

VILLA | BERNADOTTE



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THE LOCATION



The district of Schmargendorf-Dahlem is the most prestigious area of Berlin and home of impressive residences, embassies and cultural institutions. Around the corner of Villa Bernadotte the President of the Federal Republic has his official residence. Leafy alleys and quiet parks and the nearby Grunewald with its lakes create a wonderful calming atmosphere and you will feel safe and relaxed while jogging in the early morning or walking the dog during the day.

In the close by neighborhood, only a few minutes away you can cover your daily needs in a cluster of fine shops or enjoy food and drinks in various cafes and restaurants. Families are attracted because of renowned German and international schools for all grades and the area is also home of the Free University of Berlin (FU Berlin).

Only 10 minutes by car or bus you can reach the elegant shopping centre of the Kurfürstendamm, lively and impulsive with shops, restaurants, theatres, cinemas and the prestigious "Deutsche Oper". Tegel airport is only 30 minutes away by car.



ARCHITECTURE



Villa Bernadotte | The architecture

The guiding principles for the design of Villa Bernadotte were derived from the Bauhaus philosophy of Classical Modernism. For Walter Gropius and Mies van der Rohe, the founders of the Bauhaus architecture, all elements of a building, the overall design concept and the smallest technical detail had to be a jointly piece of art, a “Gesamtkunstwerk”.

Inspired by this will for perfection the international award winning architects Kühn und Kühn of GKK, created Villa Bernadotte not only as an architectural jewel but also as a building of the most advanced technical standards in interior and engineering design (see technical systems).



THE FUNCTIONS



Villa Bernadotte's main purpose is to be the splendid residence of active people. The villa is designed for comfortable very private living but also to host receptions and social events on a very high level.

The building consists of two very spacious apartments of 500m² each, guestrooms, an office wing and a luxurious spa area with sauna and indoor swimming pool. Besides underground parking for five cars its basement provides ample space for storage, technical services and housekeeping facilities. The layout of the house allows due to its flexibility uses as an ambassador's residence, the seat of an international corporation or as the luxurious home of a two generation family.



THE LIVING AREAS
ON GROUND AND FIRST FLOOR





PENTHOUSE LIVING





THE GARDENS



Villa Bernadotte is surrounded by 2000m² of landscaped gardens, to the front by a formal English park and at the rear by a private rose garden with a deck terrace for outside dining.



THE SPA WITH SWIMMING POOL



Sauna and Steamroom | Swimming pool 4 × 9 m



BUILDING TECHNOLOGY

Heating and cooling system

90% of the thermal energy required for heating and cooling the interior of the building is provided free of charge by tapping into the geothermal reservoir of groundwater levels 80 metres below ground. The energy balance between heating in winter and natural cooling during summertime is completely regenerative and highly ecological. The comfortable temperature in the living areas is permanently monitored and automatically regulated by electronic sensors.

Electrical and Information systems

All technical functions of the building are connected by a KNX-Bus-system, to the central computerized building control system (BCS). With this system the users of the house can at any time visualize the status of all systems on the built in monitors around the house and easily reprogram all settings. This „house on command“ function can also be operated by remote access from around the world through your smart phone. All light systems operate on energy efficient LED technology. Light levels (lux) of each individual spotlight can always be adjusted to your liking.

All rooms are integrated in a high speed internal Cat 6 data network to have highspeed internet access everywhere. The building information system is connected to outside providers of telephone, cable-TV and internet services by landline cable and a satellite system.

Security systems

The complete outside perimeter and the entrance gates are monitored by surveillance cameras 24 hours. Visitors at the gate are monitored by a video and speaker system.

All doors and windows are constructed to withstand forced entry by a very high degree. Any attempted entry is detected by a sophisticated alarm system, covering frames, glass and internal movements. Alarms are automatically transferred to an external security service. Smoke detectors and a fire alarm system provide internal safety.

Building standards

All technical building elements like windows, doors, sanitary equipment, railings, natural stone floors, parquet etc. are of highest quality and refinement and guarantee a lifelong proper function. The structure of the house is reinforced concrete, the external walls are highly insulated against hot and cold weather to avoid energy loss of the house.