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PRESS RELEASE

Urban living in the capital – the LIVOS Group and Catella celebrate the topping-out ceremony for 288 new apartments in Berlin-Marzahn

- **Student housing and apartments with 8,000 sq m of living space**
- **Lidl set to open a 1,200 sq m of sales space on the ground floor**
- **Completion of the building planned for 2023**

Berlin, 19 May 2022 Urban living in a vibrant setting: the shell of the first residential building in the new city quarter, under development on the corner of Allee der Kosmonauten and Marzahner Chaussee in Berlin-Marzahn, has now been completed. Today, the LIVOS Group and Catella Real Estate AG have celebrated the topping-out ceremony for the building at Marzahner Chaussee 199/201 with a total of 288 apartments. The new 10-storey building will offer the ultimate level of comfort, especially as student housing and apartments for young professionals.

In addition to the apartments with a total of 8,000 sq m of living space, the sustainable fresh food discounter Lidl will open a modern store with around 1,200 sq m of sales space on the ground floor. Completion of the new residential building is scheduled for Autumn 2023.

"The building is the prelude to an attractive new residential district. The apartments will appeal primarily to a younger audience which will not only include students, but also people who are starting their professional lives and appreciate the excellent transport connections," commented Matthias Bahr, the LIVOS Group's Managing Director. The general contractor for the building at Marzahner Chaussee 199/201 is Notos 7. Vermögensverwaltung GmbH and the commercial project management is being carried out by Livos Gruppe Management, both part of the LIVOS Group.

On the occasion of the topping-out ceremony, Michael Keune, Managing Director of Catella Residential Investment Management GmbH, emphasised: "We are very pleased that our construction project is progressing so quickly. In the Berlin housing market, demand is particularly high for apartments with optimal floor plans and a high level of technical comfort. We offer all this and at the same time aim to create an urban quality of living with spacious balconies. Our building is an excellent example of how large food stores can be integrated into new residential buildings in the future."

The around 1,900 sq m of commercial space on the ground floor will be occupied entirely by Lidl. The store is intended to replace Lidl's current unit on the site, which will make way for the construction of more residential buildings. "We have an ambitious goal: we are doing everything we can to open our new, sustainable Lidl store as early as the end of March 2023. We want to offer our customers an even more pleasant shopping experience in a significantly larger and more modern space", commented Matthias Eisentraut, Head of Lidl's Berlin real estate office.

The now completed shell of the Catella Residential Investment Management GmbH building is part of a new residential quarter, with over 70,000 sq m GEA being created by LIVOS and the Gewobag municipal housing company. In addition to student housing, apartments for families as well as senior-friendly and assisted living are also planned. "Due to its demographic development, it is important for the district that, in addition to apartments for



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students, opportunities are also available to older people, such as assisted living. The influx of young people is an opportunity to further develop and revitalise the Marzahn-Hellersdorf district. Nevertheless, in addition to new housing, it is essential that doctors' surgeries, daycare and school places and shopping facilities are also provided. This is the only way we can meet the challenges of the coming years," advised Gordon Lemm, District Mayor of Marzahn-Hellersdorf.

The attractive mix of uses in the urban residential quarter not only includes apartments, but also restaurants, services and retail uses. The outdoor areas will be designed as generous green spaces and are intended to provide a higher quality of stay. The Haus der Kosmonauten will remain as a commercial location for start-ups and SMEs, etc., and will be integrated into the overall complex. Completion of the new city quarter is scheduled for Autumn 2025.

About the LIVOS Group

The LIVOS Gruppe was founded in 2005 and has since been active as an investor in the real estate sector. Their multi-disciplinary team comprises some 50 experienced professionals including commercial project developers, architects, specialist planners, lawyers, finance and project management experts and asset managers. On the commercial property side, the group is active throughout Germany, and in the residential sector it focuses on the high-growth Berlin/Brandenburg metropolitan area.

About Catella Residential Investment Management GmbH (CRIM)

Catella launched its first European residential real estate fund in 2007. The team also launched the first specialised pan-European Student Housing Fund in 2013. CRIM is a subsidiary of the Stockholm-based Catella AB Group, and its residential real estate business includes portfolio management, acquisitions and sales, and asset management. CRIM manages and advises several funds and mandates with assets under management well in excess of EUR 6 billion in 11 European countries.

Press contact:

STÖBE. Die Agentur für Kommunikation GmbH
Scharnhorststrasse 25 | 10115 Berlin
0049 30 816160330
presse@stk-berlin.com

Catella Residential Investment Management GmbH
Stine Zöchling
Head of Marketing and PR European Residential
Tel.: +49(+49) 30 887 285 29 76
Mobile: +49 (0) 151 544 51 005
stine.zoechling@catella-residential.com