



At Rosenthaler Strasse 43-45, directly opposite the art nouveau ensemble of the Hackesche Hoefe, a modern, three-part new building in reinforced concrete construction with seven storeys above ground and two basement levels was built on a gross floor area of 15,000 sqm. It picks up on and complements the neighbourhood's surrounding mix of residential, commercial and office uses. The different, detailed façades of the three buildings are a direct reference to the historical parcelling of the building site.

In House 44 an Apple megastore opened in December 2021. In each of the three buildings are generous retail spaces in the basement and ground floor. Above the commercial units in houses 44 and 45 are offices and one- to three-room flats between 40 and 100 square metres. House 43, on the other hand, is planned as a pure office and commercial building.

The staggered storey on the sixth floor has roof terraces. The two courtyard-side roof terraces also feature green pergolas. With their different street façades, the three building units of the ensemble appear on the one hand as solitaires. On the other hand, they blend in architecturally with the old and new façades of the adjacent buildings and give the entire block a completely new facet and dynamism through their elaborate design and high-quality materials.

House No. 43, for example, was given a vertically oriented natural stone façade made of grey Kohlplatter shell limestone with rust-brown marbling. This façade is structured by supports and semicircular pilaster strips. The façade of house no. 44 is made of light-coloured, horizontally banded natural stone from Portugal, also vertically structured, but this time purely with supports. The windows, like those of house 45, have glass parapets.

The latter building stands out from the other two buildings with its façade of light-coloured solid clinker brick. At the same time, it makes historic reference to the façade design of the adjacent old building of the listed Rote Apotheke (Pharmacy). As a further structuring design element, lintels made of light-coloured architectural concrete were used above the windows. The façades facing the courtyard were designed more discreetly in keeping with the Berlin building tradition, but at the same time with a high-quality design.

To absorb rainwater and provide a habitat for a wide variety of insects and birds, all roofs including the waste areas are greened and a cistern is installed to reuse the water. In the landscaped inner courtyard there is a children's playground with an area of 200 sqm as well as a large number of bicycle parking spaces.

Rosenthaler Strasse 43-45, Berlin

New construction of an office, commercial and residential building
Rosenthaler Straße 43-45, 10178 Berlin, Germany

Client: VALUES. Real Estate

GFA: 15,000 m²

Completion: December 2021

Service stages: 1-5, artistic management (construction phase), supervision of tenant planning

Project management: Cushman & Wakefield GmbH, Berlin
Structural engineering: WSK Ingenieure GmbH, Berlin
Natural stone façade: Stone Alliance GmbH, Wetzlar
Clinker facade: Drantmann Klinker Bau GmbH & Co. KG, Berlin
Clinker bricks: Janinhoff GmbH & Co. KG, Muenster-Hiltrup
Architectural concrete: R. Bayer Betonwerk Zwickau GmbH, Zwickau
Metal construction work: Heidersbeger Fassadenbau GmbH, Greven

Photographer: VALUES. Real Estate

