



Catella Develops Mixed-Use Building in Berlin

Dusseldorf, 5 June 2025 – As part of the nationwide investment programme ‘Cooperative Innovative Living Germany’, Catella Project Management is developing an innovative mixed-use project on Silbersteinstrasse in Berlin-Neukölln. The building application was submitted this week.

In Germany, Catella's ‘Cooperative Innovative Living Germany’ (CILG) programme sends a strong signal against the stagnating construction development in Germany and the widespread view that ‘residential construction is no longer affordable’. CILG is part of the Catella Group's European Living Development Programme, which aims to develop a Europe-wide portfolio of residential properties that meets the future investment criteria of institutional investors and creates sustainable, affordable housing.

‘Innovation and cooperation are the two headlines of the sustainable investment programme,’ says Klaus Franken, CEO at Catella Project Management. ‘Not only does it have to be planned and built differently, in some cases prefabrication has to be used - the entire process has been optimised. With target identity, this can also be done in harmony with politics and administration. In this way, in addition to ongoing projects, we have around 10,000 new residential units in Germany in the pipeline over the coming years.’

At the Silbersteinstrasse/Eschersheimer Strasse site in Berlin, directly adjacent to Tempelhofer Feld and the S-Bahn ring, a pioneering inner-city building complex is being developed that combines residential and retail space and meets the city's housing needs. The property will be realised in compliance with the ESG and will be certified in accordance with ESG verification for the EU taxonomy, which ensures high standards in the area of sustainability. Construction is scheduled to begin in 2025, with completion scheduled for 2027.

The project comprises 92 rental flats, including 24 publicly subsidised units, as well as a spacious commercial space on the ground floor, which will be home to a modern local supplier for the neighbourhood. The uses complement each other, but are also organised separately. The ground floor will be heavily frequented, while residential use will be organised in a quiet campus style via a central entrance to the ‘belle étage’ on the upper floors. Catella envisages a sustainable combination of privately financed and publicly subsidised living space in response to the strong rental demand from various target groups in Berlin.

‘Berlin needs flats! Densification and sustainable land use are the order of the day and liveable neighbourhoods need local amenities within walking distance. We can realise these important goals in this ambitious, exemplary project,’ says the project's architect Anne Lampen from Anne Lampen Architekten GmbH.

‘At this location, we are creating an attractive residential and supply offer that is harmoniously integrated into the urban environment and meets the demand on the Berlin housing market,’ explains Klaus Franken. ‘The location on Tempelhofer Feld and the excellent public transport connections make Silbersteinstrasse an ideal location for such a project.’

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The corner development with the staircase to the ‘belle étage’, which provides access to the flats and shared flats, sets a special architectural accent: The design of a spacious inner courtyard on the roof of the ground floor creates a quiet and green open space that serves as a meeting place for the residents. The skilful arrangement protects against street noise and ensures a high quality of stay.

With this project, Catella is focusing on a vertical redensification of the property, which not only creates living space but also ensures an economically sustainable and long-term use of the property. The planned realignment of the existing supermarket and the combination with residential space are actively promoted by the district and contribute to optimising the use of the property in an area of the city that is in high demand.

About Catella Project Management

Catella creates living spaces: Catella Project Management develops new neighbourhoods with a long-term perspective. The company implements the concept of the “10-minute city”, with a mix of commercial and residential uses, attractive living space for everyone, a sustainable working environment and diversity that ensures the sustainable value of the neighbourhood. New mobility concepts make it possible to give people back the open space in the city; the areas between the buildings are landscaped and designed for people to stay and meet. The districts developed by Catella are in central locations, are planned to be both car-friendly and car-poor and are designed to be forward-looking overall. The guidelines of the ICG's Social Impact Investing Initiative, which Catella Project Management helped to develop and finance, won the imAward in the Social Responsibility category in 2022. With the Catella program “Cooperative Innovative Living Germany” (CILG), Catella developed a construction kit with 12 tools - innovation and cooperation are the keywords here.

Previous projects include Living Circle in Düsseldorf, Living Lyon in Frankfurt and various commercial projects, such as the C&A headquarters and Telekom's largest service centre. The Seestadt and Düssel-Terrassen district developments are the two largest certified KlimaQuartiere.NRW projects in NRW. Around 4,000 new apartments are currently being built in the Rhineland alone, including 147 subsidised apartments in Grand Central at Düsseldorf Central Station, which were completed in autumn 2023. In the office segment, Catella is focussing on top CBD locations such as the green lighthouse project KöTower, the only high-rise project on the elegant Königsallee in Düsseldorf.

Catella Project Management is part of the Catella Group, Stockholm, a leading specialist in property investments and fund management, with operations in 12 countries. The group has approximately EUR 14 billion in assets under management. Catella is listed on Nasdaq Stockholm in the Mid Cap segment.

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