

MY PROPERTY REPORT

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6TH FEBRUARY 2019

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MONTHLY ONLINE
READERSHIP
1,780

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AVE £1,250



A Pied-a-terre in Berlin

THE PROPERTY ADDICT / ARCHITECTURE & DESIGN

Feb 06 2019

Recently launched through leading Berlin real estate agents BEWOCON, **La Bollène** is a collection of 26 period apartments dating back to 1900, the height of the German Wilhelmine Period. Retaining its grand stucco-fronted exterior, the interior of the building has been completely redeveloped to return the building to its original prominence. Ranging in size from c.560 sq. ft. to 2,411 sq. ft. the properties within the six-storey apartment block are available from **€314,900 to €1.9 million**.

Previously falling into disrepair, the apartments at **La Bollène** have recently been refurbished and extended to create extra floorspace, whilst original features have either been painstakingly restored or recreated to return the original character of the building. Each property within the development benefits from high ceilings, impressive French doors with Art Nouveau fixtures and fittings, as well as Herringbone parquet flooring. Modern additions include high-end kitchen equipment, marble-clad bathrooms, underfloor heating and automatic lighting systems.

The apartments range from two to four bedrooms, with typical layouts comprising an entrance corridor, open-plan kitchen/dining rooms, reception rooms connecting to multiple rooms via large French doors, guest bathrooms and balconies.

Upon entering the building visitors are welcomed into a marble-embossed entrance lobby complete with an ornately carved curved wooden staircase. A modern addition to the building is a residents' lift and separate service lift to all floors.

The exterior of the building is a classic reminder of a grand pre-war period in German history – a time when the Kingdom of Prussia was at its most prominent, led by King Wilhelm II. Taking its name from the King, the Wilhelmian-style façade of **La Bollène** is defined by stucco panels, large bay windows and balconies that blend organically into the wide Parisian-style street.



Commenting on the launch of **La Bollène**, Andreas Ebel, Chief Operating Officer at BEWOCON, said: “Berlin has become better known for its brutalist buildings and converted industrial spaces, however, La Bollène provides a reminder of classic German architecture that once characterised this great city. One of only a number of Wilhelminian-era buildings this development will appeal to those that want to own a piece of German history, whilst also enjoying a modern home with the added benefits of features typical of a period building, such as high ceilings, large bay windows and grand doorways into each room.

“In terms of location, Steglitz is one of the city’s most refined districts, retaining a lot of its pre-war style and character. Highly sought after, purchasers here like the close proximity to green space, as well as the village feel created by a number of independent shops and eateries in the local area.”

La Bollène is situated on Poschingerstraße, one of 15 streets in Steglitz that make up the prominent Bismarck Quarter of the city of Berlin – an area dedicated to the former President of Prussia, Otto Von Bismarck.

Poschingerstraße was given its name after Heinrich von Poschinger, a renowned writer and former councilor of the Reich Chancellery. Poschinger was also known as the political biographer of Otto von Bismarck. After Bismarck's death, he left the civil service and settled in Nice where he founded the German-language newspaper Riviera – Tageblatt (1905-1914).

Within this region is La Bollène-Vésubie, a dreamy mountain village nestled in the impressive setting of the Alpes-Maritimes region, with breathtaking views of the French Riviera. During Poschinger’s time there, only a few hundred local inhabitants lived amongst its twisting winding streets, the traditional houses and picturesque marketplace.



It is this connection that inspired the planners of the time to design **La Bollène** in the style of a grand French chateau in honour of Poschinger's time in France. The streets within the Bismarck Quarter also took inspiration from the wide tree-lined avenues of Paris.

Today, having taken minimal damage during the near destruction of the city during World War Two, **La Bollène**, located in the heart of Steglitz - one of the most affluent of Berlin's twelve boroughs - is revered as a reminder of Classic Berlin architecture.

Situated in Berlin's southwest, Steglitz – better known as Steglitz-Zehlendorf - is one of the city's largest boroughs, comprised of what were once seven villages. Within close proximity to central Berlin, Steglitz benefits from being within reach of an abundance of picturesque green spaces, woodlands and lakes. These include the Krumme Lanke and Schlachtensee swimming lakes and the Grunewald forest, ideal for spending the day relaxing by the water or engaging in countryside sports and activities.

For further information on **La Bollène** contact BEWOCON on Tel: +44 (0)20 3695 0070 or visit www.bewocon.com / www.labollene.de



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