

PRESS INFORMATION

UBM Development receives green light for new Berlin townhouse “Thule 48” in the district of Pankow

- **Building permit issued for development with 79 residential units**
- **Townhouse to be built next to the “immergrün” new building complex in Thulestraße**
- **2- and 3-room apartments and roof garden for relaxation**

Berlin/Vienna, 09.03.2021 A new residential project is being built in the south of Berlin-Pankow, close to the city center: the joint venture of UBM Development Germany and a family office has received approval to build an apartment building with 79 residential units near the district of Prenzlauer Berg.

Adjacent to the site, the “immergrün” residential project, also built by UMB Development and a family office, has already been completed ahead of schedule with 392 apartments in six buildings. The new residential building will be constructed at Thulestraße 48 / corner Neumannstraße and will offer around 72 two-room and 7 three-room apartments. The total floor area is around 4,479 square meters.

Andreas Thamm, Chairman of the Management Board of UBM Development Germany, says of the project: “We are looking forward to this latest Berlin project, which will combine modern urban living with greenery and recreation. Immediately adjacent, we completed construction of the ‘immergrün’ residential ensemble, which had already found a buyer when construction began. These two high-quality projects show that, in addition to office construction, we are increasingly turning to the residential segment and intend to expand this further in the future.”

Roof garden and photovoltaic system

The focus for the 50-square-meter two-room apartments was primarily on accessibility. The living areas will have parquet floors and underfloor heating. Generous floor-to-ceiling window elements open up and allow the living space to be transformed into a spacious loggia. The roof of the new building will also be landscaped. Half of the area will become a roof garden that includes terraces, planted areas and play spaces. A photovoltaic system is also planned for the roof.

The new residential building is being constructed in an ideal location between the city and nature: Future residents can walk to the inner-city district of Prenzlauer Berg and quickly reach the green surrounding area by bicycle or car. The

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adjacent residential project “immergrün” with its planted areas, green terraces and vertical gardens offers a pleasant, quiet living environment in a park-like urban landscape. Car parking spaces can be purchased in the directly adjacent underground garage at Thulestraße 62.

Excellent local amenities

The residential area has attracted many new residents in recent years. Here you will find a mixture of buildings from the Wilhelminian period and modern architecture, predominantly in perimeter block developments, located amidst established trees. Public transport connections are within walking distance. In the immediate vicinity are schools and infrastructure for daily needs, as well as cultural, sports and recreational facilities.

The building is scheduled for completion in the third quarter of 2023.

UBM Development develops real estate for Europe's metropolises. The strategic focus is on green building and smart office projects in major cities such as Vienna, Berlin, Munich and Prague. With over 145 years of experience, UBM offers all development services from a single source, from planning to marketing. The shares are listed on the Prime Market of the Vienna Stock Exchange, the segment with the highest transparency requirements.

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