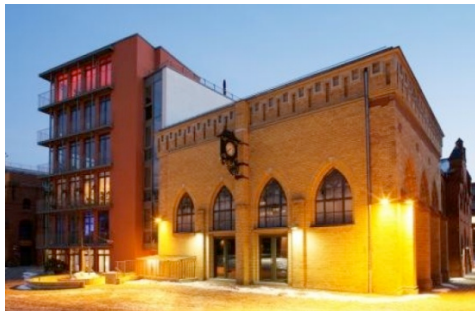


VIKTORIA QUARTIER, Berlin - Germany

Service(s)	Project Management / head of project
Project Data	
Project Timeframe	1999 - 2002
Plot Size	ca. 50.000 m ²
GFA	70.000 m ²
Investment Volume	€ 190 M
Consultant(s)	Carsten Grauel für Viterra
Client	Viktoria Quartier Entwicklungsgesellschaft mbH & Co KG (joint venture Deutsche Bank und Viterra)



The project entailed the development of an approximately 50,000 m² complex at the foot of the hill after which the Kreuzberg area of Berlin is named.

According to the master plan of the American architect Fredrick Fisher the area should become a new inner-city quarter with various types of residential premises, a few business units, an underground car park for 650 vehicles and a mainly subterranean museum. The existing buildings were renovated into lofts with additional storeys added in some cases. The new residential buildings included townhouses, apartment buildings and again lofts. Part of the old buildings were planned to become a commercial leisure park with spa, restaurant and event space.



Core themes of the project management services have been:

- Acquisition and take-over of the old brewery complex
- Implementation of an international urban design competition
- Demolition of not usable newer building, preservation of the historic buildings
- Coordination of a legally binding land-use plan
- Negotiation and conclusion of an urban development contract
- Commissioning and coordination of seven international architects from Los Angeles, Paris, Basel, Vienna, Frankfurt, Berlin
- Coordination of the permit application process
- Management of legal issues (land register, purchase agreements etc.)
- Control of marketing

