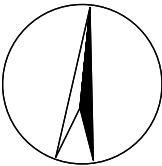




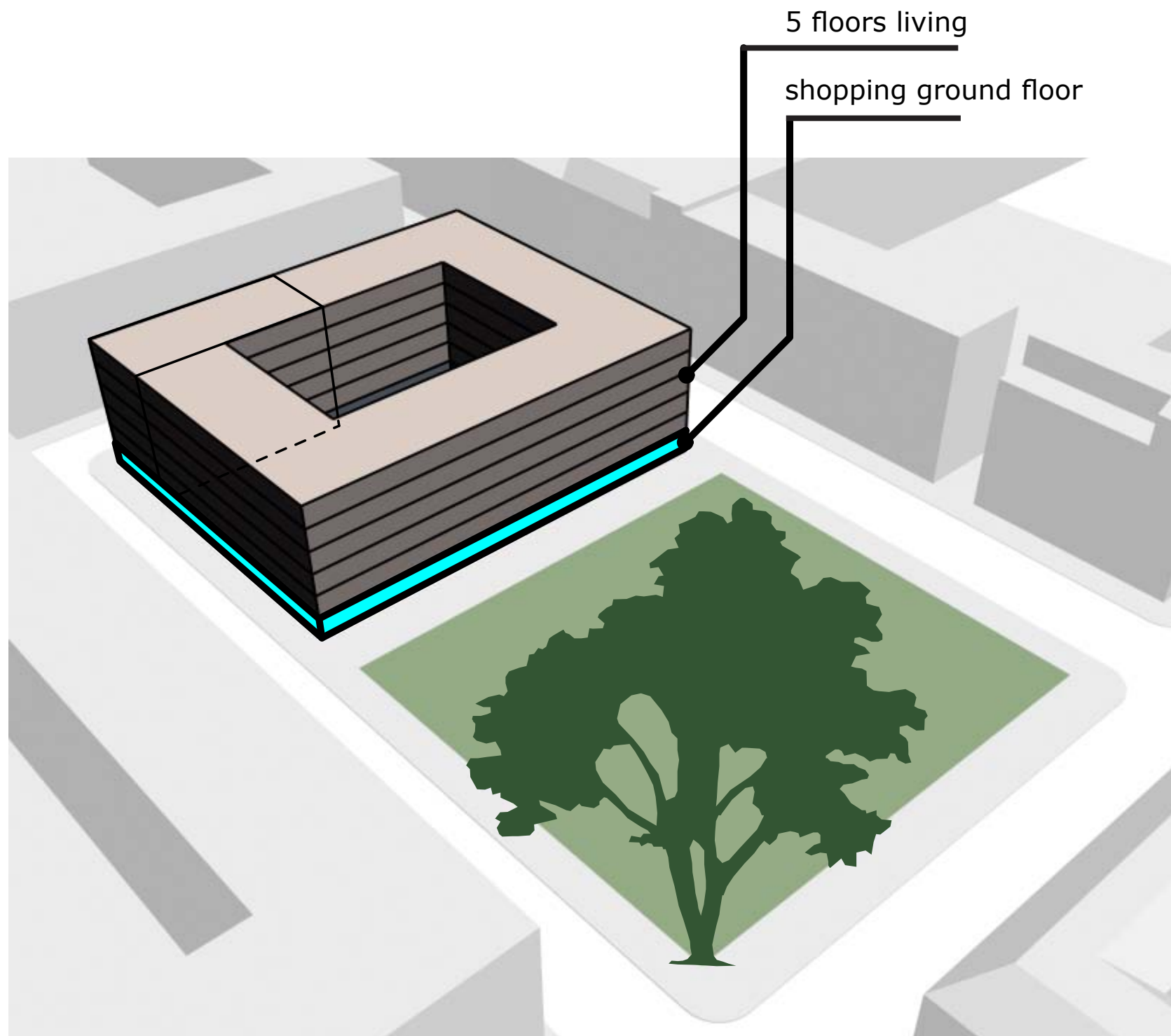
Urban context



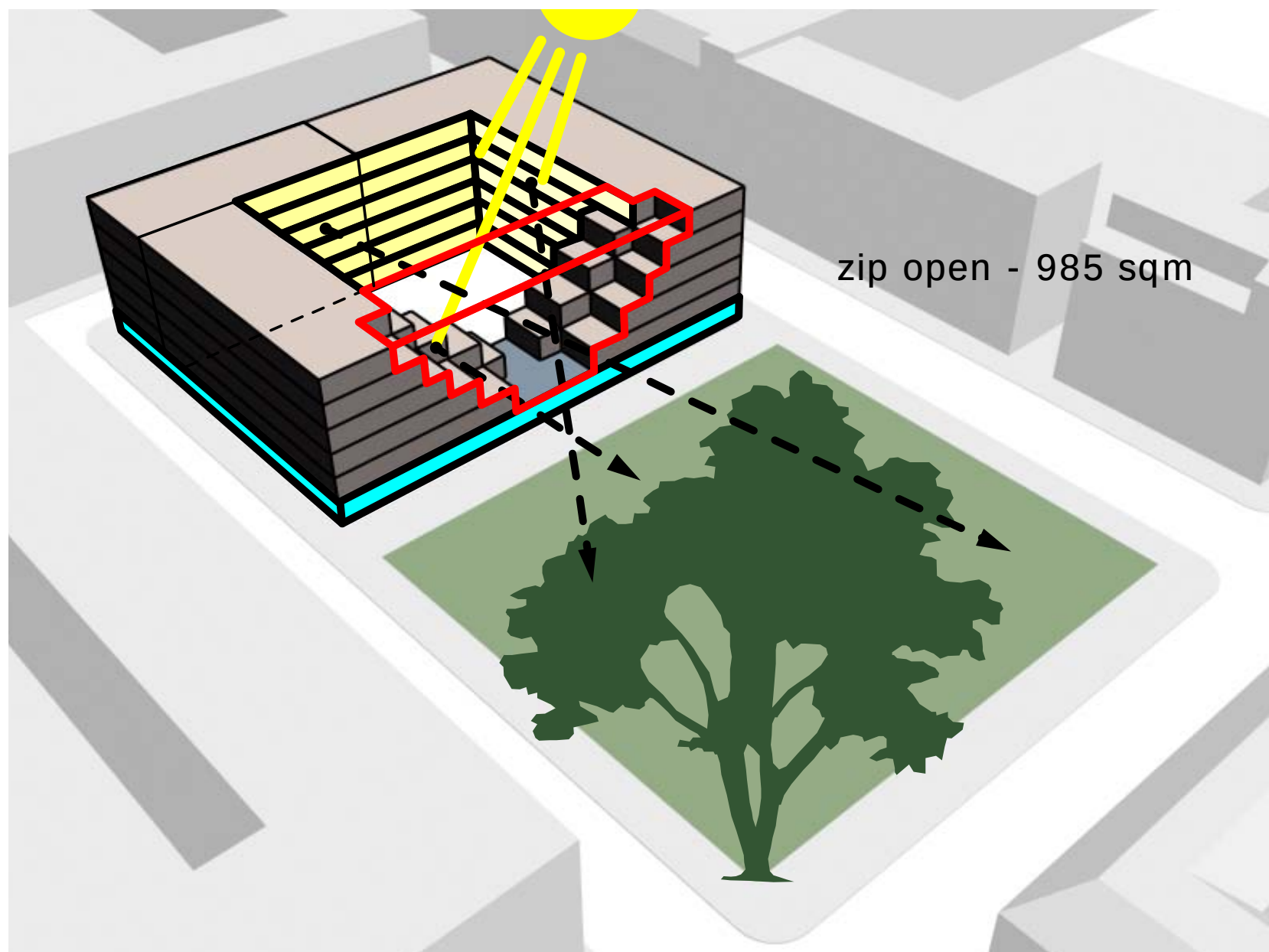
Site plan



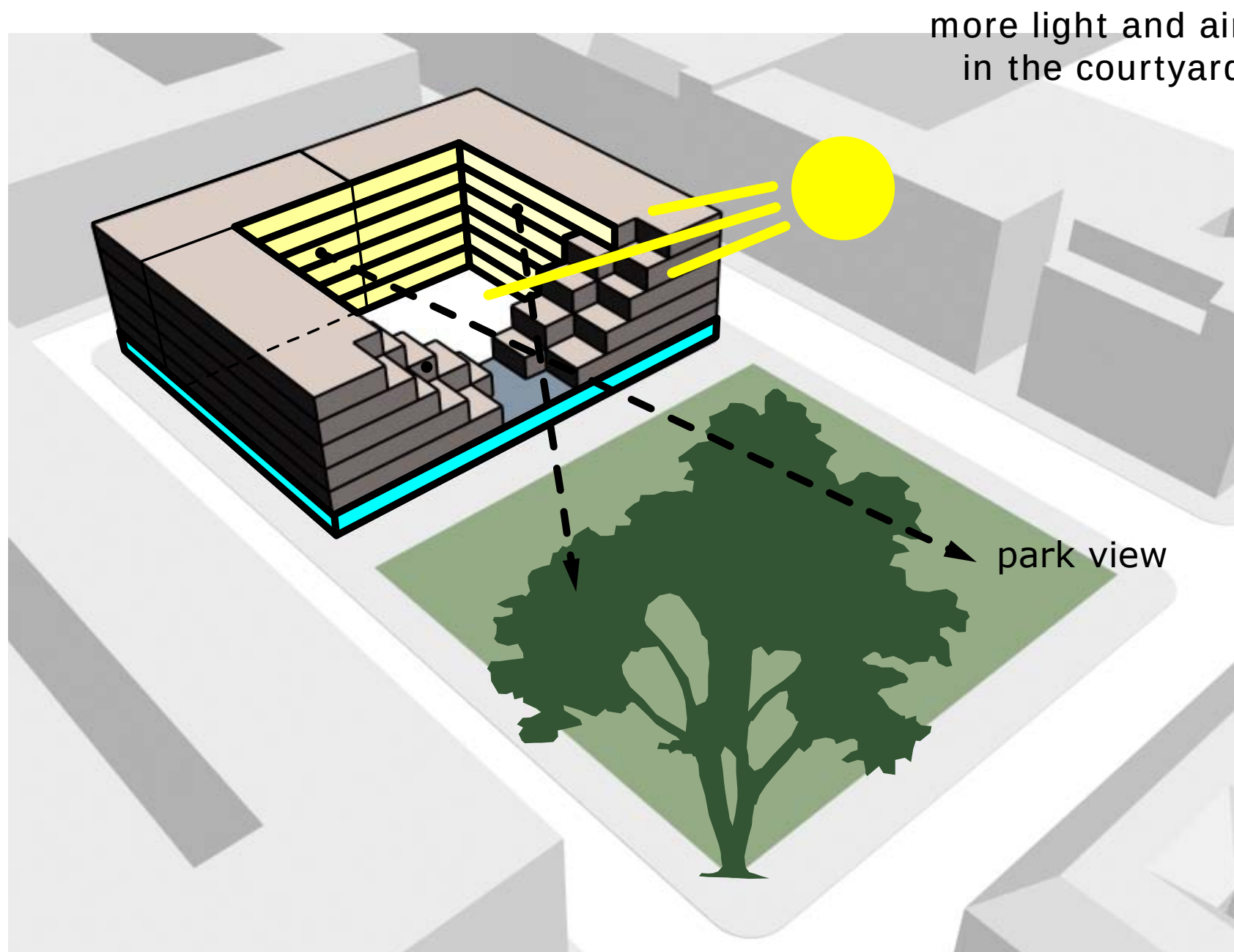
Bebauungsplan



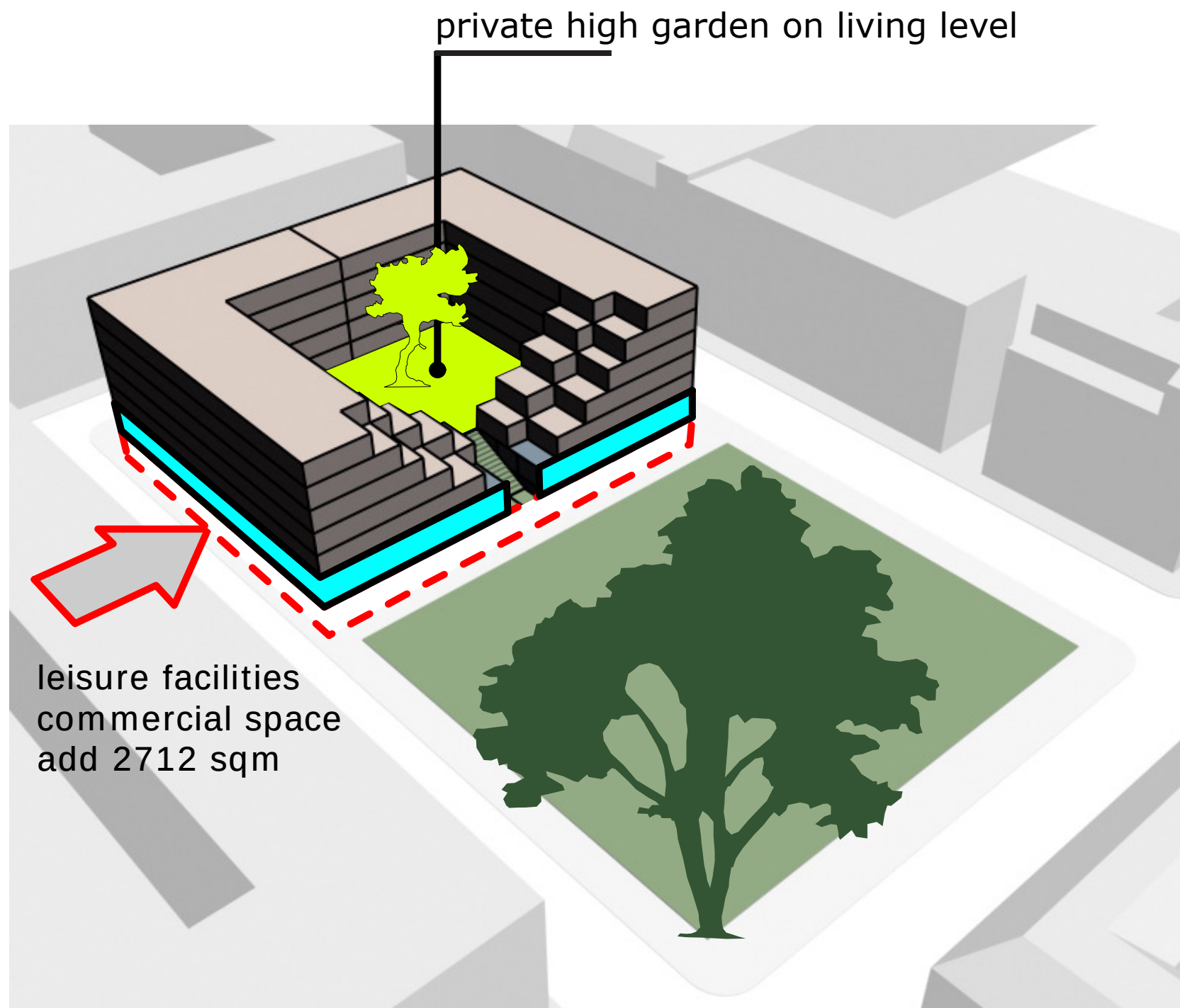
Zip open !



Sunlight and views



Add space: supermarket grows garden



Add more space

BGF

Area Mittelstraße 28, 29 and 30 2359 sqm

Basement	2359 sqm
Ground floor	1592 sqm
Living 5 x proper storeys	7031 sqm
Living 2 x attic storeys	1585 sqm

Total 12567 sqm

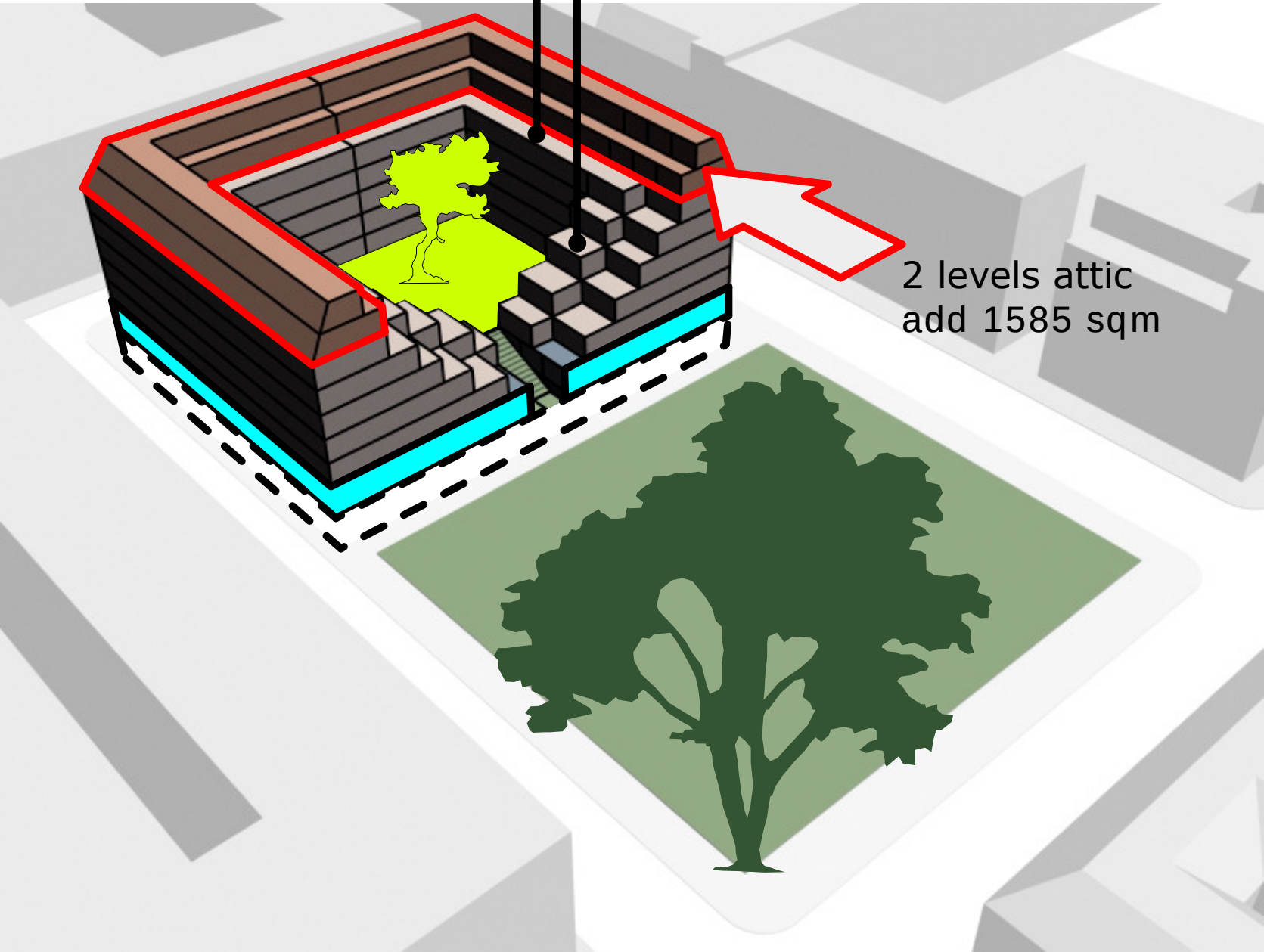
Terraces 315 sqm

Total 12882 sqm

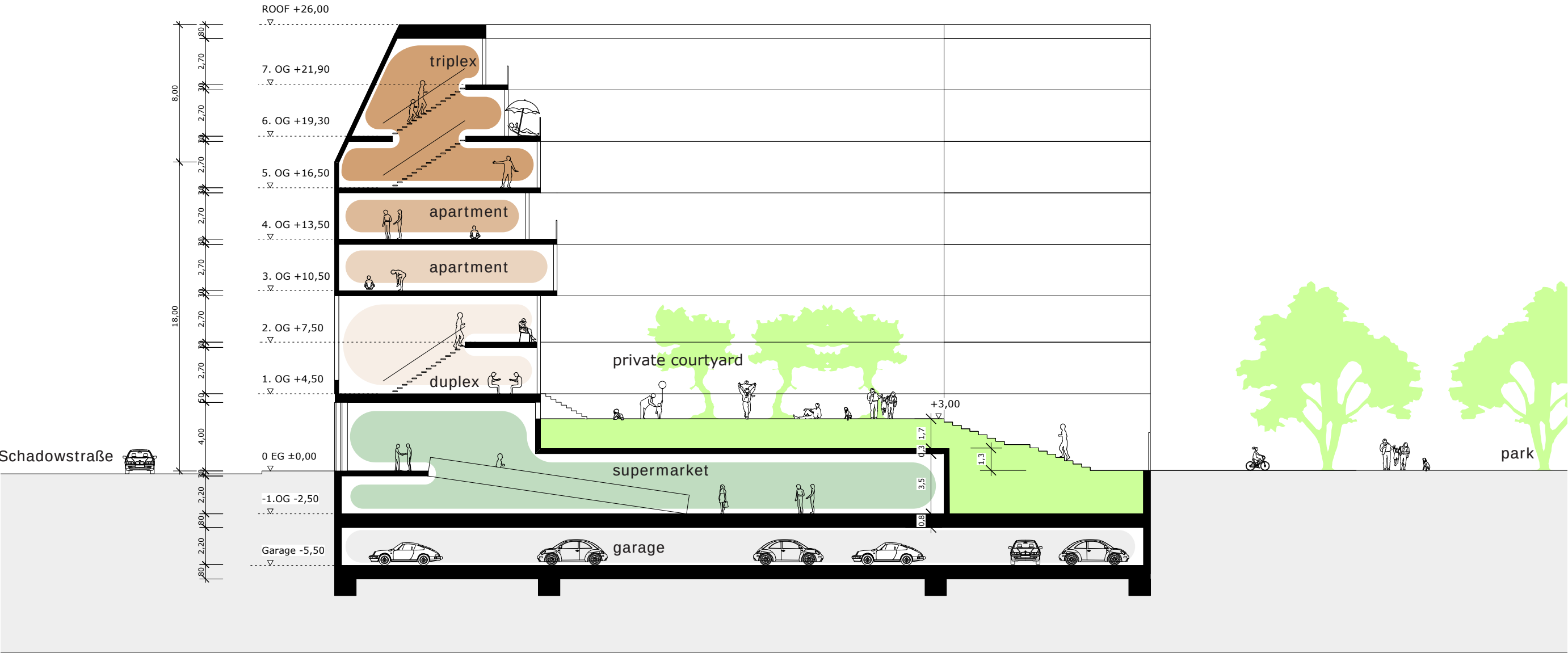
Garage	2359 sqm
Green courtyard	767 sqm

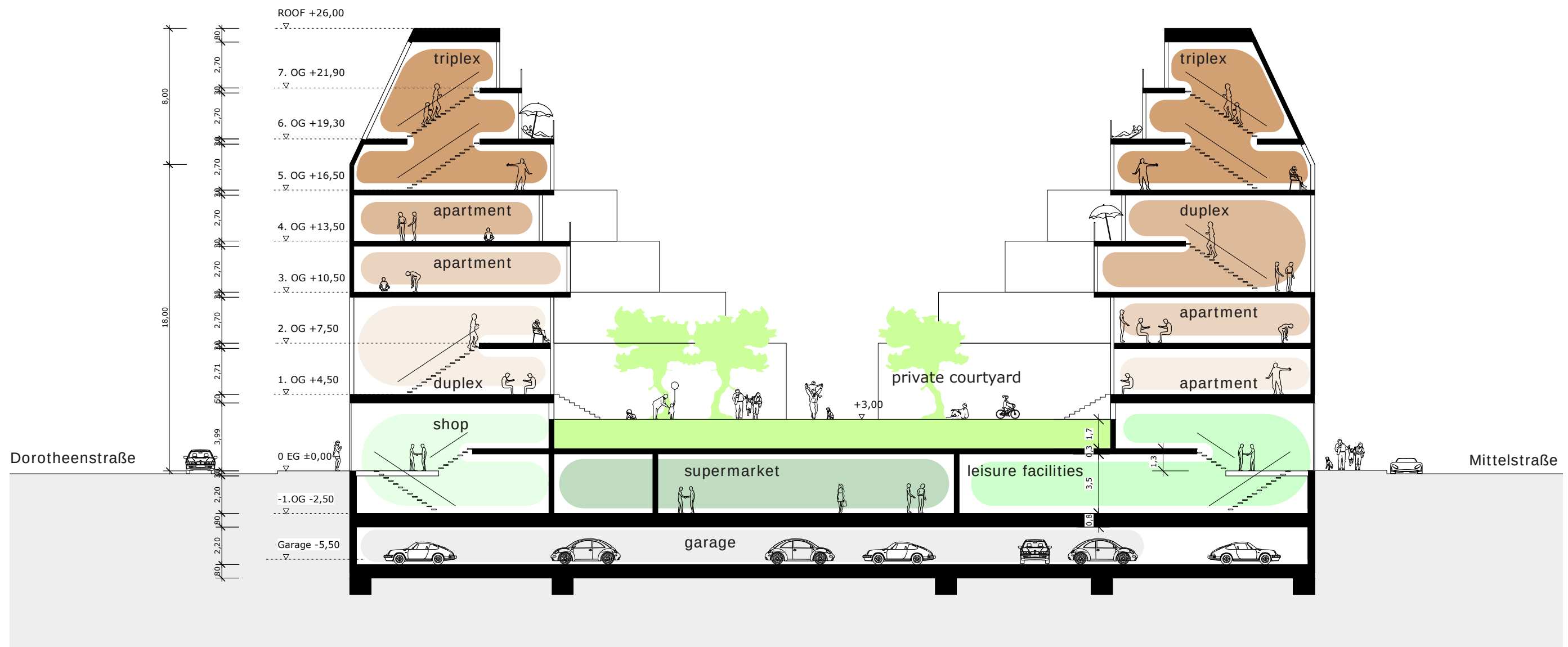
terraces with view

2 levels attic
add 1585 sqm



Section 1



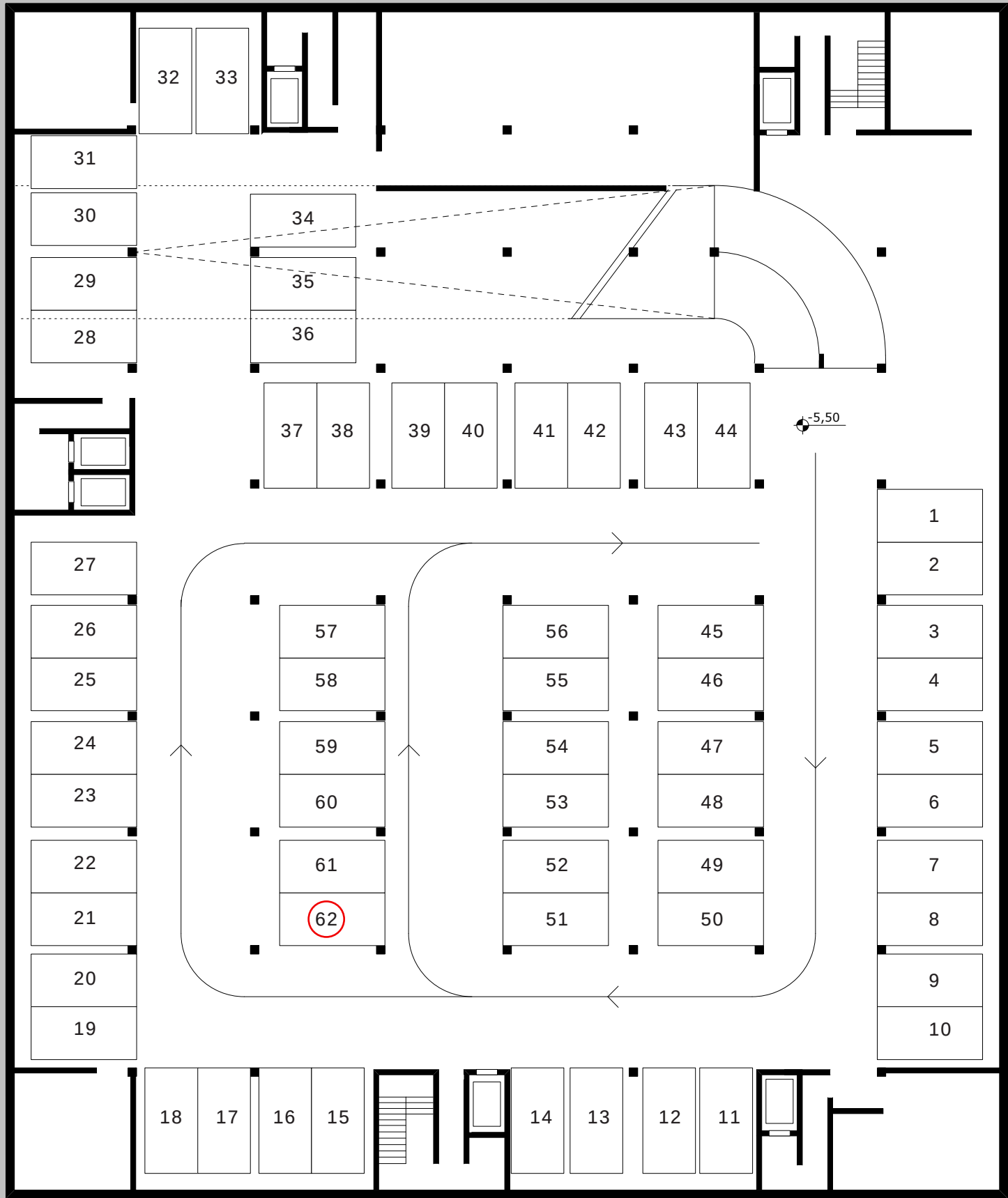


Courtyard opened to park



Garage

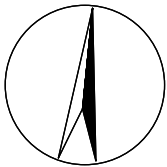
62 parking places



56,70

-5,50

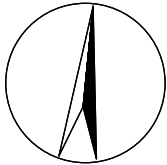
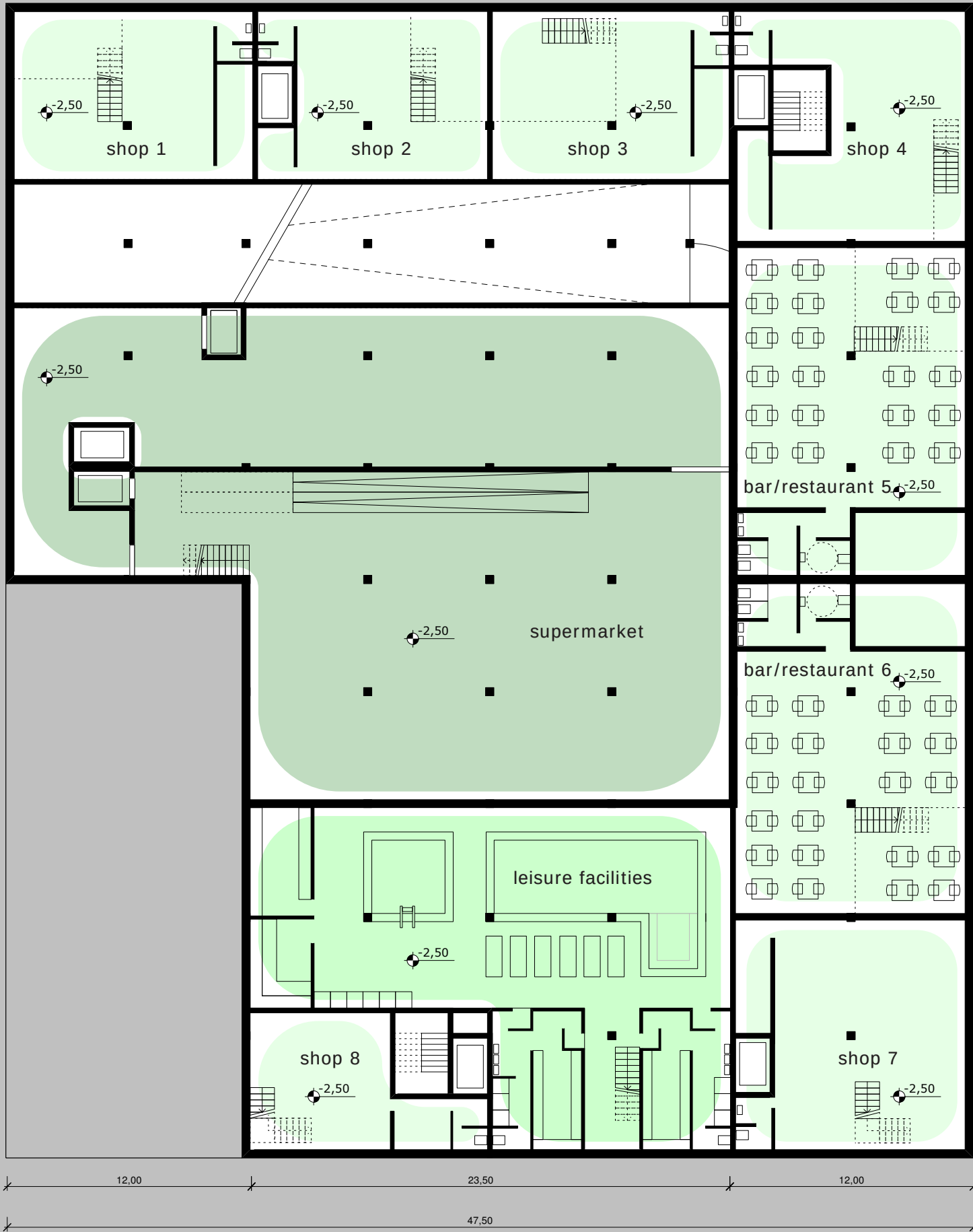
47,50



0 2 5 10 m

Basement

NGF 1880 sqm





Ground Floor

NGF 832 sqm

Arrangement proposal
basement + ground floor

shop 1	145 sqm
shop 2	174 sqm
shop 3	198 sqm
shop 4	160 sqm
bar/restaurant 5	295 sqm
bar/restaurant 6	301 sqm
shop 7	176 sqm
leisure facilities	435 sqm
shop 8	115 sqm
supermarket	713 sqm
	2712 sqm
shops, bar/restaurants	
voids	97 sqm
	2809 sqm



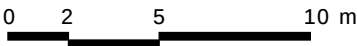
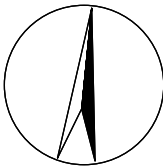
Typical floor

Apartments typologies

- S apt ~ APT 85 sqm
- M apt ~ APT 120 sqm
- L apt ~ APT 160 sqm
- XL apt ~ APT 200 sqm

S apt	13
M apt	23
L apt	7
XL apt	8
	51

NGF approx. 6588 sqm



S apartment

area 85 sqm



M apartment

area 120 sqm

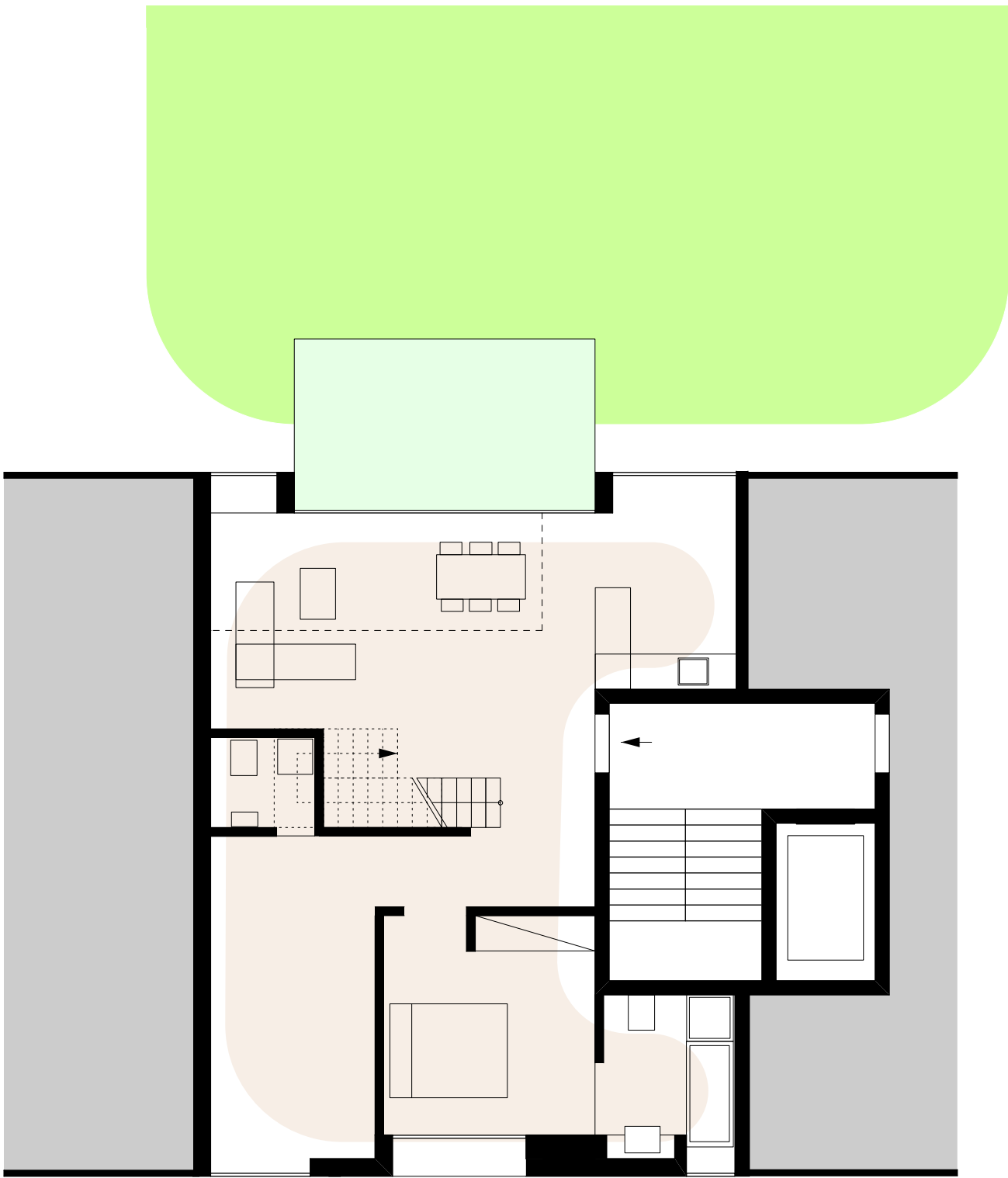


S and M apartment



L apartment

area 160 sqm

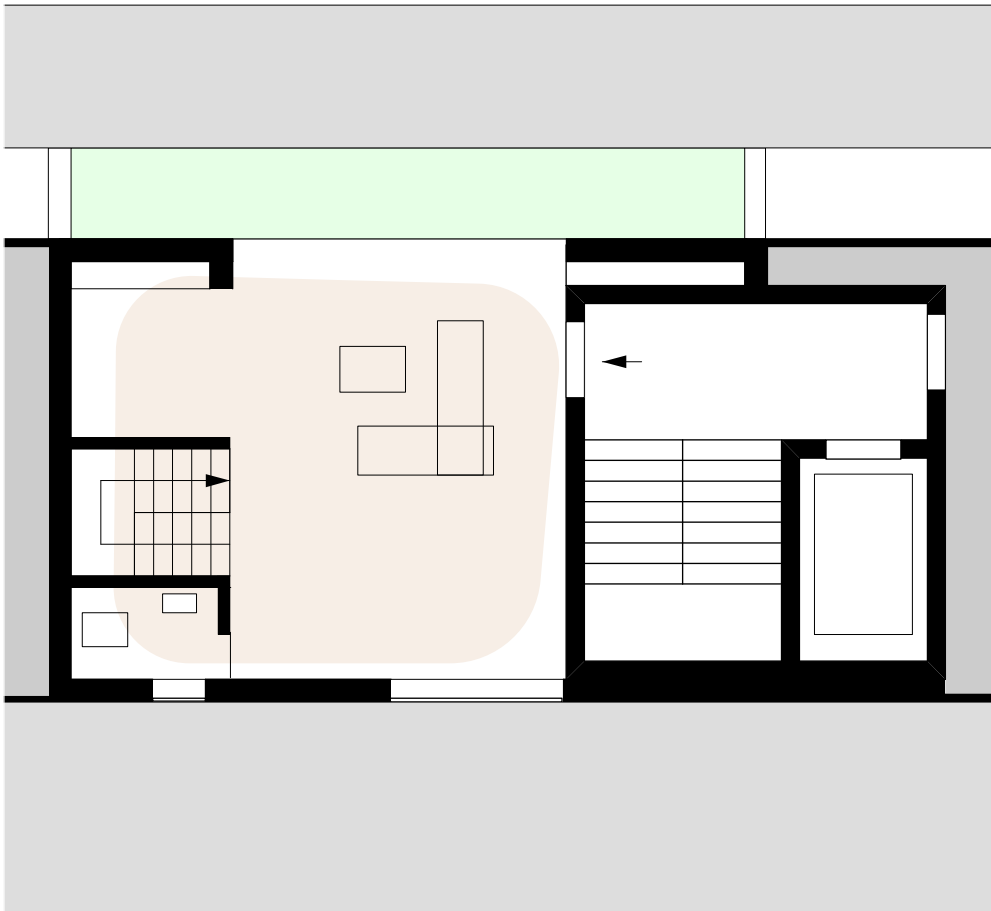
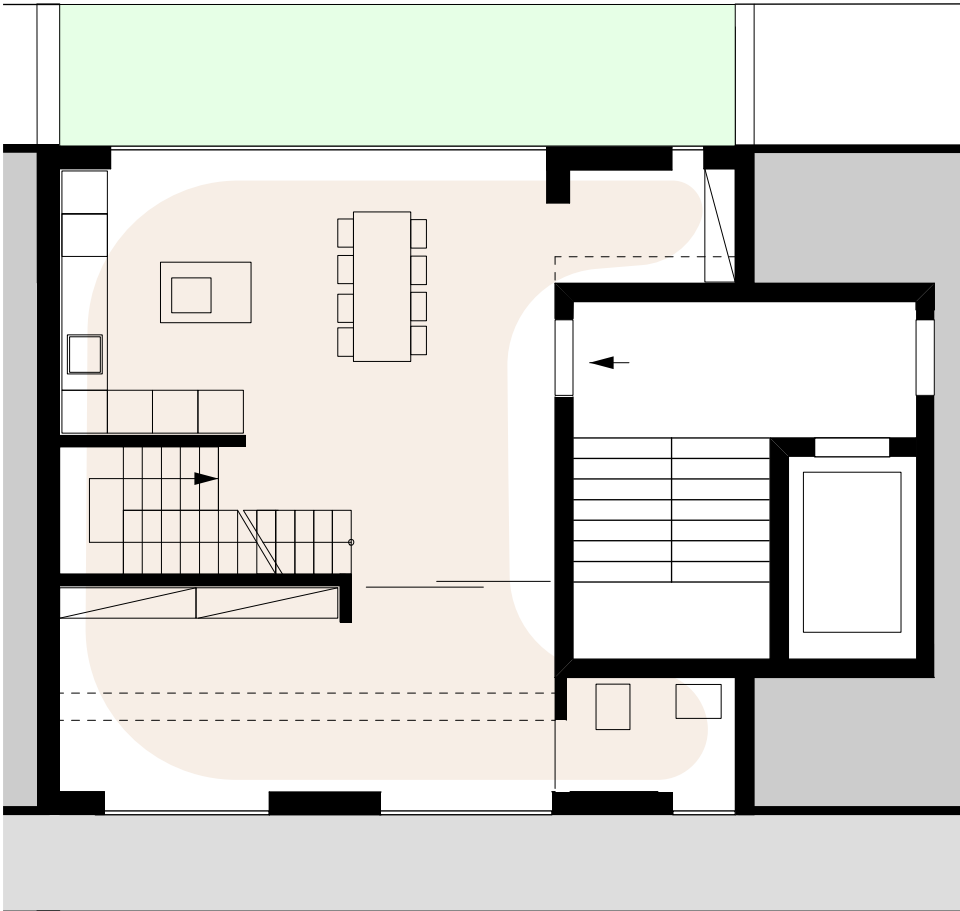


L apartment



XL apartment

area 200 sqm



XL apartment



East facade facing park



Street corner Schadow- and Dorotheenstraße



Bird's eye view

