

THE QUARTIER HEIDESTRASSE MAGAZINE

# LIVING

## Colonnades Edition

### URBAN ELEGANCE IN EUROPACITY

A place to live in and explore



THE quartier HEIDESTRASSE magazine

THE quartier HEIDESTRASSE magazine

# LIVING

QH Edition



85,000 m<sup>2</sup>  
TOTAL PLOT AREA

295,000 m<sup>2</sup>  
TOTAL GFA

266,350 m<sup>2</sup>  
OFFICES AND RESIDENTIAL

28,650 m<sup>2</sup>  
COMMERCIAL, HOTEL,  
EATERIES AND CHILDCARE



# LIVING

Colonnades Edition



# LIVING

## Colonnades Edition

A NEW DISTRICT IS TAKING FORM

Living and working in Europacity



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### HELLO COLONNADES!



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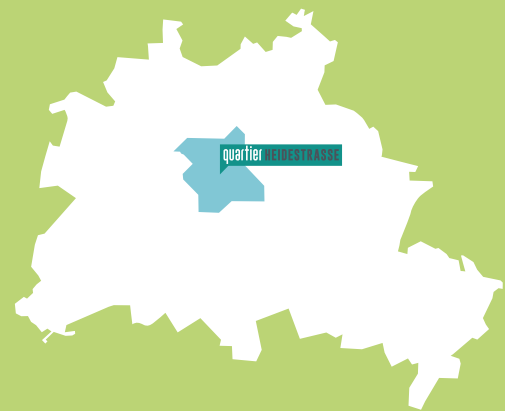
Dear readers,

It's great to finally get the chance to speak to you. We want to inspire your interest in life in QH Colonnades and spark a desire to experience it for yourself. This residential, office and commercial building is located directly on Dreiecksplatz, enriching its surroundings in the new Quartier Heidestrasse with its QH Colonnades. Life will soon be pulsing through the QH Colonnades, right by Berlin's central station. The future is moving in.

Read on to learn how metropolitan life is emerging in a completely new district in the middle of Berlin, on a spot that used to house more trains than people. Dive into the world of the digital future. And find out how QH Colonnades combines living, work, and leisure. We invite you to discover something new. Enjoy the fascinating insights and inspirational stories!

# Hello Colonnades!

SPACE TO ENJOY LIFE



Where once long-distance trains such as the 'Hamburg Flyer' rattled past, today it's the ultra-fast internet that sets the tempo. Covering around 85,000 square metres, Quartier Heidestrasse is creating a small town of its own within the larger city. A real neighbourhood – one that combines living, working, and, leisure – in the middle of Berlin, in the middle of Europe.

QH Colonnades is centrally located in this new city quarter. It plays a significant role in shaping the streetscape and local lifestyle. The design of the ground floor, with the colonnades for which the building is named, enhances Dreiecksplatz with a touch of individual character and elegance, reminiscent of many public squares in large European cities. This sheltered area, lightly defined by its pillars, provides a wonderful environment for a casual stroll. Pretty shops and cafés are the

final ingredient in the Europacity lifestyle. Living, working, and leisure – the famous Berlin mix is being catapulted into the 21st century right here. This is enhanced by a hotel, childcare facility, and coworking spaces in the new district, along with close proximity to the central railway station, e-mobility charging stations, and plenty of places to support every aspect of a connected and digital life. Quartier Heidestrasse is already set up to support the standards of tomorrow. For example, the mobile communications technology, which enhances the availability of all mobile networks right into commercial units is already 5G-ready. The QH Colonnades apartments also feature a smart home strategy, which will seamlessly connect building services, communications and interaction with service providers in the future. Talking of connections: a dedicated mobility concept will get people moving through sharing programmes.



STRIKING ARCHITECTURE, INVITING PUBLIC SPACES

Shopping, strolling, dining and living



## NEIGHBOURHOOD OF THE FUTURE

- PART OF THE NEW AND LIVELY QUARTIER HEIDESTRASSE AND EUROPACITY
- SUSTAINABLE, COMPREHENSIVELY PLANNED URBAN MASTERPLAN
- FOCUSED ON DIVERSITY, THE RIGHT MIX, IDENTITY, AND VITALITY
- TRAFFIC-CALMED ZONE AND A PLEASANT PLACE TO SPEND TIME (DELIVERY TRANSPORT, 30 KM/H SPEED LIMIT ACROSS THE ENTIRE NEIGHBOURHOOD)
- LIVELY MIX OF PLACES TO LIVE, WORK, AND EXPLORE

Buildings or open spaces? The QH Colonnades give you the best of both.



#### BENEFITS AT A GLANCE

- 132 RENTAL APARTMENTS
- 2- AND 3-ROOM APARTMENTS
- APPROX. 46 TO 89 M<sup>2</sup>
- 1ST TO 6TH FLOOR
- ALL APARTMENTS FEATURE A LOGGIA AND/OR BALCONY
- QUIET COURTYARD, EXCLUSIVELY FOR TENANTS
- LIFT FROM THE UNDERGROUND PARKING UP TO THE 6TH FLOOR

# LIVING

*Colonnades Edition*



# Let's love life

## QH COLONNADES IS ALL THAT – AND MORE.

**QH COLONNADES is not just a place to live or work, it also connects both aspects of life to the city itself. The striking architecture by CollignonArchitektur creates flowing transitions between open and private spaces.**

QH Colonnades shows Berlin's elegant side. This residential building taking shape in the middle of Europacity features attractive modern architecture and is designed to benefit everyone – including local Berliners, visitors to the area, Quartier Heidestrasse residents, and, of course, the building's future tenants. From the outside, this residential building's relief-like façade immediately catches the eye. It is especially beautiful when viewed while strolling through or spending time in the new and inviting Dreiecksplatz. The primary materials are concrete and glass, supported by a geometrical and technical architectural language. The lines of the upper floors add variety and interest – almost an extra dimension.

The colonnade is a special highlight, directly connecting the building and the public square. The urban and residential spaces are in direct dialogue, separated only by the columns uniting the exterior and interior realms. The ground-floor, street-facing shops and cafés underline this interweaving of public and private spaces, creating a gentle transition for anyone wanting to settle in at home or go out into the city. This urban mix is the central theme of the urban planning strategy applied to the entire Quartier Heidestrasse area.

The building, with its 132 new rental flats, is rectangular in layout with a large, lovingly landscaped courtyard at its centre. In contrast to Dreiecksplatz and the colonnades area, it is reserved exclusively for tenants. The open space design filled with trees, shrubs, and footpaths creates a pleasant environment and a green view for the living areas and balconies that look out onto the courtyard. Even the view from the upper floors evokes a sense of privacy and relaxation. Grand stairwells frame the transition from the city to the courtyard, and from the square or street to the home, each designed to offer regular glimpses between the greenery and urban space. Crafted in a contemporary design with elegant, contrasting browns, these stairwells are simultaneously stylish and timeless. The porticoes add to the beauty of the entrance area with their modern planters filled with greenery.

This newly created, much-desired residential space in the heart of the city comprises intelligently designed two- and three-room apartments with different layouts across the 1st to 6th floors. The total living space of each floor plan varies from approx. 46 to 89 square metres.

All feature a loggia or balcony, while some of the larger apartments have both. Many living areas face onto the calm courtyard – as do the balconies. The loggias, on the other hand, provide a perch from which to savour the vibrant goings on outside of QH Colonnades. The apartment interiors are equally impressive with their high-quality, stylish furnishings, while the design is a logical continuation of the distinctive exterior architecture.

QH Colonnades makes easy, smart living a possibility. Building functions such as heating, lighting, and blinds can all be controlled remotely via the smart-home app, too. The processes inside the building are smart by nature: There are no barriers to access the underground parking, and billing is simple based on number plate recognition. It's just as easy to get from here into your apartment. Just take the lift up – or, if you need to collect a package, simply pop into the local package station on your way. That's the digital future – and it's ready for you to move in. Built for everyone who loves life.



# In the heart of Berlin

## LIVING WHERE THE CITY'S HEART BEATS

A location in the middle of the metropolis, and so close to the central railway station, ensures perfect connections for public transport, travel by car, and the airport. But the best part is that you can enjoy all the advantages of life in the capital within walking or cycling distance. Go out in Sprengekiez, relax at the Vabali spa, enjoy after-work drinks in the Zollpackhof, breathe out that city stress on the Panke cycle path, sample some culture in the Hamburger Bahnhof gallery, or take a stroll through the government district. It really has it all. You don't even have to pick just one – you can experience all this here every day at your leisure.



**PROXIMITY TO THE CENTRAL STATION**  
Get out, get back, go shopping



# Welcome to the neighbourhood

## A COSY NEIGHBOURHOOD WITH EVERYTHING YOU NEED AND LOVE

Cafés, shops, and leisure: Your unique capital city lifestyle starts right on your doorstep at QH Colonnades. Here are a few tips for in and around the new district – a place brimming with vitality and a sense of ease. Europacity is growing and offers many sources of inspiration and amenities.



### OUR LOCAL TIPS

#### EATING AND DRINKING

1. Ein Moment – ice cream parlour
2. Exclusive Coffee Heidestrasse
3. REINHARD BÄR Restaurant und Café
4. Saigon River
5. Café Zuckersüß
6. The Fresh Seeds
7. Eiscafé di Russillo
8. Restaurant MEDITERRANEO
9. Kapitel 21
10. Zazza Moabit
11. Restaurant im Hamburger Bahnhof
12. Wildes Fräulein
13. L'Osteria Berlin Humboldthafen
14. Zollpackhof
15. Bar N°5
16. Paris-Moskau

#### ART & CULTURE

1. Hamburger Bahnhof
2. Museum für Naturkunde
3. Trauma Bar und Kino art centre
4. HAUS KUNST MITTE art gallery
5. Futurium
6. Deutsches Theater Berlin

#### SPORT & LEISURE

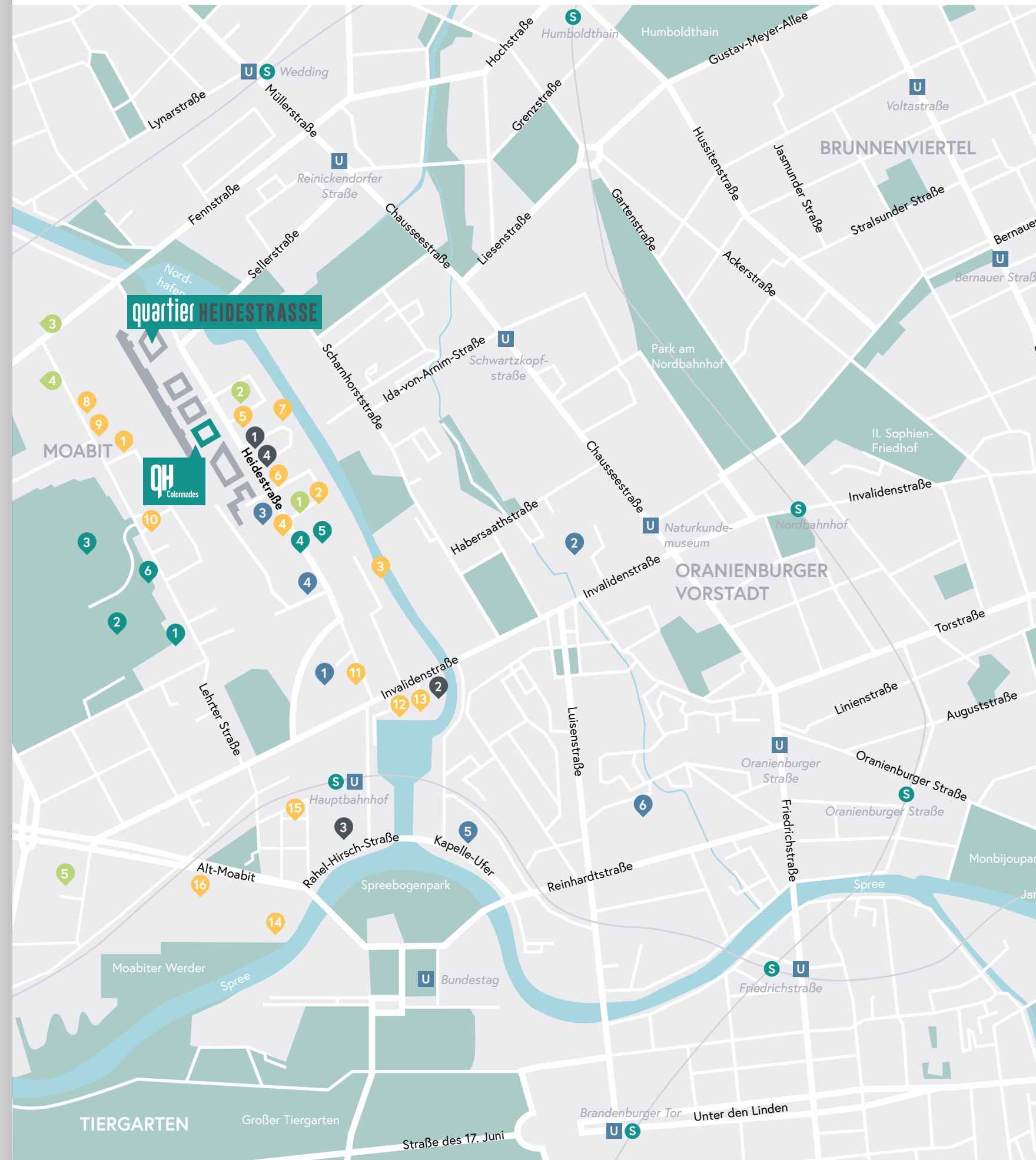
1. DAV Kletterzentrum Berlin
2. Vabali Spa
3. Fritz-Schloß-Park
4. CFM Crossfit Mitte
5. Cycle Room
6. Poststadion skate park

#### KINDERGARTENS & SCHOOLS

1. INA.KINDER.GARTEN Europacity
2. FRÖBEL-Kindergarten Wasserstadt
3. Theodor-Heuss-Schule
4. Hedwig-Dohm-Oberschule
5. Moabiter Grundschule

#### SHOPPING & SUPERMARKETS

1. REWE
2. dm-drogerie markt
3. Station shops
4. EDEKA Berlin Invalidenstrasse



# Well built

## A CHAT WITH THE ARCHITECTS

**Simultaneously timeless, contemporary, and sustainable. The architecture of QH Colonnades is a striking highlight in Quartier Heidestrasse, forming a sleek connection between built and open spaces with its attractive colonnade.**

Quartier Heidestrasse is part of one of the largest and most important urban development projects in Berlin's historic Mitte district. The aim of the project is to combine urban living and working in a modern way, while also adding density to the inner city to create residential and office space right where it is needed. Living and working in close proximity – that's the much-acclaimed Berlin mix. Quartier Heidestrasse is now taking Berlin's special mix to the next level and going digital.

QH Colonnades is focused on the best of this mix, while adding a touch of metropolitan elegance to Quartier Heidestrasse. Oliver Collignon of the esteemed Berlin-based architects CollignonArchitektur is responsible for the architectural vision, skilfully incorporating the building into the neighbourhood while giving it a distinct and characterful external presence. The building's distinguishing feature is the colonnades facing onto Dreiecksplatz, which enhance both the architectural appeal and the public square. CollignonArchitektur also places special emphasis on the façade of the upper floors – this has an intriguing, three-dimensional effect. Closed façade panels, rotated slightly inwards around the vertical axis, appear in alternation with floor-to-ceiling panoramic windows and loggias. The panels make the window areas resemble doors that are slightly ajar, creating an inviting, friendly, and approachable feel. Meanwhile, the design language is linear, with subtle colouring.

The plan is a playful medley of glass and concrete, an artful intertwining of geometry and structure, and a glorious melody of modernity and elegance. Every angle reveals unexpected delights. And thus, each new perspective takes on an almost sculptural quality. The beauty continues behind the façade with apartments that meet the highest standards.

CollignonArchitektur has been internationally active for more than 20 years, planning innovative, sustainable buildings, urban strategies, and integrated design concepts. They believe buildings should have a transformative impact on the future of a city.



» "QH Colonnades is part of a dialogue with the entire community." «

Oliver Collignon is the lead creative behind CollignonArchitektur and QH Colonnades.



**Quartier Heidestrasse is the creation of a new and vibrant urban community. A true neighbourhood is being brought to life. What part does QH Colonnades have to play?**

On this former railway site in the centre of Berlin, an entire district is being built to form part of an already mature city. It is essential that it retains clear references to the history of the location and the neighbouring buildings. All of these ideas flow into the concept behind Quartier Heidestrasse: the vibrancy of Dreiecksplatz, the urban mix of residential, office, and commercial spaces, and architecture that makes the entire environment aesthetically pleasing and inviting. QH Colonnades expresses its connection with this urban setting. Its open design puts it in architectural dialogue with the local streets, squares, and buildings – enhancing the wider neighbourhood.

**How does QH Colonnades make its own mark?**

The central location directly on Dreiecksplatz means the architecture must have a strong character. The defining elements in the design of QH Colonnades are structure and relief, which give the façade its three-dimensional quality while creating an open relationship with the public space. The spacious colonnade area that opens out onto the square is the crowning glory of this urban plan. The architecture shows how the building actively invites the city in.

Oliver Collignon, founder of CollignonArchitektur





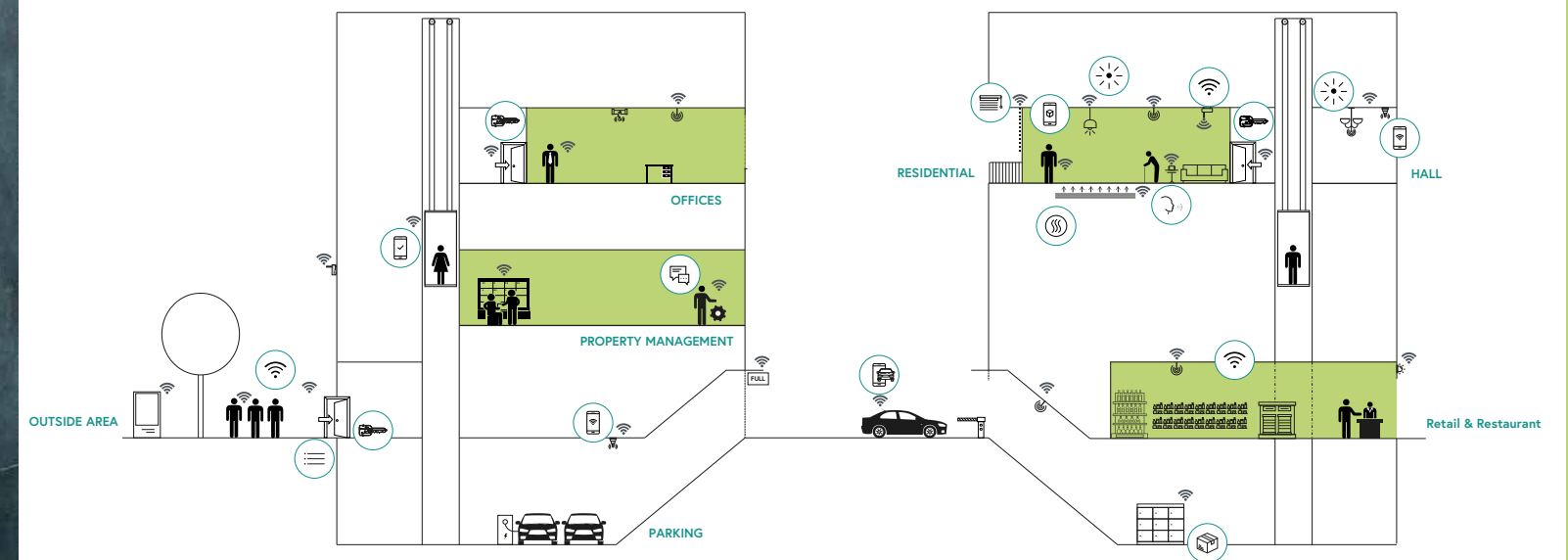
## DIGITAL FEATURES FOR REAL LIFE

Smart living is the future – especially here on Heidestrasse. Because everything will be connected – residents will be able to control all important building technology, such as heating, lighting, or blinds, via an app, even remotely. It is easy to communicate with the property management or caretaker via chat – just describe your concerns via your tablet or smartphone, any time of day or night. As soon as you drive into the underground parking, your car is identified as belonging to a resident based on its licence plate, and the smart parking assistance system will light up to guide your way to a free parking space.

Quartier Heidestrasse is built around state-of-the-art technology. Naturally, you'll find high-speed internet and free Wi-Fi in all outdoor areas, and everything is ready for the latest 5G telecommunications standard.

Contacting building management services, adjusting settings in your apartment, accessing the neighbourhood app, or everyday things such as ordering a pizza or reserving a table at a local restaurant – digital solutions that can be accessed via smartphone or tablet are part of life in Quartier Heidestrasse. Why? So there's more time for real life.

## THE DIGITAL FUTURE IS ALREADY HERE AT QH COLONNADES



- |   |   |   |  |
|---|---|---|--|
|  | SMART VIDEO INTERCOM                              |  | PROPERTY MANAGEMENT TICKET SYSTEM                      |
|  | DIGITAL ACCESS CONTROL FOR APARTMENTS (OPTIONAL)  |  | HIGH-SPEED INTERNET                                    |
|  | PACKAGE STATION INFO ACCESSIBLE BY SMARTPHONE     |  | FREE OUTDOOR WI-FI                                     |
|  | CONTROL LIGHTING VIA APP                          |  | SMART PARKING SPACE MANAGEMENT, INCLUDING E-MOBILITY   |
|  | CONTROL BLINDS VIA APP                            |  | COMMUNICATE WITH OTHER QUARTIER HEIDESTRASSE RESIDENTS |
|  | CONTROL HEATING VIA APP                           |  | MOVEMENT SENSORS IN STAIRWELLS                         |
|  | TRANSPARENT ONLINE TRACKING OF ENERGY CONSUMPTION |  | READY FOR THE 5G TELECOMMUNICATIONS STANDARD           |
|  | VOICE CONTROL OF SMART BUILDING COMPONENTS*       |   |  |

\*assuming the tenant has a compatible voice assistant tool. Google Home is not supported.

CITY LIFE  
AT ITS BEST.

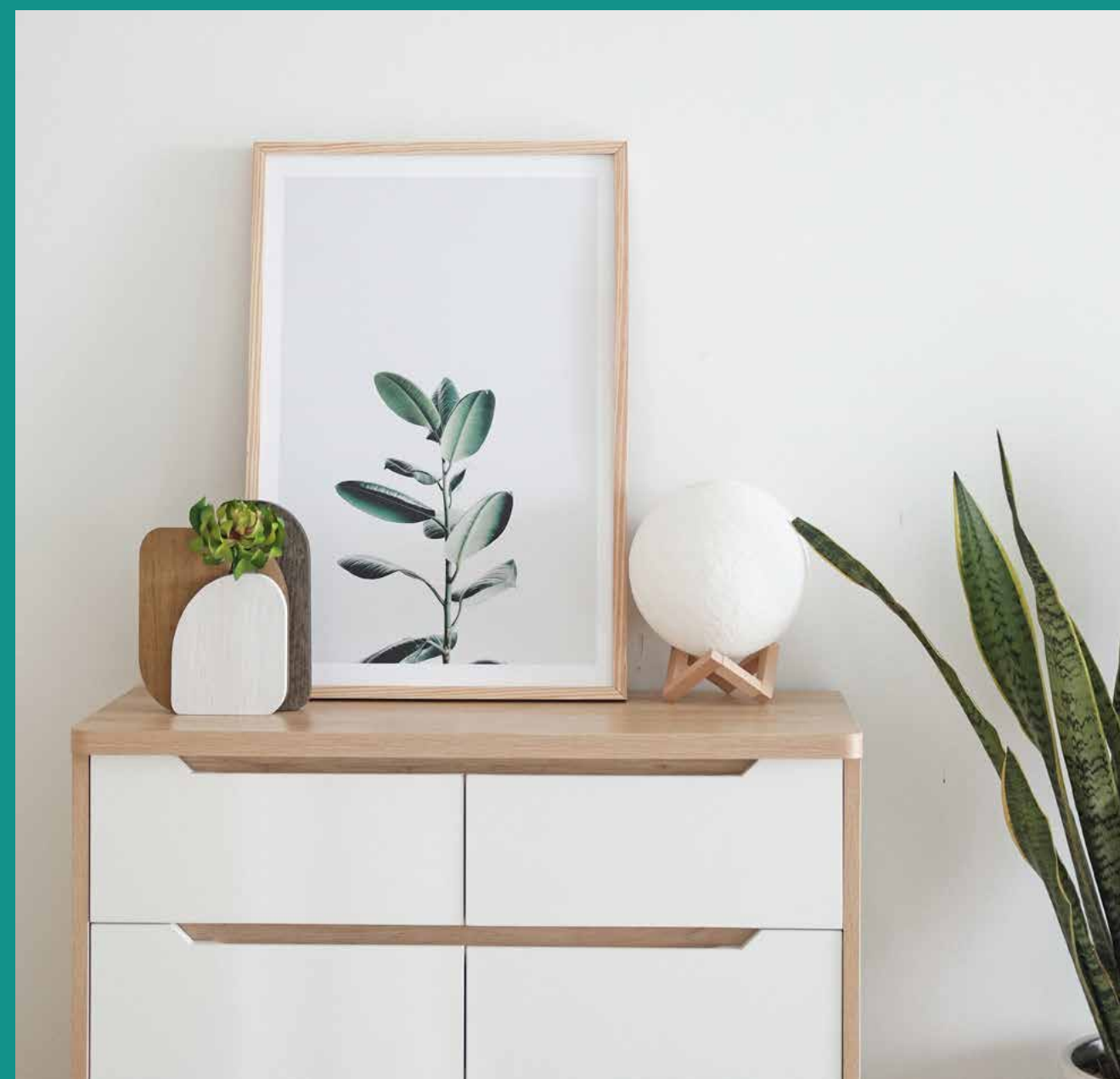
# Space to enjoy life

## SPACE FOR CREATIVITY

The apartments at QH Colonnades make it easy to feel at home. The open floor plans create a lavish feeling of space. Floor-to-ceiling windows fill the rooms with natural light, and the transparent balustrades ensure uninterrupted views of the city's open spaces and other buildings. The loggias are also bordered with glass balustrades, while those on the balconies overlooking the inner courtyard are made from perforated metal. These features extend the living space into the outdoors.

The fittings are all designed to suit a modern lifestyle. The high-quality grey linoleum flooring adds elegance to the living areas, just like the white interior doors and the finely smoothed walls. The bathrooms and guest toilets come with branded fittings and high-quality ceramics. Their overall ambience shows timeless good taste, with dark browns and white tiles creating a striking contrast.

All apartments feature an ultra-modern built-in kitchen unit with a dishwasher, combined fridge and freezer, stove, and sink. There are practical bicycle storage spaces in the basement and each apartment also has its own cellar space. Everything is ready. All you need to do is move in.



Bright, friendly, and  
stylish –  
that's QH Colonnades  
in three words.



# Urban style

QH COLONNADES  
WILL BE A BEAUTY



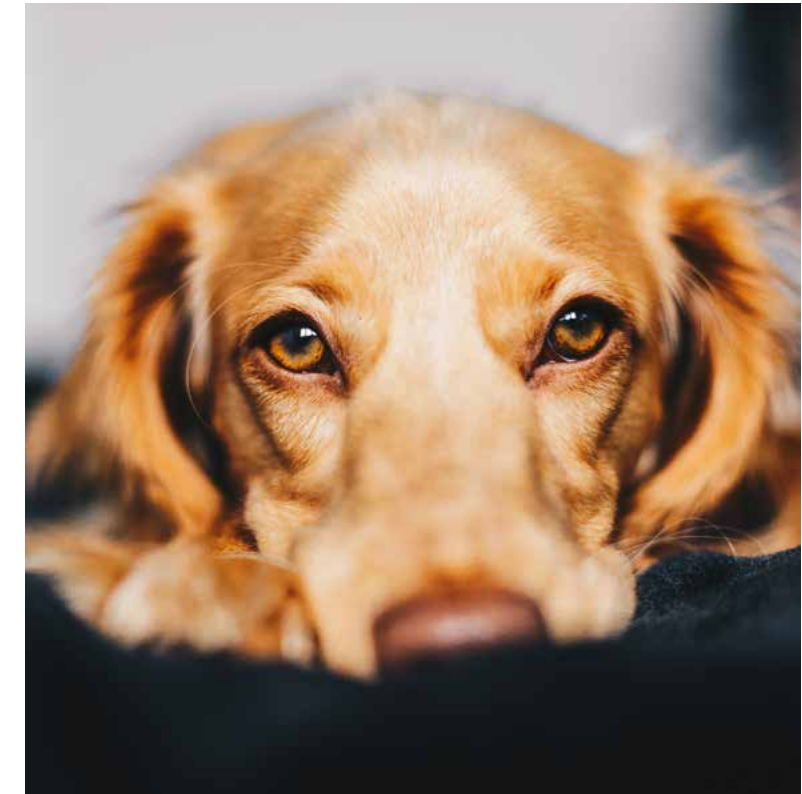
So much Berlin,  
so much style,  
so many possibilities.

## FITTINGS AND FEATURES

- LARGE WINDOWS ENSURE LIVING AREAS FILLED WITH NATURAL LIGHT
- LOGGIA, BALCONY, OR BOTH
- HIGH-QUALITY LINOLEUM FLOORING IN ELEGANT GREY
- WALLS ARE SMOOTHED AND PAINTED
- BUILT-IN KITCHEN WITH DISHWASHER, COMBINED FRIDGE/FREEZER, AND STOVE COOKER
- ELECTRIC AWNINGS FOR SUN PROTECTION
- HIGH-QUALITY CERAMICS AND TILED BATHROOMS
- UNDERFLOOR HEATING FOR COSY WARMTH
- INTEGRATED SMART HOME FUNCTIONS
- OUTDOOR WI-FI



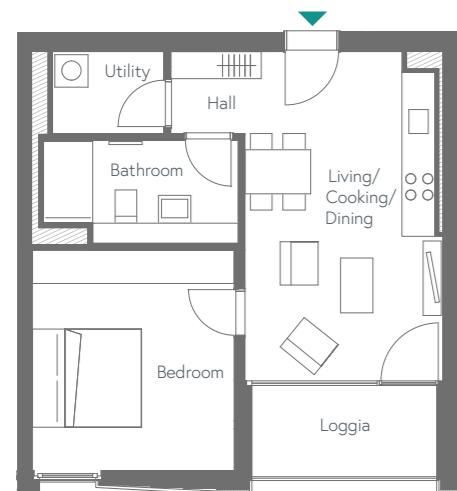
QH  
Colonnades





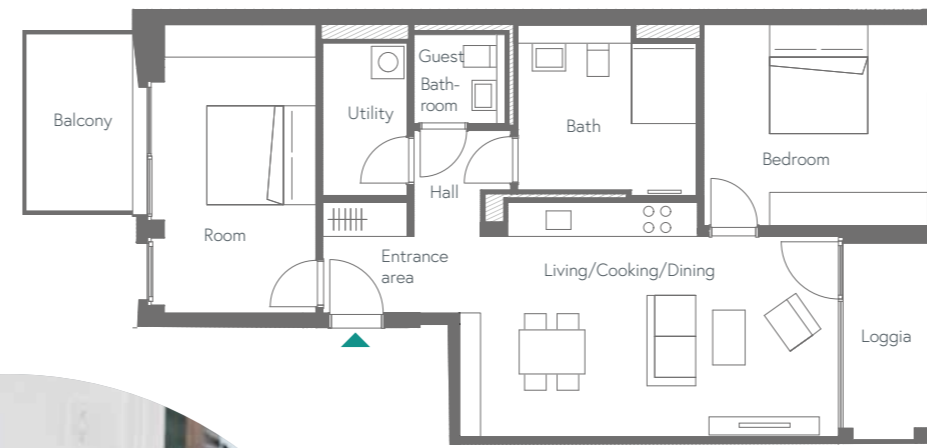
With all the variety of life

EXAMPLE LAYOUTS



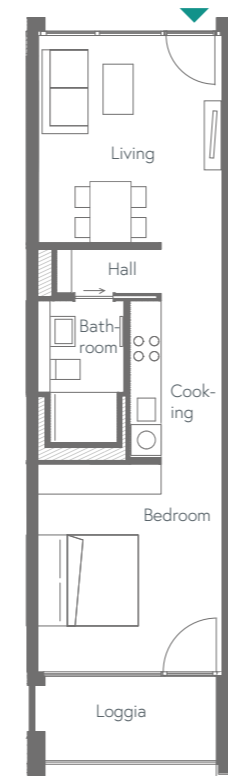
**APARTMENT TYPE 5 | 2 ROOM**  
**Apartment nos. 7, 29, 51, 73, 95, 117**

Living/Cooking/Dining	21.50 m <sup>2</sup>
Bedroom	14.89 m <sup>2</sup>
Bathroom	6.36 m <sup>2</sup>
Utility	3.17 m <sup>2</sup>
Hall	2.09 m <sup>2</sup>
Net living area	48.01 m <sup>2</sup>
Loggia (real area: 5.68 m <sup>2</sup> )	2.84 m <sup>2</sup>
<b>Total living area</b>	<b>50.85 m<sup>2</sup></b>



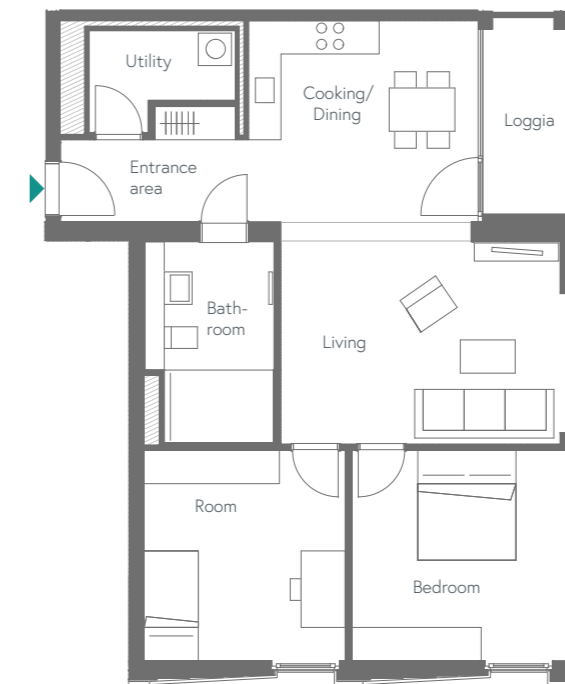
**APARTMENT TYPE 1 | 3 ROOM**  
**Apartment nos. 1, 3, 23, 25, 45, 47, 67, 69, 89, 91, 111, 113**

Living/Cooking/Dining	27.62 m <sup>2</sup>
Bedroom	15.05 m <sup>2</sup>
Room	14.70 m <sup>2</sup>
Bathroom	9.57 m <sup>2</sup>
Guest bathroom	2.69 m <sup>2</sup>
Utility	4.27 m <sup>2</sup>
Entrance area	4.47 m <sup>2</sup>
Hall	2.96 m <sup>2</sup>
Net living area	81.33 m <sup>2</sup>
Loggia (real area: 5.91 m <sup>2</sup> )	2.96 m <sup>2</sup>
Balcony (real area: 6.98 m <sup>2</sup> )	3.49 m <sup>2</sup>
<b>Total living area</b>	<b>87.78 m<sup>2</sup></b>



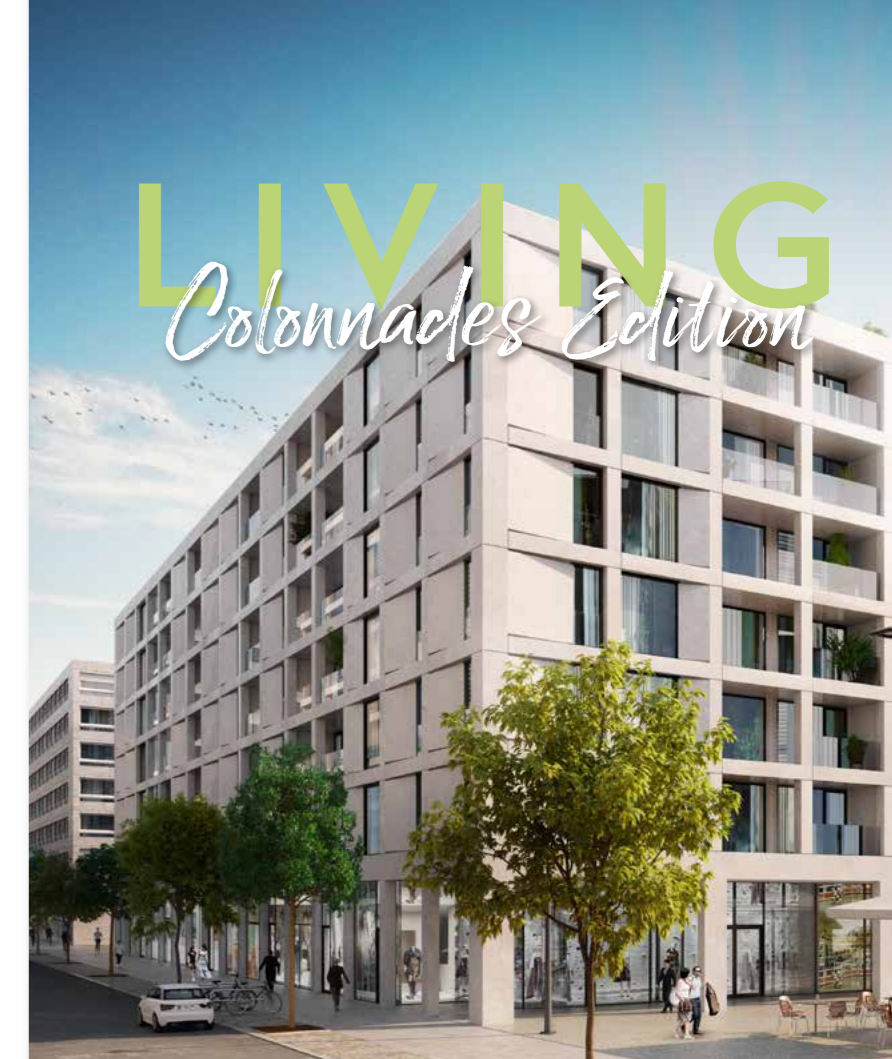
**APARTMENT TYPE 7A | 2 ROOMS**  
**Apartment nos. 9, 13, 31, 35, 53, 57, 75, 79, 97, 101, 119, 123**

Living	14.94 m <sup>2</sup>
Kitchen	6.01 m <sup>2</sup>
Bedroom	15.08 m <sup>2</sup>
Bathroom	4.38 m <sup>2</sup>
Hall	3.12 m <sup>2</sup>
Net living area	43.53 m <sup>2</sup>
Loggia (real area: 5.87 m <sup>2</sup> )	2.94 m <sup>2</sup>
<b>Total living area</b>	<b>46.47 m<sup>2</sup></b>



**APARTMENT TYPE 4 | 3 ROOM**  
**Apartment nos. 6, 28, 50, 72, 94, 116**

Living	19.74 m <sup>2</sup>
Cooking/Dining	16.02 m <sup>2</sup>
Bedroom	15.16 m <sup>2</sup>
Room	14.18 m <sup>2</sup>
Bathroom	8.38 m <sup>2</sup>
Utility	4.25 m <sup>2</sup>
Entrance area	6.12 m <sup>2</sup>
Net living area	83.85 m <sup>2</sup>
Loggia (real area: 5.91 m <sup>2</sup> )	2.96 m <sup>2</sup>
<b>Total living area</b>	<b>86.81 m<sup>2</sup></b>



LIVING Colonnades Edition

MY NEW APARTMENT

Take your pick. Then move right in!



# LIVING

Colonnades Edition



Let's  
talk

## WELCOME HOME

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## DEVELOPER

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DEVELOPED BY TAURECON

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Every detail and depiction has been meticulously selected and thoroughly verified for accuracy at the time of publication. Please note that we cannot guarantee the completeness and accuracy of all information provided. The images, plans, and project visualisations are non-binding and provided solely for illustrative purposes. We expressly reserve the right to make deviations and modifications at

## RENTAL

**allod.** Immobilien- und Vermögens-  
verwaltungsges.

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info@allod.de

a later stage of planning. Slight deviations in area are possible within any given floor plan type. Due to technical requirements, it may be necessary to encase specific areas or suspend ceilings in kitchens, bathrooms, toilets, and utility rooms as needed. Terraces, balconies, and loggias are calculated as 50% of their total area. The furniture shown is not included in the rental price. Version: June 2023

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INFORMATION  
OFFICE.

## LEGAL INFORMATION

### LIVING QH EDITION

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# MY NEW APARTMENT

Take your pick. Then move right in!

**QH**  
Colonnades