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### **UBM's "NeuHouse" project holds topping-out ceremony: Trendy urban living with historical roots, in central Berlin**

**Vienna/Berlin – 6 September 2018 Topping-out ceremony for the NeuHouse project: The structural work for the residential complex in the south end of Berlin's Friedrichstadt neighbourhood is complete. In close proximity to the creative quarter emerging on the grounds of the former wholesale flower market, UBM Development Deutschland GmbH with its NeuHouse is creating a symbiosis of old and new that also informs the building's architecture.**

The NeuHouse residential complex in Berlin's Kreuzberg district is marking a milestone: Today, the distinctive combination of listed old building (a historic monument) and complementary new building with modern architecture celebrates its topping-out. A total of 75 condominiums and six commercial units are being built in the two parts of the complex. Its completion is planned for 2019. The project owner is UBM Development Deutschland GmbH. It is developing NeuHouse through its project company Stadtgrund Bauträger GmbH.

The location in the south Friedrichstadt area, across from the Jewish Museum, is evolving into one of the most attractive mixed-use urban quarters. This former intersection of East and West is awakening from its long sleep. Surrounded by upscale dining, shopping and cultural offerings, it provides an excellent residential living experience and quality of life in central Berlin.

"Quality and sustainability are key pillars of our brand's core and are reflected in our construction projects, from large-scale undertakings to office buildings, hotels and, of course, residential assets. The mission of the NeuHouse project is both to achieve a successful balance of old and new, and create an oasis of sophisticated living space right in the middle of the city", explains Christian Berger, Managing Director of UBM Development Deutschland GmbH, in connection with the topping-out ceremony.

"NeuHouse represents a unique symbiosis of new and historical building in one of the city's most exciting neighbourhoods. Here between Friedrichstraße and Checkpoint Charlie, residences are in very short supply and in high demand. As exciting and culturally diverse as Berlin's central district are the buyers: More than two-thirds of the condominiums are already sold to owner-occupiers and investors, including many newcomers to Berlin, especially from Austria, Switzerland and Italy," says David Borck, Managing Partner of David Borck Immobiliengesellschaft, exclusive agents for the sale of the NeuHouse residences.

The union of a new and traditional building at the Enckestraße address, arranged in the classic Berlin-style perimeter block footprint, will form an integral whole around a green

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interior courtyard designed to a high standard. The types of individual residences range from one- to five-room units, to units with terraces and two-storey maisonettes with park views, all the way to penthouses that overlook the city. The units are between 25 and 149 square meters in size.

The historic part of the building, dating from 1847/48, has been renovated as a listed monument to preserve its character and, once completed, will house 14 residences, including a maisonette. Decorated with stucco and other ornamentation, the building features ceiling heights of up to three metres and fine wood floors. Most of the units have rear-facing balconies.

The new portion of the residential complex was designed by the architectural firm Gewers Pudewill. The building with its bright clinker brick façade, rounded corners and perforated balcony railings is decidedly modern, but with due references to the adjacent traditional building section. As a connecting element between the old and new part of the building, a penthouse with two glass sides is being built that is accessed from the new building and extends across the roof of the old structure.

Henry Pudewill, Partner at Gewers Pudewill, says: “Projects like NeuHouse that span old and new, joining heritage and future, always have a special attraction for us. Achieving a balance between a strong new idea and the respectful treatment of valuable legacy building stock demands careful attention and fuels our creative tension.”

“The architectural design is a harmonious marriage of contrasting forms and materials of the old and new era, elegantly linking the nineteenth and twenty-first centuries. For Berlin’s historical centre – which had lost much of its urban personality and architectural identity as a result of war damage, the construction of the Berlin Wall and extensive demolition in the subsequent decades – this new residential complex makes an important contribution to a vibrant revival,” observes Andreas R. Becher, President of the Berlin branch of the BDA, the Association of German Architects.

The new part of the building will comprise 61 residences – including five maisonettes – as well as six commercial units. On the fifth and sixth floor, penthouses afford sweeping views of the city. The other apartments have balconies, loggias and terraces.

Immediately west of NeuHouse lies the Besselpark, a public park which is currently being remodelled, including the construction of a new playground. The Enckestraße area already has shops and cafés, and an additional local retail hub is the area around Mehringplatz, a square to the south.

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### About the companies

**UBM Development** is the leading hotel developer in Europe. Its strategic focus is on the three clearly defined asset classes Hotel, Office and Residential and the three core markets Germany, Austria and Poland. With 145 years of experience, UBM focuses on its core competency, the development of real estate. The Group acts as a one-stop provider for the entire value chain from initial planning all the way to marketing. UBM's shares are listed in the Prime Market segment of the Vienna Stock Exchange.

[ubm-development.com](http://ubm-development.com)

**David Borck Immobiliengesellschaft** was founded in 2010 by the real estate experts Caren Rothmann and David Borck, with the vision of bringing an individual touch and innovative thinking to property marketing. Whether for historical or new buildings, single- or multi-family homes, global or individual sales – the company handles the complete project marketing and develops custom-tailored marketing strategies. Since its inception, it has found the right purchasers for more than 1,600 units, including the NeuHouse condominiums sold to date. David Borck Immobiliengesellschaft regularly receives top ratings from Capital Maklerkompass, the prestigious realtor ranking.

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