



B'ella Berlin Berlin Tempelhof

Client: RONDUS DRITTE Immobilienbesitz GmbH & Co.KG
 Project stages: 1 – 5
 Time frame: 2023 – 2027
 GFA: 45,600 sqm
 Site: Gotenstrasse 26 - 28
 10829 Berlin

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The Schoeneberger Linse at Berlin Suedkreuz is one of the neighbourhoods that has undergone very dynamic redevelopment in recent years and has been largely rebuilt. One of the last plots of land previously used by car dealers and small businesses is being developed into a mixed neighbourhood of five large, individually designed buildings. In the northern part, Noefer Architekten was commissioned to plan a 31,000 m² office building and two residential buildings with a total of 188 flats. The diverse neighbourhood,

which also houses a daycare centre and commercial units for local supplies, is heated by geothermal energy, has an intensively landscaped inner courtyard and a diverse roof garden with photovoltaics, where sports can be played and facilities for events for residents and tenants can be found. The architecture develops a striking and unmistakable face, particularly towards the long-distance and suburban railway line to the north, on which hundreds of thousands of people pass every day.