

Introducing Villa Harteneck: Your Gateway to Global Prosperity



Foto via: BONANNI ARCHITEKTEN: Villa Harteneck

Nestled in the heart of Berlin, Villa Harteneck stands as a symbol of elegance and opportunity. This majestic property, located at Douglasstr. 9, 14193 Berlin, Germany, is not just a villa; it's a bridge connecting two worlds. We invite you to embark on a journey into the Global Venezuelan Social and Business Club, where this exquisite villa transforms into the epicenter of economic synergy between Germany and Venezuela.

With a rich history and a promising future, Villa Harteneck offers an exclusive chance to redefine the relationship between business and politics. Our vision is to transform this heritage property into a hub for commerce, culture, and diplomacy, fostering interaction among business entities and political leaders from both nations.

Imagine a place where vibrant discussions and collaborations flourish, where opportunities to network, strategize, and prosper are boundless. Villa Harteneck, with its stunning architecture and lush surroundings, creates an environment conducive to forging lasting connections and building bridges of prosperity.

Join us in the Global Venezuelan Social and Business Club and seize the chance to be at the forefront of economic transformation. Unlock the potential of Villa Harteneck, and let it be your gateway to global success.

GLOBAL VENEZUELAN SOCIAL & BUSINESS CLUB

EST 2023

Villa Harteneck Berlin Grunewald

Douglas Str. 9

14193 Berlin · Alemania | Germany

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Dou_9
Kellergeschoss Bestand
M1:200 auf A4

- BGF Berechnung, MBs:
 MB 0.1 + MB 0.2 :661,90 m²

Mieterkeller, Räume Haustechnik
 und Garage sind in der BGF Angabe
 nicht enthalten.



MB-Trennung

MB-Trennung

MB-Trennung

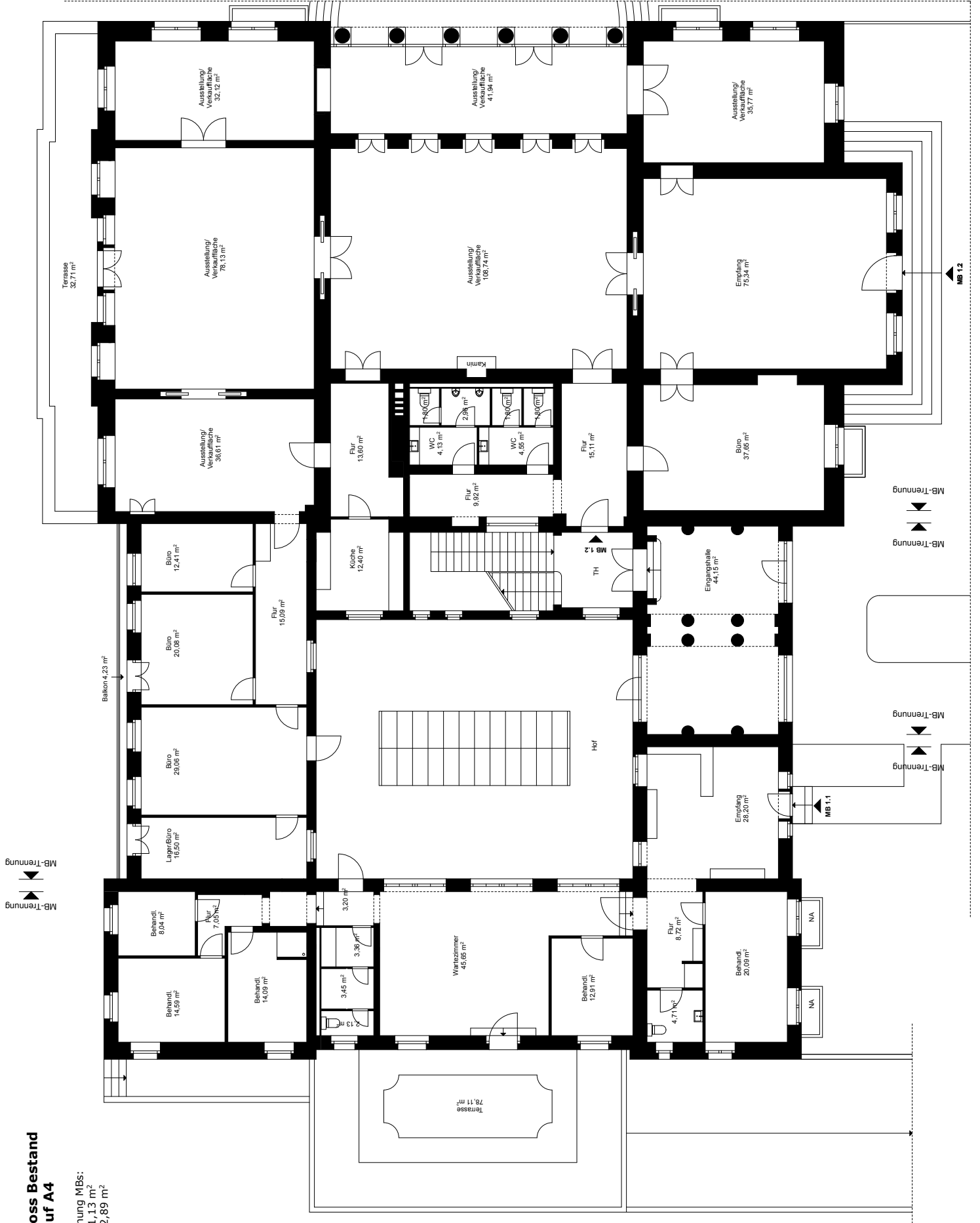
MB-Trennung

MB-Trennung

MB-Trennung

Dou_9
Erdgeschoss Bestand
M1:200 auf A4

- BGF Berechnung MBs:
 MB 1.1 : 321,13 m²
 MB 1.2 : 802,89 m²



MB-Trennung
 MB-Trennung

MB-Trennung
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 MB-Trennung
 MB-Trennung

MB 1.2

MB 1.2

MB 1.1

Terrasse
 78,11 m²

Wartezimmer
 45,88 m²

Flur
 8,72 m²

Behandl.
 20,09 m²

Behandl.
 12,91 m²

Behandl.
 14,09 m²

Behandl.
 14,59 m²

Behandl.
 9,94 m²

Flur
 7,05 m²

Lager/Büro
 16,50 m²

Büro
 29,06 m²

Büro
 20,08 m²

Büro
 12,41 m²

Flur
 15,09 m²

Balkon
 4,23 m²

Küche
 12,40 m²

Flur
 9,92 m²

WC
 4,13 m²

WC
 4,55 m²

Flur
 15,11 m²

Kamrn

Ausstellung/
 Verkaufsfäche
 106,74 m²

Ausstellung/
 Verkaufsfäche
 41,94 m²

Ausstellung/
 Verkaufsfäche
 32,12 m²

Ausstellung/
 Verkaufsfäche
 78,13 m²

Terrasse
 32,71 m²

Empfang
 75,34 m²

Büro
 37,66 m²

Ausstellung/
 Verkaufsfäche
 35,77 m²

Dou_9
Galerie Ebene Bestand
M1:200 auf A4

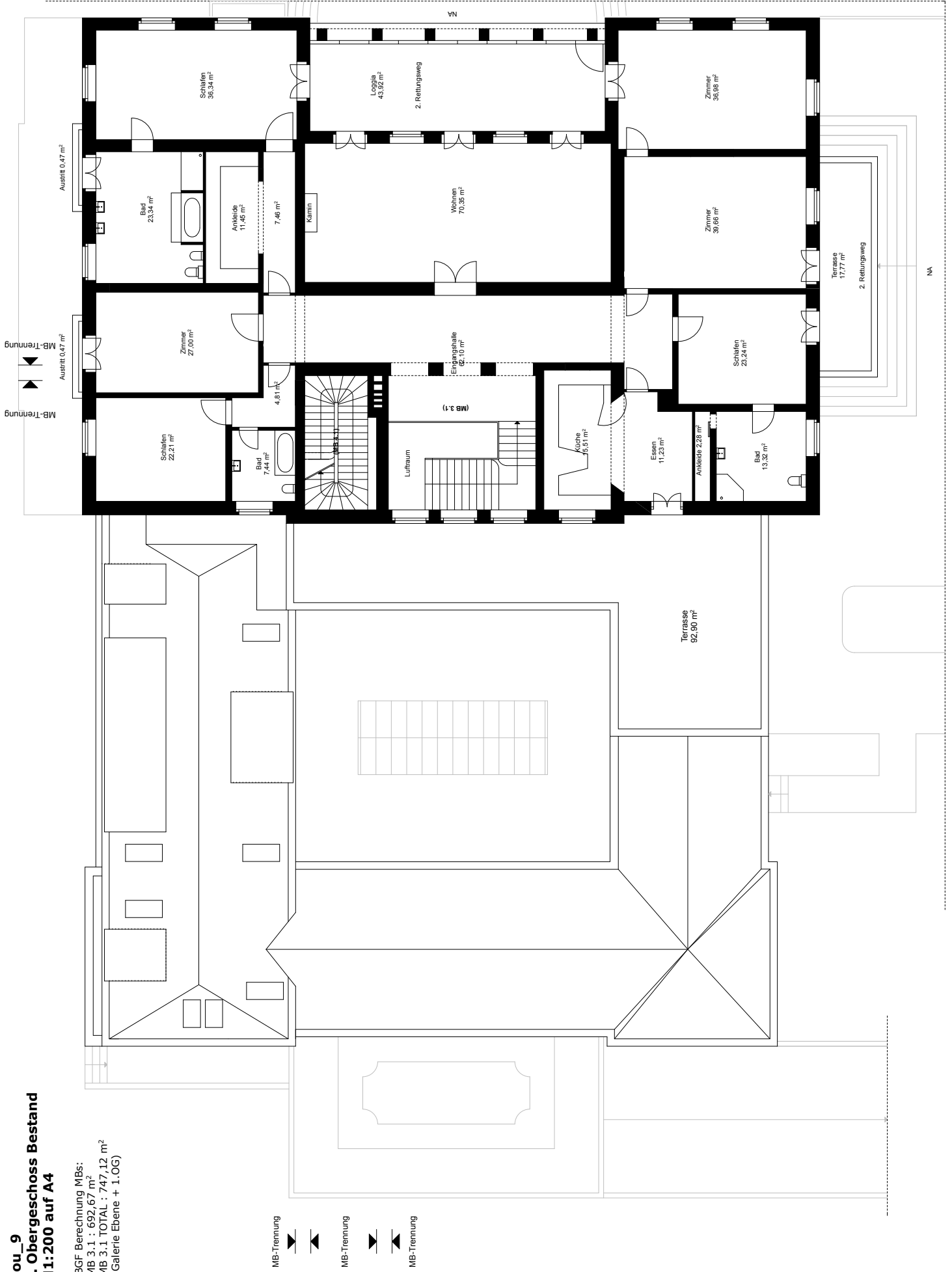
- BGF Berechnung MBs:

- MB 2.1 : 157,55 m²
- MB 3.1 : 47,18 m² (NUR EINGANG)
- MB 3.1 TOTAL: 747,12 m²
 (Galerie Ebene + 1.OG)
- MB 4.1 : 14,12 m² (NUR EINGANG)
- MB 4.1 TOTAL: 411,74 m²
 (Galerie Ebene + DG)



Dou_9
1. Obergeschoss Bestand
M1:200 auf A4

- BGF Berechnung MBs:
 MB 3.1 : 692,67 m²
 MB 3.1 TOTAL : 747,12 m²
 (Galerie Ebene + 1.OG)



MB-Trennung

MB-Trennung

MB-Trennung

Dou_9
Dachgeschoss Bestand
M1:200 auf A4

- BGF Berechnung MBs:

MB 4.1: 397,62 m²

MB 4.1 ins gesamt: 411,74 m²
 (Galerie Ebene + DG)

