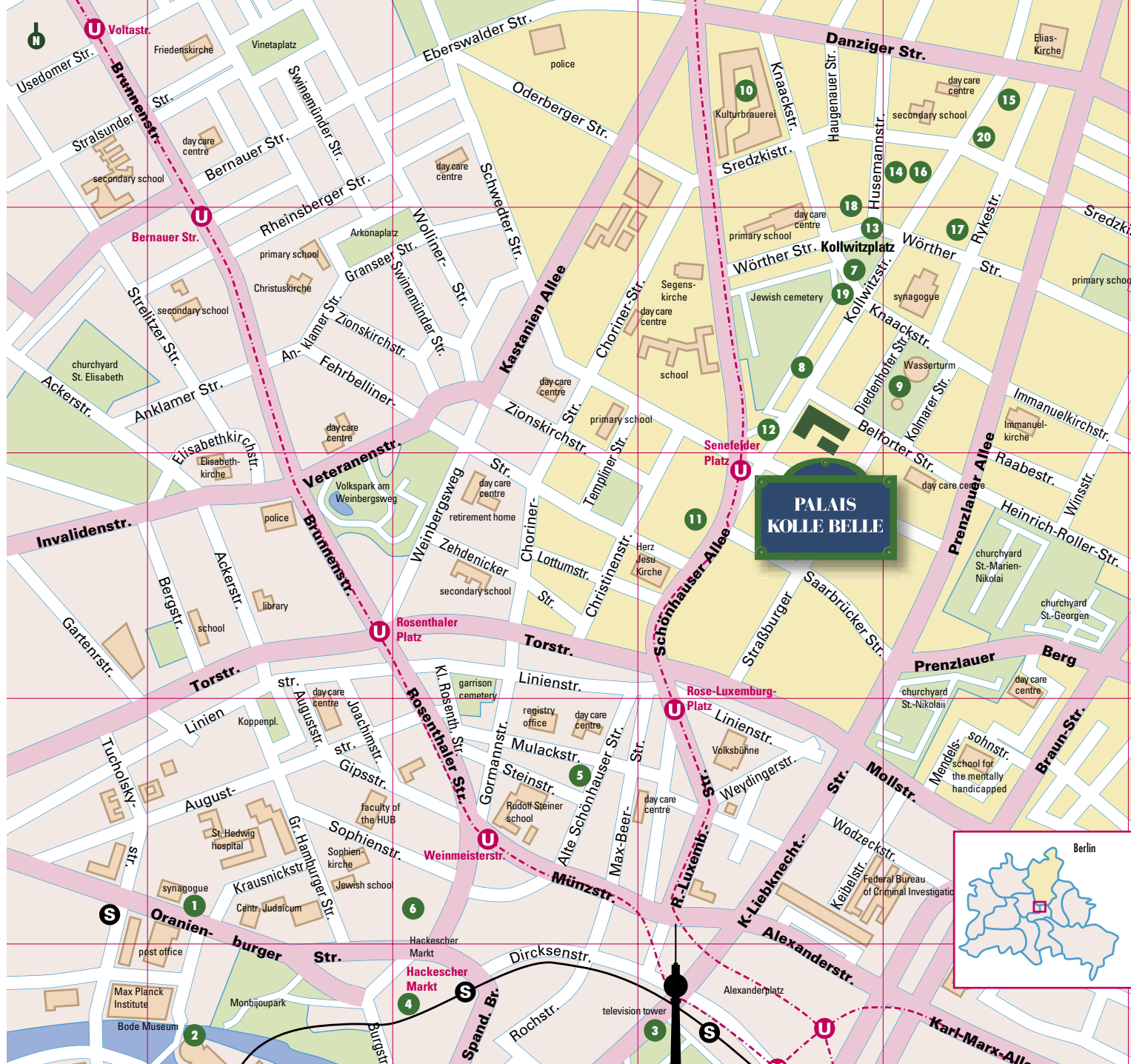
Nightlife

Restaurants

- 17 Mao Thai, Wörther Str. 30, T. + 49 (0) 30-441 92 61 (Asian cuisine)
- 18 Restauration 1900, Husemannstr. 1, T. + 49 (0) 30-44 22 494
- 19 Gugelhof, Knaackstr. 37, T. + 49 (0) 30-442 92 29 (German cuisine)

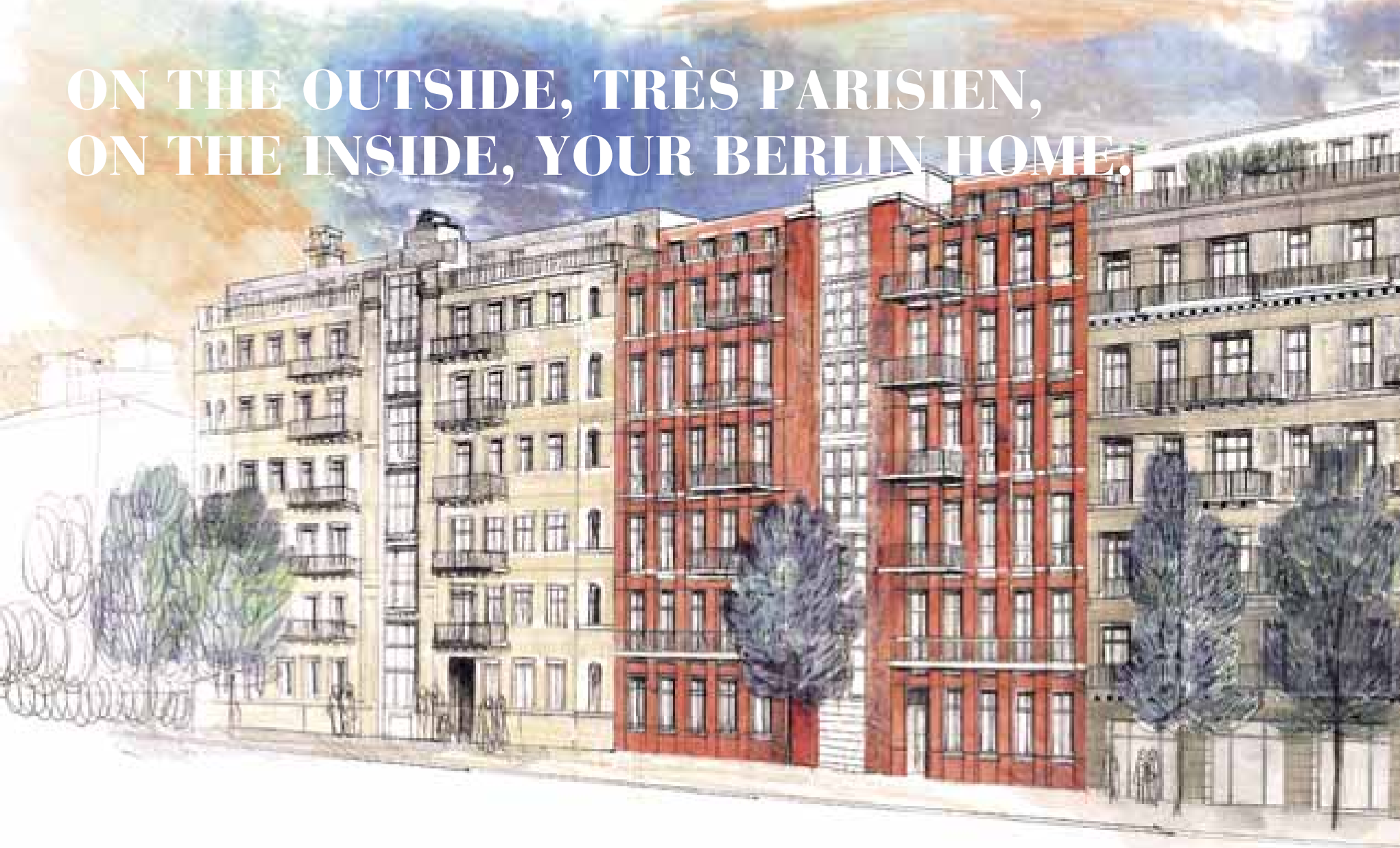
Cafés, bars

- 20 Sowohl als auch, Kollwitzstr. 88, T. + 49 (0) 30-44 29 311





ON THE OUTSIDE, TRÈS PARISIEN,
ON THE INSIDE, YOUR BERLIN HOME.



On the outside, Palais KalleBelle offers French charm and, on the inside, floor plans adapted to individual designs for living.



PARISIAN FLAIR WITH BERLIN LAISSER-FAIRE.

ARCHITECTURE & A CONCEPT FOR LIVING – LIVING WITH UNMISTAKABLE STYLE

Just how diverse the cityscapes and values of the urban people are reflected can be seen in the European metropolises. Be it around the cathedral square of Milan, the Rue Montmartre in Paris or Berlin's Kollwitzplatz – the dense coexistence of different ways of life is recorded by an architecture which preserves traditions while simultaneously experimenting with the ranges of modern life.

As part of the historically characterised Kollwitz quarter, where the most varying lifestyles exist harmoniously side by side, Palais KolleBelle offers living concepts for a number of target groups, from the single person to large families. The new residential ensemble aims to

put a new interpretation on the unique mix of Berlin's nonchalance, ambiance and Parisian flair that makes the quarter one of the most desired addresses in Berlin. This means historical elements such as patios, bowfronts, French balconies, corbels and decorative paintwork are combined playfully in the facade design. A French-style inner courtyard garden with well-tended lawns, small hedges, areas of flowers and trees creates a balancing element for the urban hustle around Kollwitzplatz. This means that Palais KolleBelle offers its residents – the players who experience and vitalise its premises – a stage in keeping with a sensual surrounding and a special home.



Visualisation of garden villa in inner courtyard



Architect's impressions and sketches

FROM DIPLOMATS TO ENFANT TERRIBLE: THE RIGHT APARTMENT FOR EVERYONE.

CONCEPTS FOR LIVING AND TYPES OF APARTMENTS

“Living for the connoisseur” is the motto of Palais KolleBelle. Four houses stretch across Kollwitzstraße and the corner of Belforter Straße, a garden villa in the inner courtyard offers a particularly idyllic ambiance. Various types of apartments are tailored for modern families, pairs, singles and demanding individuals. The common factor in all these is their lightness and high ceilings, which provide a generous ambiance. French windows and double room doors emphasise the elegance of the rooms. It goes without saying that the fixtures and fittings are high quality. Traditional German chimney stoves are an optional extra. Most apartments have two balconies or patios and two

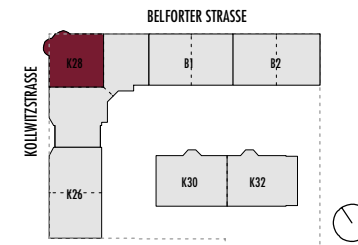
bathrooms. There is at least one underground parking space available for each apartment. Thanks to numerous sophisticated perspectives, residents of Palais KolleBelle enjoy a wonderful view across greenery right in front of their door in the centre of Berlin.

ROYALE – APARTMENTS KOLLWITZSTRASSE 28



LUXURIOUS 4 ROOM APARTMENTS approx. 147 sqm from € 410,000.00

Particularly stately floor plans of 140-225 sqm, at least 2 balconies and bathrooms, some with chimney stoves and extensive glazing with a view of the garden. Luxurious fixtures and fittings, particularly representative façades and stairway designs.



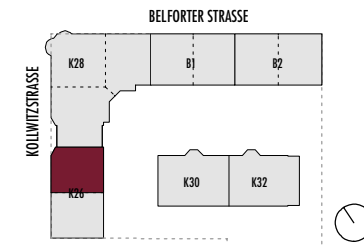


ELÉGANTE – APARTMENTS KOLLWITZSTRASSE 26



GENEROUS 4 ROOM APARTMENTS approx. 132 sqm from € 368,000.00

Apartments with large central living area, balcony, patio with a view of greenery. The elegance of the light-flooded rooms which are connected by double doors can be seen straight away from the generous entree.



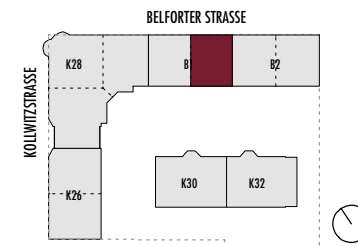


FAMILIALE – APARTMENTS BELFORTER STRASSE 1



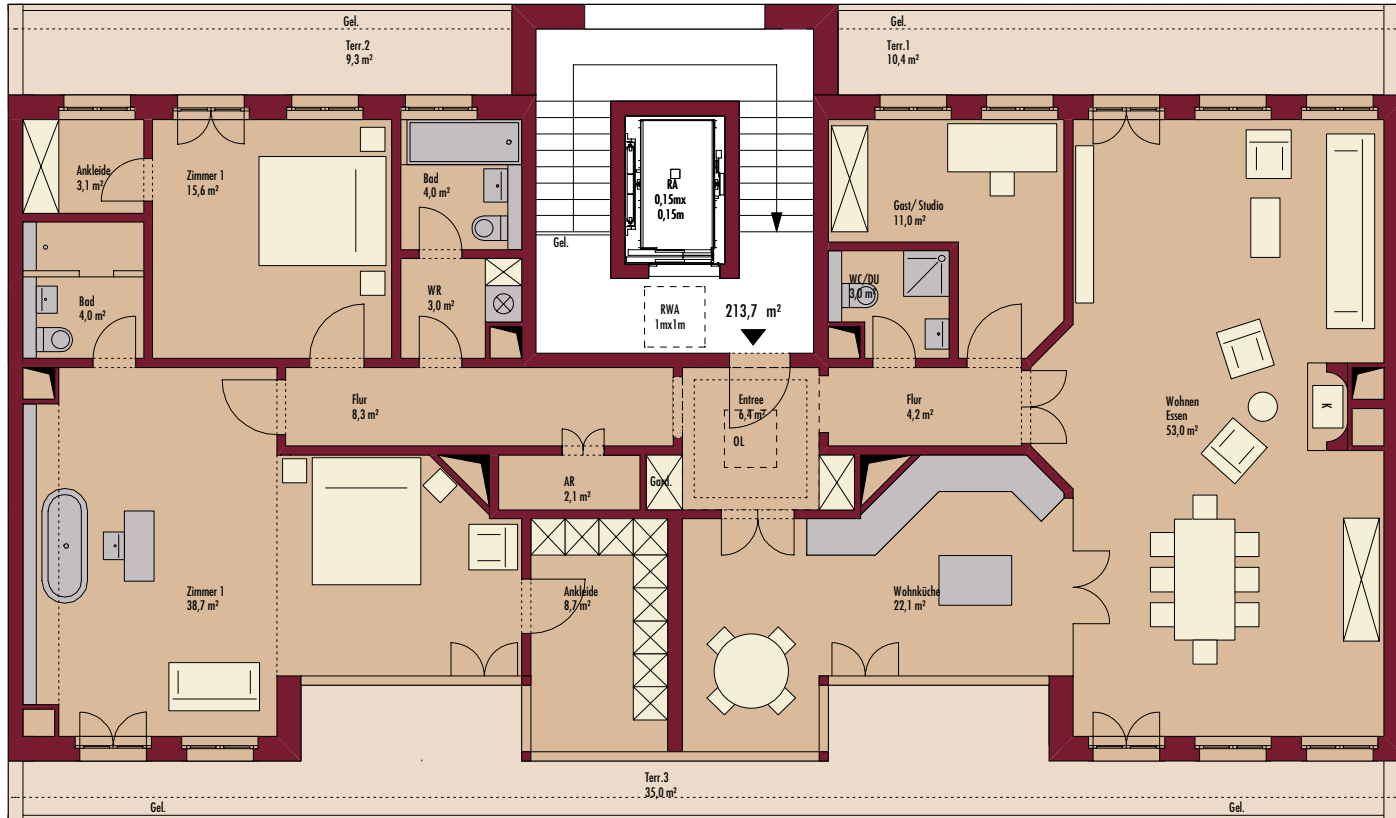
4-ROOM FAMILY APARTMENTS approx. 118 sqm from € 317,000.00

3-4 rooms, particularly family-friendly, flexible partitioning, generous ambiance. Floor plans can be adapted and expanded to your requirements.



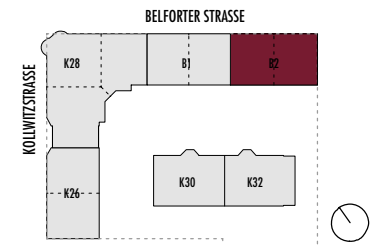


EXCEPTIONNELLE – PENTHOUSE



**TOP FLOOR
APARTMENTS
from 100 sqm
from € 359,000.00**

Luxurious living ambiance above the roofs of Berlin.





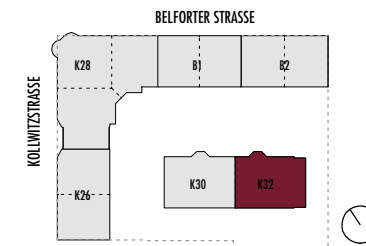
Provisional visualisation

JARDIN – APARTMENTS KOLLWITZSTRASSE 30 AND 32



**6 ROOM APARTMENTS
with 240 sqm garden
approx. 179.5 sqm from € 538,000.00**

1-6 room apartments, situated in a quiet location in the garden villa of Palais KolleBelle. Stylish living in a green oasis with a romantic flair.





BE IT BOHEMIAN, BOURGEOIS OR DELUXE: THE MAIN THING IS YOU FEEL AT HOME.

2 DESIGNS

The owners of KolléBelle have the choice of two styles of fixtures and fittings. The “Classique” style combines design with functionality. Cool aesthetics in the bathroom are radiated by the reduced design of the GROHE fittings Essence design line and the DURAVIT STARCK 3 series, whose wash-basin design was awarded the innovation prize 2003 from the state of North Rhine-Westphalia. Slightly transparent glass mosaic tiles “Juwellery brilliant” with a copper effect are laid in the bathroom as wall and floor coverings along with high quality ceramic tiles from Villeroy & Boch. Solid wood flooring, in a choice of oak, red oak, ash or natural beech, provides a warm, elegant room ambiance in the living area. The smooth plastered

walls are painted in two colour nuances. The “Finesse” style focuses on clear shapely lines, exclusively using materials of captivating elegance. High quality solid wood flooring in smoked oak, merbau, walnut or maple provide a dignified opulence in the living rooms. The walls are painted in a tasteful colour design. Designer wallpaper creates extraordinary visually atmospheres. The bathroom has an unusual homelike-luxurious touch as a result of the design classic “2nd floor” from Sieger Design, which combines ceramics with beautiful woods. Warm showers are promised by a GROHE Rainshower shower head. Fittings from Dornbracht LULU provide a playful soft focus. Under-floor heating can be fitted in all rooms.

- 1 “Classique” style: Individual design meets functionality
- 2 “Finesse”: Elegant consciousness of form with a hint of luxury



1



1



1



2



2



2



LES CRÉATEURS: ELABORATE LIVING CONCEPTS WITH SPIRIT

THE ARCHITECT

Marc Kocher began work as an architect after completing his studies at the ETH-Zürich, the Swiss Federal Institute for Technology, in 1989 at the studio di architettura of Aldo Rossi in Milano. Among other things, he was responsible for the “Bondefantenmuseum” project in Maastricht, the “Elektra” stage design in Taormina and many more. In 1995, he opened his own office, originally in Munich, then in Zurich and designed and carried out projects in various metropolises of Europe. In 1998/1999, he was an assistant at the ETH-Zürich. Between 1999 and 2001, he held a guest professorship at Syracuse University in New York. As the leading architect, he was responsible for the interior design of the “La Fenice” opera house in Venice. Marc Kocher has worked in Berlin since 1996. Among others, his references include the “Backfabrik” in Berlin.

THE CLIENT

ECON-CEPT Immobilien GmbH was founded in 1994. Since then, the company has successfully planned and developed about 50 residential properties with a project volume of about 80 million €. 19 of these were extensively renovated. The trademarks of ECON-CEPT are profound market knowledge, a high level of knowledge about residential properties and intensive customer care. ECON-CEPT references include the houses at Husemannstraße 8 and 9, Hagenauer Straße 1/Sredzkistraße 27, Kollwitzstraße 75, 77 and 98, Winsstraße 67 and many more.



- 1 Jaques Weidepot, Kollwitzstr.
- 2 Konsum, Husemannstr. / Sredzkistr.
- 3 Les Rouges du midi, Knaackstraße
- 4 Albrecht's Patisserie, Rykestraße
- 5 Stockwerk, Oranienburger Straße
- 6 Kollwitzplatz
- 7 Restaurant Etienne, Husemannstr. / Wörther Str.
- 8 Market, Kollwitzplatz
- 9 Le Flo, Husemannstraße
- 10 Market, Kollwitzplatz

PALAIS KOLLE BELLE – C’EST SI BON ...

AN OVERVIEW OF THE OFFER

A residential ensemble with a completely unique character is developing at one of the most beautiful locations in Berlin. The Palais KolleBelle offers savoir-vivre in apartments with exclusive charm at one of the best addresses in the city. We are happy to arrange a consultation with you.

- High-quality freehold apartments
- Exclusive architectural concept, representative facade design, old building flair through its high ceilings, solid wood floors, double doors, French windows
- Premium located Kollwitzplatz district, within walking distance to the historical centre of Berlin (Museum Island, Hackescher Markt, Alexanderplatz)
- The best possible transport connections to City-West (U2 “Senefelder Platz”, M 1)
- Family-friendly infrastructure with playgrounds, schools and kindergartens
- Closed residential quarter with 5 houses tailored to different target groups and types of apartments (“Royale”, “Elégante”, “Jardin”, “Familiale”, “Exceptionnelle”)
- Flexible floor plans, 2-7 rooms of 60-225 sqm
- 3 m ceilings, all apartments with balcony/terrace
- Ideal fixtures and fittings for light-flooded living
- Stylish fittings with high quality materials
- Chimney stoves on request
- Exacting inner courtyard design to French standards
- Top location with plenty of views across greenery
- Ecological house technology (low-energy standards, greywater recovery system)
- Underground garage, extra spaces for bicycles and pushchairs
- Purchase prices: e.g. 4 rooms, 117 sqm, from € 309,000.00

IMPRESSUM

Development: ECON-CEPT Gesellschaft für Immobilien und Projektentwicklung mbH

Realisation: ECON-CEPT KolleBelle KG (GmbH&Co.)

Design: Architect Marc Kocher, Zurich

Conceptual design, text, design: TPA Agentur für Kommunikationsdesign GmbH, Berlin

Photos: TPA, Christian Thomas, Agenturen

Visualisations: Bünck + Fehse, Berlin

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