

HORIZN BER CITY and Part 1

Facts & Figures

Status March 2024

Gesamtquartier HORIZN BER CITY	
Landowner	Flughafen Berlin Brandenburg GmbH
Development goal	<p>Envisioned as a high-quality urban development quarter of the future, this project integrates green spaces, open areas, and recreational zones, prioritizing people's needs through sustainable construction and utilization concepts. The design includes a blend of offices, light commercial housing (long-stay hotels/apartments), showcasing future technologies, and facilitating research and development. This ensures a diverse range of uses aligned with market demand.</p> <p>The district will be developed largely car-free and without underground parking. Access only for fire/ ambulance services, waste disposal, delivery vehicles and people with disabilities.</p>
Location	Absolutely prime location on the grounds of Berlin Brandenburg Airport GmbH, directly at BER Airport, between the two runways, a few steps away from Terminals 1 and 2.
Transport connection	<ul style="list-style-type: none"> - Link to the A113 motorway – toward the city centre or toward the Berlin motorway ring-road - Connections to suburban, regional, and long-distance rail services from the underground railway station at Terminal 1+2 / Willy-Brandt Platz - Bus shuttle every 20 minutes and direct connection by foot between BER Airport Terminals 1+2 and HORIZN BER CITY - Regional bus lines to Berlin and to the Dahme Spreewald area
Size of ground	240.000 m ²
Scale of available buildings	Up to 550.000 m ² gross surface area aboveground

Nature of the site	Unbuilt, largely flat, no suspicion of site contamination, full connections
Sustainability	District certification objective: DGNB platinum standard. DGNB Platinum precertification already received for the southern sub-district.
HORIZN BER CITY Part 1	
Size of the property	13.130 m ²
Scale of available buildings	Up to 49,000 m ² gross surface area aboveground
Storeys	<ul style="list-style-type: none"> - Regular storeys with a height of seven storeys and a podium consisting of two or three storeys - High points at predefined positions with at least ten and a maximum of twelve storeys
Media infrastructure (located at Hugo Eckner Allee)	<ul style="list-style-type: none"> - Wastewater disposal - Drinking water and firefighting water supplies - Electricity supply 20 kV medium voltage - Rainwater drainage (emergency overflow) - Telecommunications & IT networks - Remote heating - Remote cooling
State of planning	Zoning plan has been approved, so applications for building permission can be filed immediately
Uses	<p>Usages that are not permitted:</p> <ul style="list-style-type: none"> - Housing, multiplex cinemas or large entertainment venues - Large retail outlets with a total sales area in excess of 800 m² - Agglomerations of retail outlets that are not large but together form an assortment of lines like that of a mall <p>All other commercial uses are essentially possible and are subject to the plans being assessed by experts on behalf of the Dept. of Building as part of the processing of the application for building permission.</p>
Tender process	<ul style="list-style-type: none"> - Pan-European tender as per KonzVgV, the German Act on the Award of Concessions Contracts

	<ul style="list-style-type: none">- Invitation to investment and project development companies and their partner companies as well as other groups to participate in a two-tier process as per the KonzVgV with the task of elaborating a concept for the HORIZN BER CITY Part 1 development module (concept procedure)- Special feature: methodology with an evaluation matrix that focuses on the concept- Type of contract: Leasehold contract
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