

## Am Zirkus 1, Downtown Berlin Hotel, Office, Business and Apartment Building



Picture: Eike Becker Architekten

<b>roject:</b>	New development of a building with Hotel, Office and Business area as well as apartments / condominiums
<b>Location:</b>	Berlin
<b>SMV role:</b>	Project Management (partial performance)
<b>Client:</b>	Deutsche Immobilien AG
<b>Architects:</b>	Eike Becker Architekten, Berlin
<b>Project duration:</b>	06/2008-10/2011
<b>Responsible SMV:</b>	Dr.-Ing. Rainer Schofer
<b>Project description:</b>	On the 5.719 m <sup>2</sup> area between Reinhardtstraße and Schiffbauerdamm a building complex is developed with Hotel, Office and Business areas, a basement garage and an apartment building with luxury flats designed by Philippe Starck. The 32 m high building with 10 storeys is located at the Bertolt-Brecht-Platz, in exposed position on the waterfront with excellent transport connection nearby Friedrichstraße station. The special feature of this block of buildings is that it is equally being developed and marketed by two constructors: the Hotel, Office and Business areas by Deutsche Immobilien AG and the apartment building with luxury flats by Yoo/Vivacon GmbH.
<b>Object features:</b>	
GFA:	approx. 32 500 m <sup>2</sup>
Hotel:	approx. 5 300 m <sup>2</sup>
Office-/Business area:	approx. 11 200 m <sup>2</sup>
Basement garage:	63 parking spaces
Condominiums:	approx. 16 500 m <sup>2</sup> (Sales and distribution by Yoo Deutschland GmbH)
	(Design by Philippe Starck)