

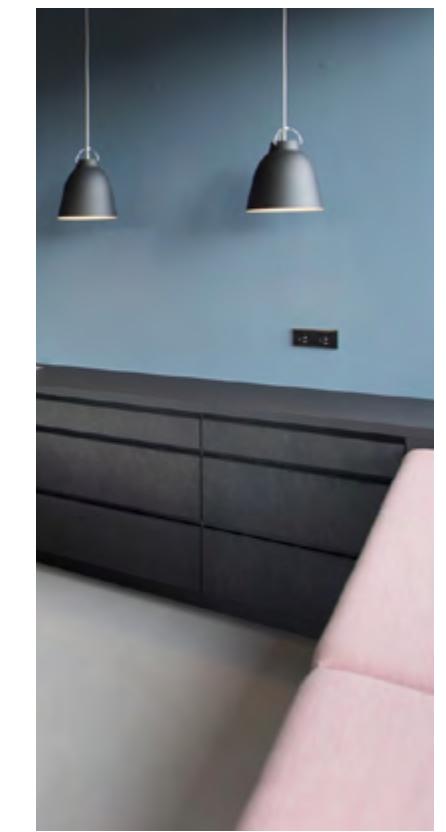
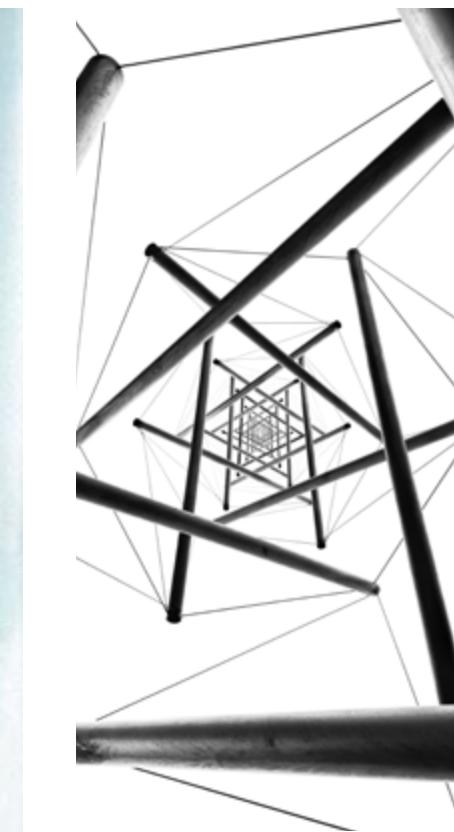
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# INDUSTRIAL LOFTS

LICHTENBERG

# 2052 INDUSTRIELOFTS

// BERLIN LICHTENBERG



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**LICHTENBERG**  
ELDORADO FOR INDIVIDUALISTS

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**IMPRINT**  
THE THINKERS AND  
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BEWOC CON  
Berliner Wohnbau Consult GmbH  
Ulrich Borgert Braun & Schlockermann Architekten GmbH Berlin  
Masthead & Indication of title

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YOU ARE  
CRAZY,  
MY CHILD,  
YOU HAVE  
TO GO  
TO BERLIN

// FRANZ VON SUPPÉ

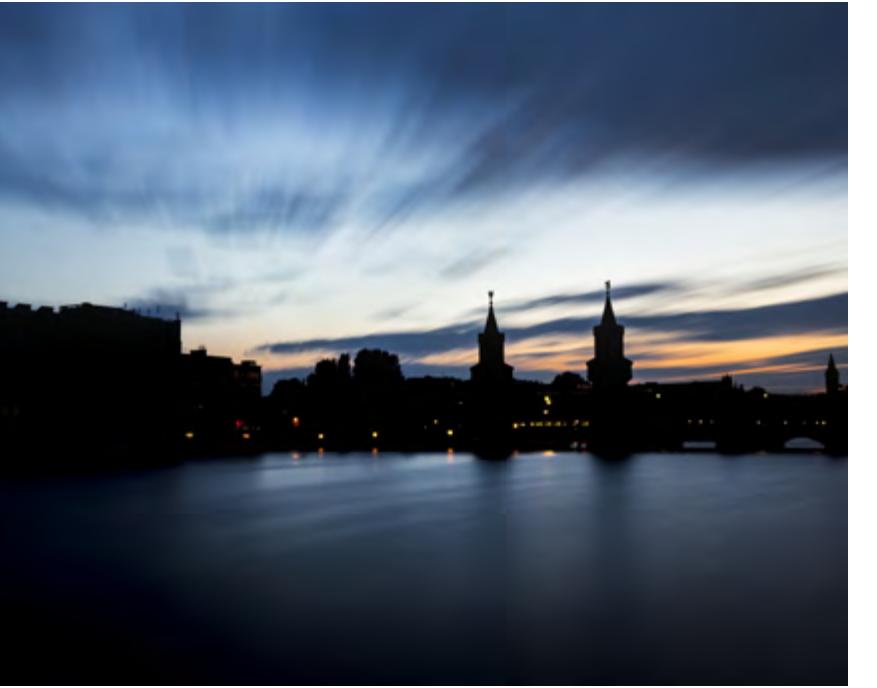
## LICHTENBERG ELDORADO FOR INDIVIDUALISTS

Aspiring, unfinished and full of living contrasts - Lichtenberg is on the move from a quiet neighbourhood to a popular hot spot. Where Wilhelmian time districts on GDR-prefabricated buildings and modern townhouses on the banks of the Spree meet, a new sense of optimism and dynamism has been noticeable for a few years now. Nevertheless, one finds it still here: an authentic piece of Berlin with rough edges. These contrasting elements increasingly attract people who want to create individual freedom. At the HB55 art factory, the former Berolina margarine plant, sculptors, designers, painters and musicians have set up their work and rehearsal rooms. The BLO-Ateliers, one of the largest art communities in Berlin, are creative on the site of a former national railway depot.

BERLIN

01





In addition to an exciting art scene, Berlin also offers fantastic things like the Dong Xuan Centre, Berlin's largest Asian market. A visit feels like a short break in Vietnam - including drinking coconuts. In Nibelungenkiez, things are more down-to-earth with a culinary range between rustic and hip. The neighbourhood comes together in cozy cafes and pubs with names like 'Zeitenträumer' and 'Morgen wird besser'. The club scene is diverse as well, with a variety of music genres and open-air areas. Open-air events occur a lot because the many small green areas and large parks turn Lichtenberg into one of the greenest districts in Berlin. The landscape park Herzberge, the city park Lichtenberg, the animal park Berlin and of course the Rummelsburger bay are restful oases in the big city.





## LEGENDE



## Distance to airport

- Airport Berlin-Tegel  
approx. 14 km / ca. 25 min
- Airport Berlin-Schönefeld  
approx. 20 km / ca. 30 min





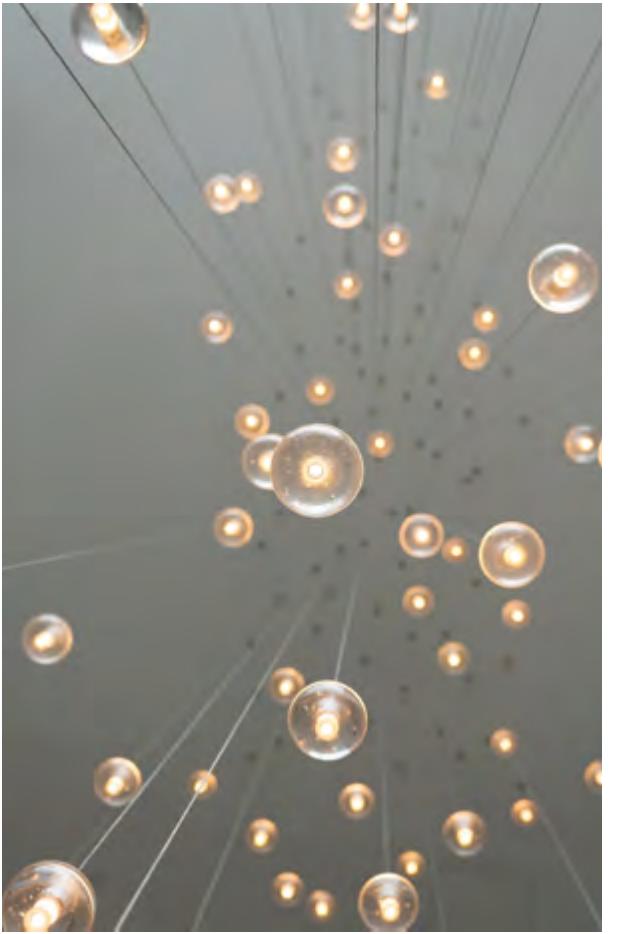


## LOFTS

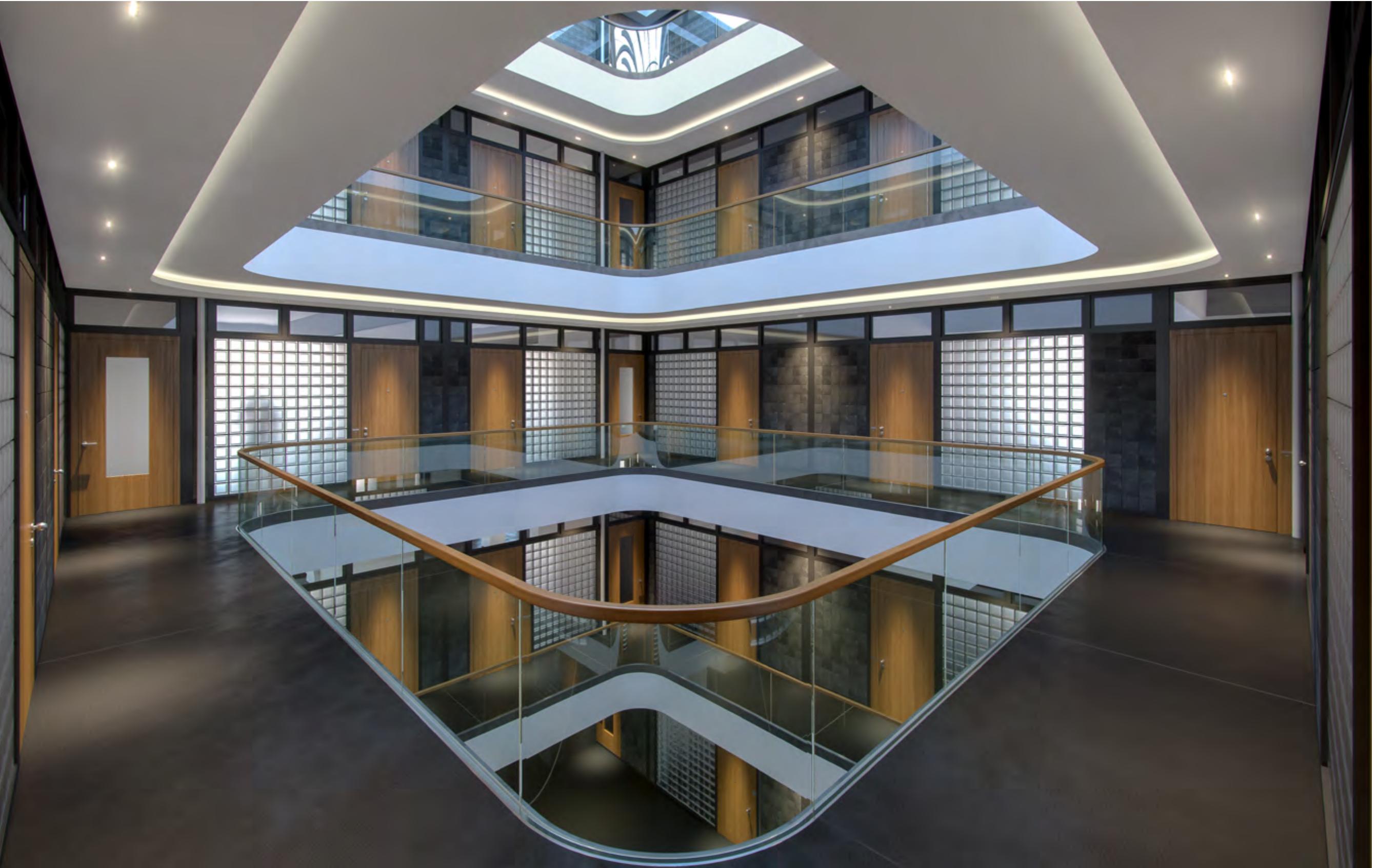
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### **2052 INDUSTRIAL LOFTS** MODERN LOFT ARCHITECTURE

2052 Lofts is the quadrature of exceptional loft feelings - just one metro stop away from Friedrichshain. You have the opportunity to create an urban home that is second to none and certainly one at any time: expressing your unique personality. The metamorphosis of a former administration building to 50 residential lofts with character begins with the square floor plan. It determines the peculiarity of the architecture and thus becomes the impetus for the restructuring.

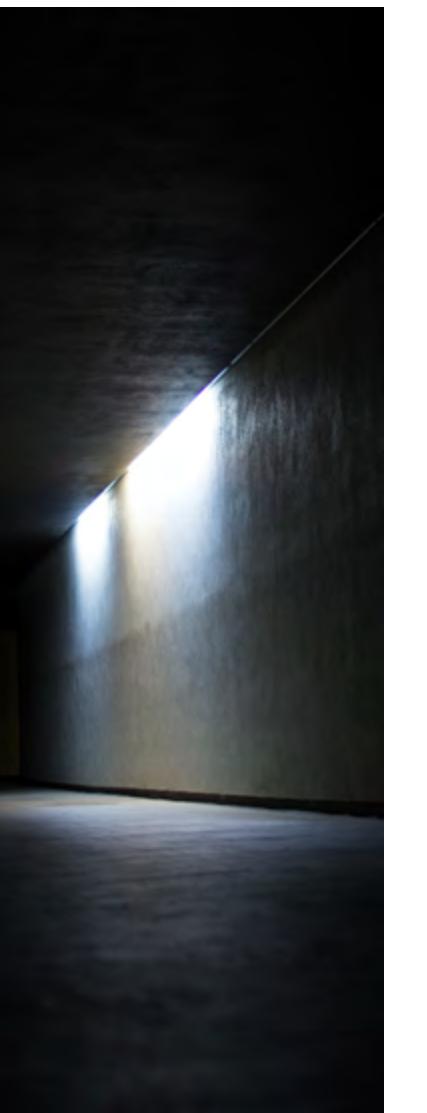


As a square rectangle, a new, green atrium opens the building inwards for a natural exposure. The airy galleries of the atrium lead to the apartments. The name also refers to the square shape; it is derived from the outer side lengths.





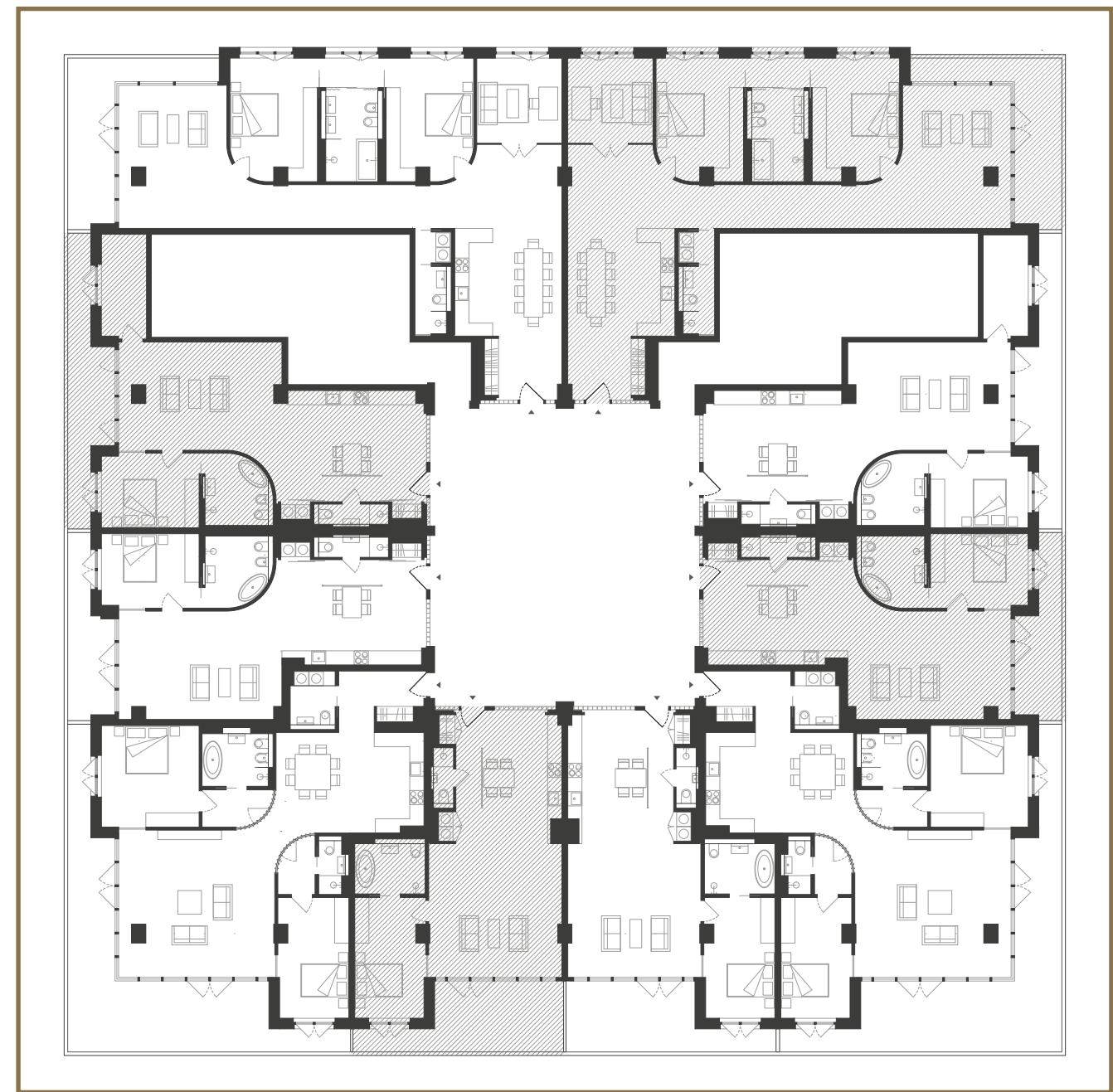
2052 Lofts gives you a lot of peace and privacy, because it is located facing the Gotlindestraße and shielded from three office buildings.



As a result, you can enjoy an almost secluded retreat, especially during evenings and the entire weekend.

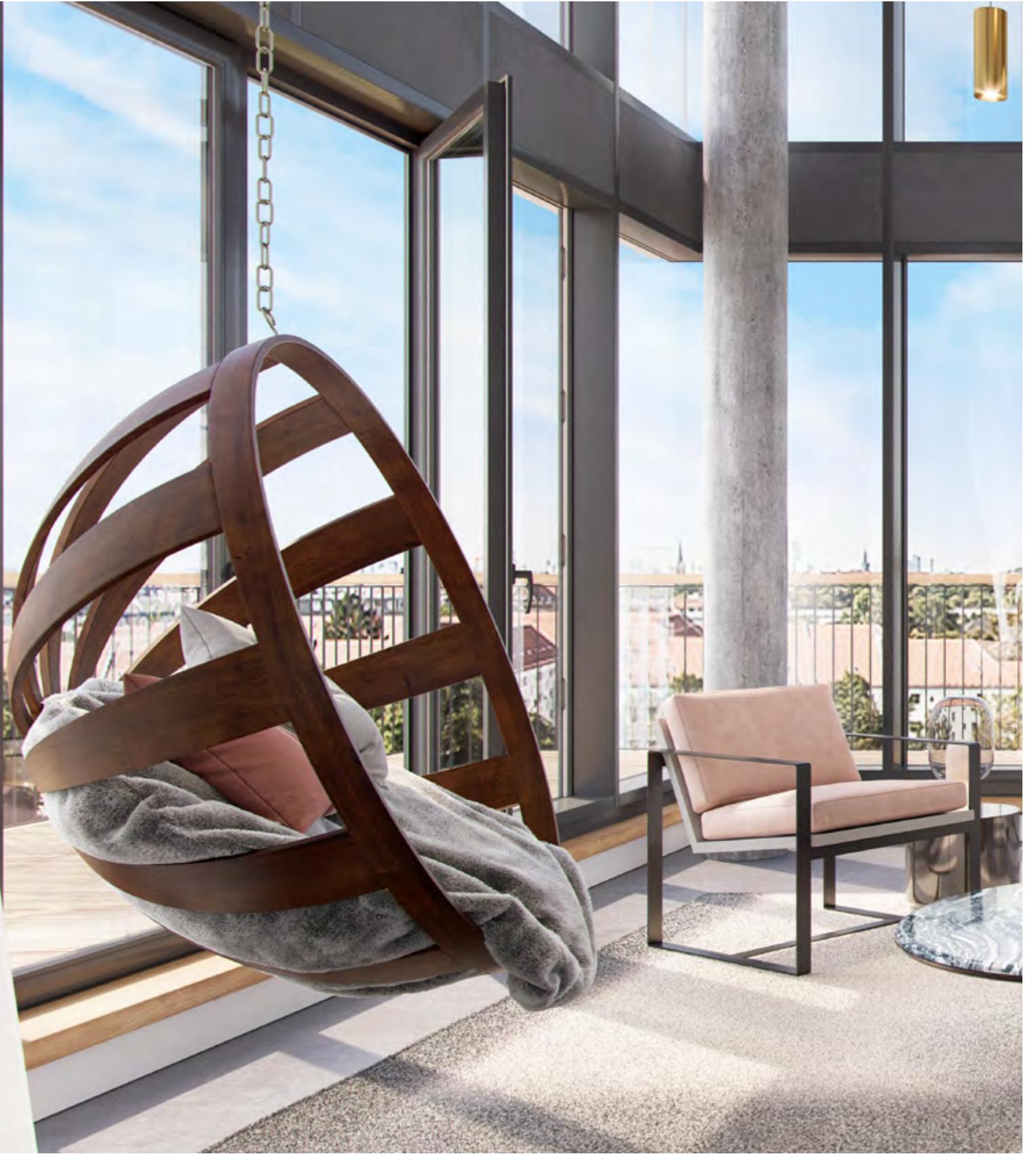


2052 Lofts is surrounded by greenery at the back to the Ruschestraße and gives a wide panorama to the TV tower.





**CREATIVE VISION**  
TIME FOR MORE THAN  
JUST WORDS



THE NEW  
/  
SHOULD APPEAR  
/  
AS NEW

// Architect

## CREATIVE MINDS

03

### # THE UBBS ARCHITECTS TEAM

The architects Ulrich Borgert Braun & Schlockermann Architekten GmbH BDA (UBBS) and Tilman Lange Braun & Schlockermann Architekten GmbH BDA (TLBS) have grown and developed from the original founding architects Braun & Schlockermann and Partner GbR. Both offices independently continue the long tradition at their Frankfurt and Berlin locations and are committed to the name and the associated quality. The architects have been able to put together an attractive portfolio in recent years due to the specialization in the construction of prestigious cultural buildings. UBBS and TLBS are very much in demand due to their many years of experience as general planners in cooperation with other planning offices (some from abroad). Their specific and individual solution approaches are highly regarded.



### # HOW DID YOU APPROACH THE TASK OF TURNING AN ADMINISTRATION BUILDING INTO DESIRABLE HOUSING?

The location offers good conditions for an attractive living environment. The building is elevated on a hill, which reinforces its presence. During good weather conditions you can look up to see the 'Teufelsberg' from the roof of the building. To the South you have the historic district from the 30s in sight. You can

ideally explore the district with its many different faces. In this location we could rely on what was already there. The situation with the building was similar. Originally it was built as a technical construction, accordingly, we are dealing with a substance that is very massive and incredibly stable. We reinforce the functional character of the building by coring it and then emphasising the shell.

### # HOW DO YOU PUT THE CHARACTER OF THE BUILDING INTO PERSPECTIVE?

The bare concrete is shown, not hidden. We use honest, durable materials such as wood, glass, aluminium and slate, to name just a few. The visible wiring and the whole room forming measures make it all visible. The new should appear as new. For example, the new walls look deliberately inserted. We achieve this effect through ceiling connections with shadow gaps. Important is a perfect execution, otherwise it looks temporary. Hard materials in delicate processing; the finesse is shown in the detail. And that happens at second glance. This way we create a real aha-experience with long-term effect.

### # HOW DID YOU COME UP WITH THE UNUSUAL IDEA OF CUTTING A HOLE IN THE MIDDLE OF THE BUILDING?

On the one hand, it was necessary to create a new floor plan that meets the demands of high-quality living space. In addition, the newly created, covered courtyard ensures a high quality ambience. Across the arcades open to the atrium, the residents get to their homes. The inner walls of the apartments consist of glass blocks with skylights for ventilation. The diffused, broken light preserves privacy. At the same time, the laid-out

floor plans receive optimal lighting. In the evening, the courtyard receives, through the interior lighting of the apartments, a unique ambience that always appears in a different light.

### # WHAT CHANGES DO YOU MAKE TO BREAK THE HERMETIC CUBATURE OF THE ORIGINAL ARCHITECTURE?

We want to open the building to its surroundings and connect the interior as much as possible with the exterior. In addition to the atrium, we achieve this effect with the surrounding terraces and open parapets that completely surround the building. The terraces are almost like loggias with their roofs and offer protection from the elements. The planking of the terraces as well as the undercover of the balconies are of course made of wood. This is really something special. Here we use wooden slats. In the space between the slats, the lighting is cleverly integrated - an example of what I mean by 'finesse in detail'. The terraces also soften the massiveness of the building. We are rebuilding the two-level staggered storey of the building. In doing so, we consciously create a strong, modern accent that is easier and, in the truest sense of the word, more reserved than the rest of the building.

That creates variety and efficiency.

### # WHY THE ROUNDING OF THE INNER WALLS?

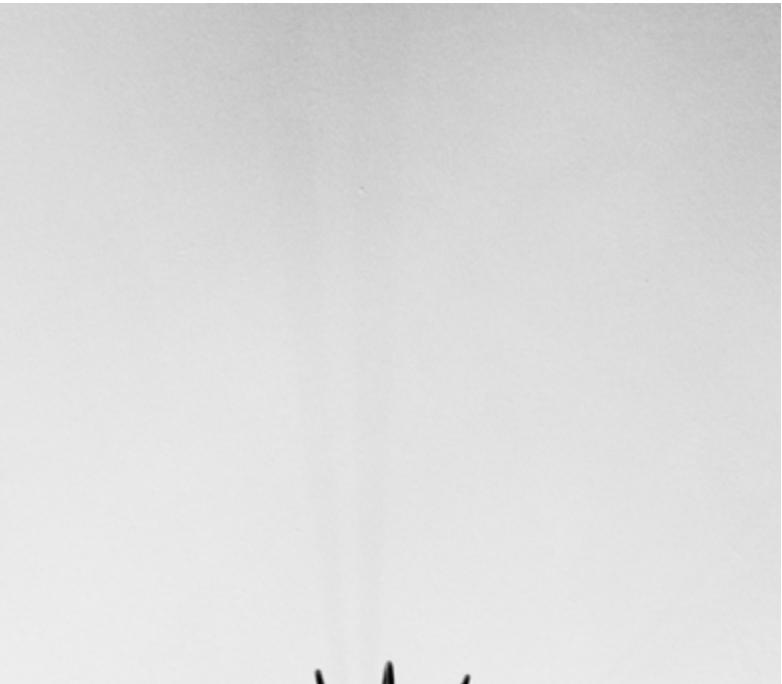
The curves provide an organic space transition of the large living/dining areas. It creates flowing living areas without corners and edges. In addition, the curves bring the light as far as possible into the deep, laid-out floor plans. Throughout the building and also in the outer surfaces you will find these well thought out details. For example, we combine the guest toilet and the utility room into a compact room block and use the excess ceiling height as a storage shelf. The landscape planning, as well as the building planning, refers to what is available. We have asphalted areas on the outside. Instead of removing them completely, we cut holes in the asphalt for planting. Another extraordinary detail is the lighting concept, which illuminates individual zones inside and outside that react to movement.



A STRONG STYLE OF DECORATION  
COMPLETELY DEFINED BY THE  
ARCHITECT. HARD MATERIALS IN  
DELICATE PROCESSING, THE FINESSE  
IS SHOWN IN DETAIL AND IS ONLY  
FULLY EXPRESSED BY THE HAR-  
MONIOUS EQUIPMENT PROPOSAL.







# LIFE 04

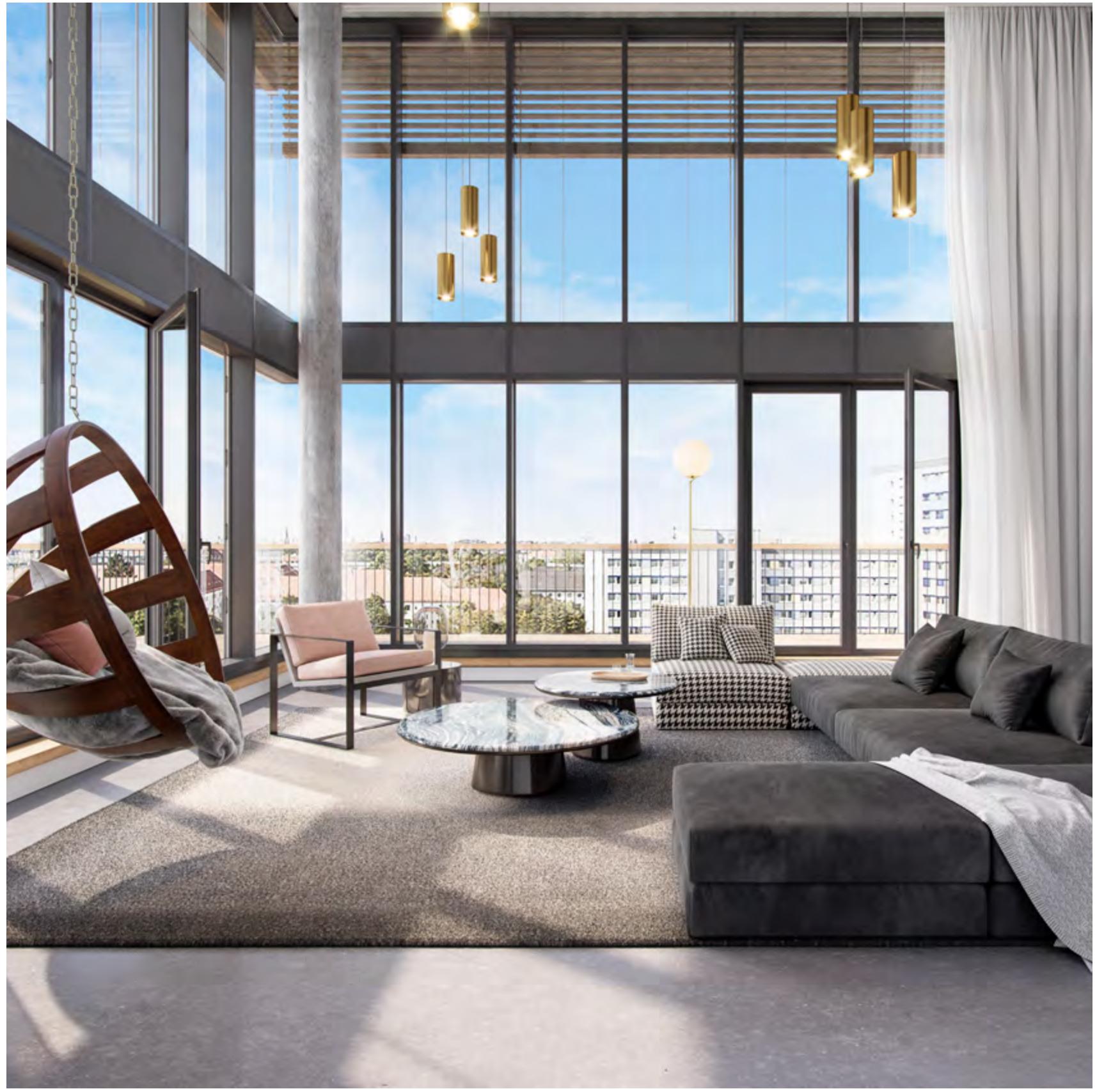
## LIVING MAXIMUM SPACE FOR PERSONAL LIVING IDEAS

Where the past and the modern melt together, a unique living experience is created. The 2 to 6 room lofts with floor space of approximately 91 to 223 square meters are spread over five storeys and provide floor plans for almost every requirement of urban living. Rooms 4.5 metres high, floor to ceiling windows, wrap around, spacious terraces and decor that cite the ambience of historic industrial buildings create an inspiring, creative atmosphere. The heart of every apartment is the open living/dining area, which gives the two areas a generous autonomy. The highlight is the semicircular walls with the translucent, square glass blocks, which conjure up a lot of retro charm. The bedrooms are connected by sliding doors to the master bathrooms, which have a shower and a freestanding bath.



A separate guest toilet and a practical storage room complete each apartment. The newly built staggered storey of the upper two floors will be home to duplex apartments with an impressive ceiling height of up to 5.80 metres. Each apartment has a patio with wood flooring - ideal for walking barefoot in summer. The largest terraces can accommodate up to 10 people.









In the planning, emphasis was placed on maximum flexibility. Due to the ceiling height, galleries are retractable in the units of the first three storeys, creating additional space for a work area or guest room. The open construction of the building allows a surface design tailored to your needs - it can even include the merging of floor plans.

5

DESIGN



## DECOR

EXCLUSIVE DETAILS IN STYLISH LOFT AMBIENCE

The modern architecture of the house is enhanced by the different details. Industrial-looking real wood parquet, sanded cement screed, translucent glass blocks, untreated reinforced concrete and easy-care porcelain stoneware tiles - all materials bring industrial style into all rooms. Surface mounted cable guides reinforce the look. In addition to the high quality texture, the excellent workmanship convinces.





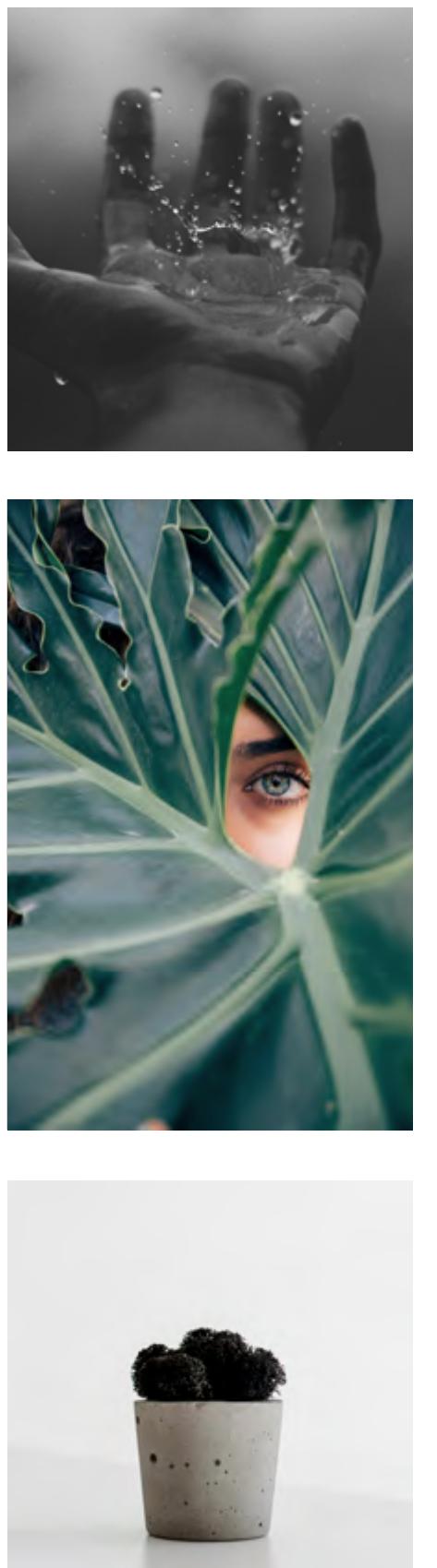


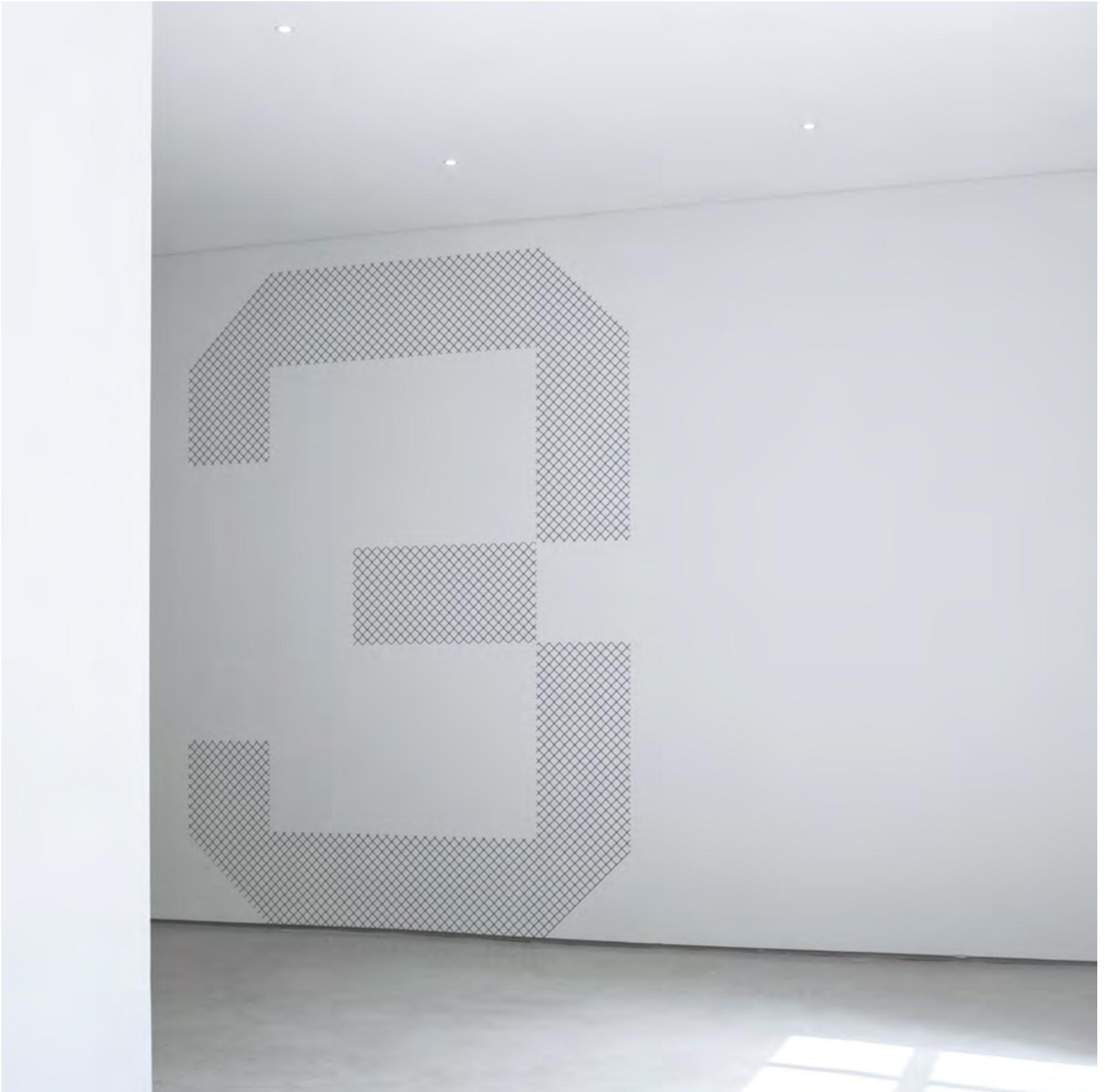


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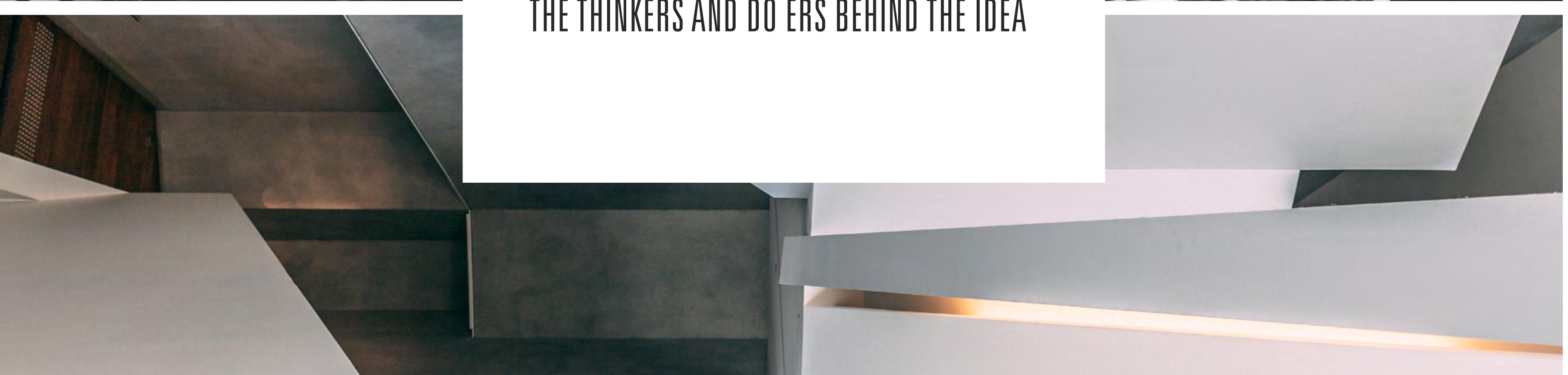








THE THINKERS AND DOERS BEHIND THE IDEA





SALE  
06

**BEWOCON**  
BERLINER WOHNBAU CONSULT GMBH

Open communication and comprehensive advice and support for our international clientele form the core of our corporate philosophy. Partners and customers throughout the project benefit from our experience and our strong commitment to service, which ensures the greatest possible customer satisfaction. With a diversified portfolio of real estate, we offer a range that lives up to the diversity of Berlin. We place the highest quality demands on our partners, our projects and not least on our team - in the conviction that this high standard pays off for our partners and therefore also for our customers.



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ULRICH BORGERT BRAUN & SCHLOCKERMANN  
ARCHITEKTEN GMBH BERLIN

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ARCHITECT

06





**WOHNSOLITÄR HOCHSTRASSE**  
FRANKFURT AM MAIN

Invited competition 2011



**EMBASSY OF THE  
REPUBLIC SINGAPUR**

BERLIN

Planning since 05/2008  
Completion 09/2011

**HOTEL AT "ALTE OPER"**  
FRANKFURT AM MAIN

Planning since 2005  
Completion 2012/2013



**FEUERLANDHÖFE**  
BERLIN

394 residential units  
Year of construction 2018

# IMPRINT

06

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All information in this project is preliminary information and reflects the state of planning at the time of printing. Changes are expressly reserved, in particular with regard to the building description, floor plans, size and price information as well as all relevant information. The internals and equipment elements drawn in the floor plans - e.g. furnishing - are not part of the scope of coverage. The photorealistic illustrations depict non-binding design examples. This exposé is not a contract offer. All information in the exposé is based on information provided by third parties, e.g., property developers, sellers, authorities, etc. All information has been compiled by us with the utmost care. However, we are not responsible for the accuracy and completeness of the information. The exposé is a commissionable offer. Our brokerage fee is 4.76% including the statutory value added tax in relation to the certified purchase price. The brokerage fee is due and payable with the notarised contract of sale.

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