

# Berlin Contemporary: Urban Living at its Best

**co**<sup>e</sup>48  
cöpenicker  
strasse 48





A Project by

**TROCKLAND®**

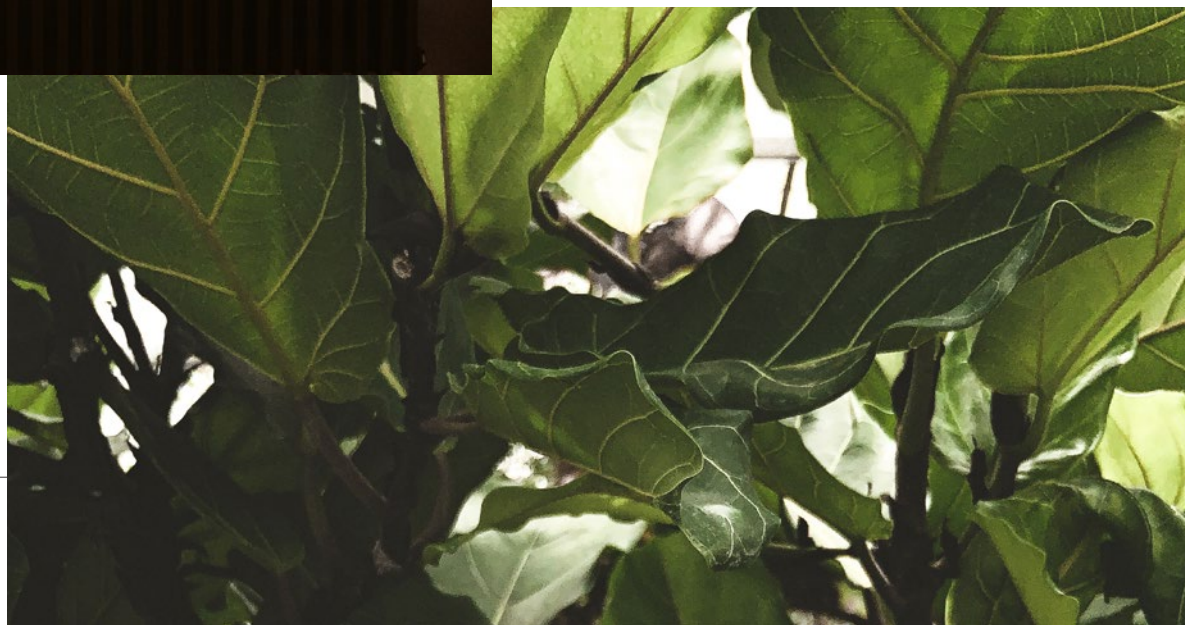
**CREATING  
UNIQUE  
SPACES  
WITH LOVE**





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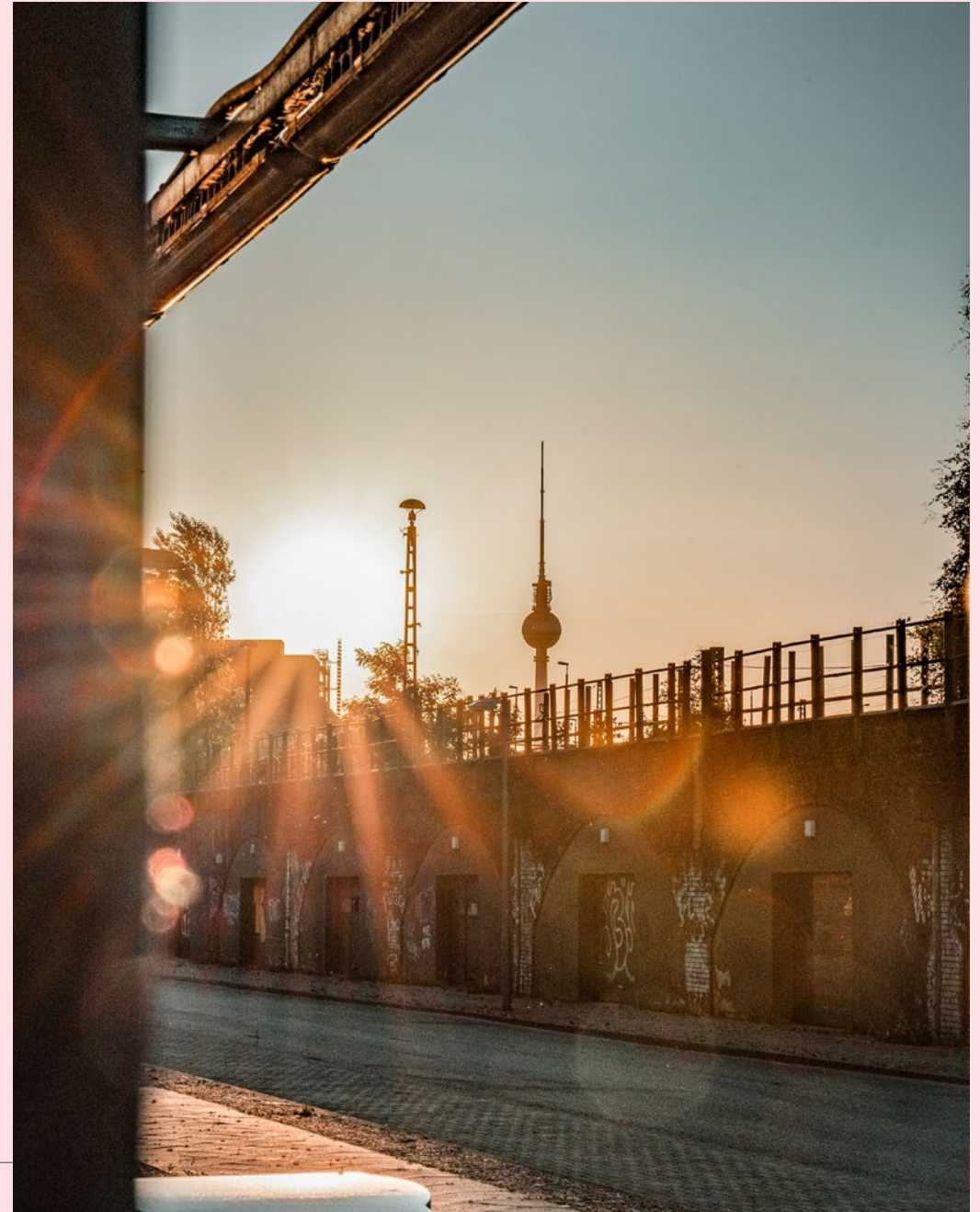
**GO IN  
TRO**



# 01 Crossing of Berlin-Mitte and Kreuzberg

Embedded in one of the most colorful districts of Berlin and surrounded by a life-affirming culture that is characterized by tolerance and creativity, coe48 offers an inspiring place to work and live.

The new office and apartment building at the corner of Köpenicker Strasse 48 and Wilhelmine-Gemberg-Weg is directly connected to the business center Mediaspree on the opposite side of the Spree via two bridges and is a collaborative project with the globally acclaimed architectural firm Tchoban Voss.





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ON

HIGH  
LIGHTS



# 02

## Home is not a place, it's a feeling



- **19 apartments**  
2–4 rooms with approx. 45–109 m<sup>2</sup>  
2 penthouses with rooftop terraces
- **High ceilings**  
at approx. 2.65–3.17 m
- **3 apartment types**  
with a garden, bay windows or rooftop terraces
- **Private basement and shared storage rooms**  
for bicycles and baby buggies
- **Attention to detail**  
Exposed concrete ceilings, floor-to-ceiling windows,  
oak parquet flooring, terrazzo-style bathroom tiles
- **Fully equipped fitted kitchens**  
with floor-to-ceiling cupboards
- **Planned cooperation**  
with co-working space Denizen House
- **Sustainable**  
LEED Platinum certification
- **Ready to move in**  
April 2024





Perspective Köpenicker Strasse/  
Wilhelmine-Genberg-Weg



# 02

## A green concept

coe48 has its own courtyard garden, with green spaces and flower beds that provide a pleasant atmosphere and a communal meeting place for office and residential tenants.

An international LEED Platinum certification is being sought for the building, guaranteeing the building concept is based on sustainable principles like energy efficiency, protecting biodiversity, and promoting regenerative material cycles, as well as enhancing the quality of life for tenants and the surrounding communities.





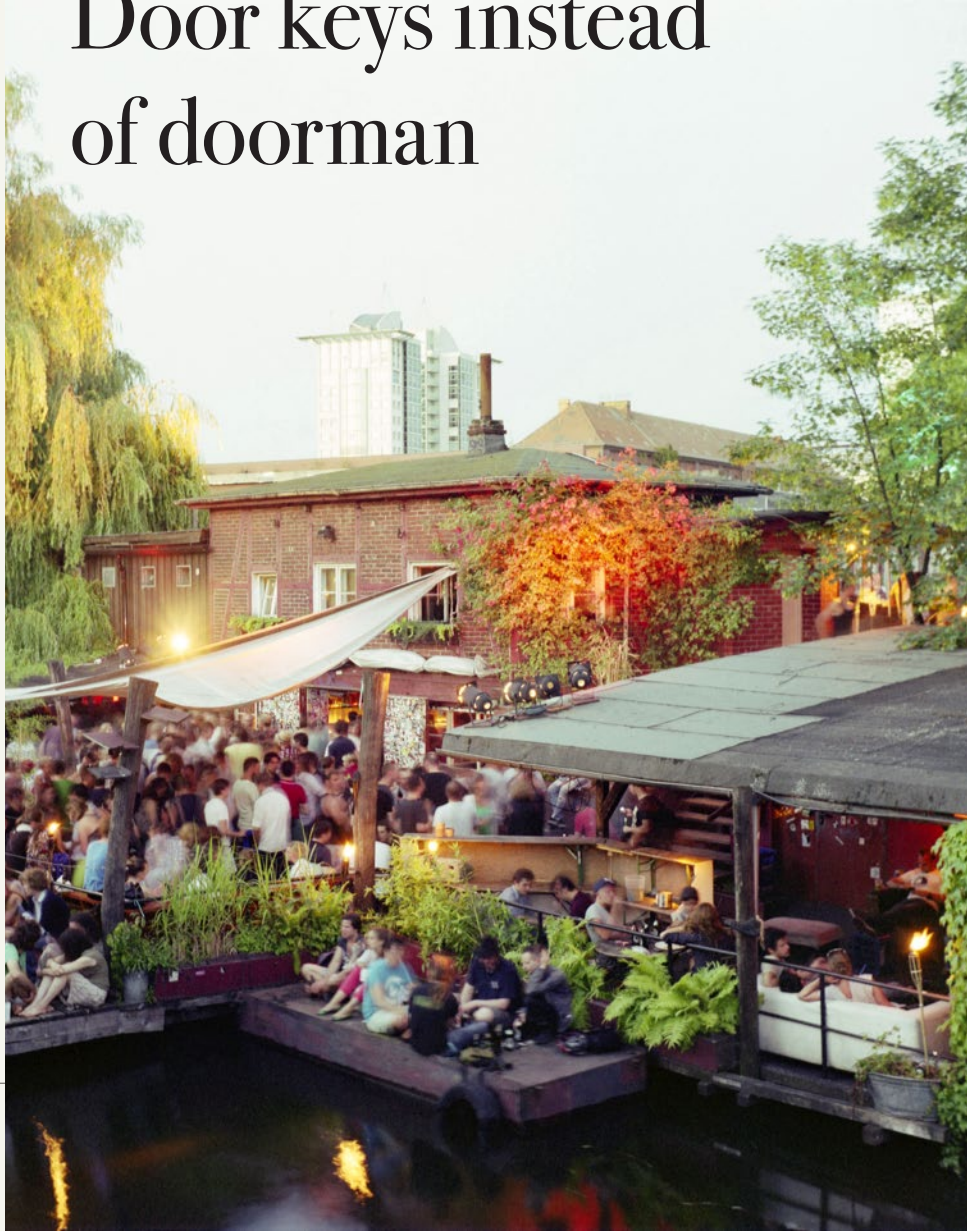
LOCATION

LOCATION



# 03

## Door keys instead of doorman



Anyone who chooses Köpenicker Strasse – whether to work or to live there – is immersed in a piece of Berlin that could not be more authentic: Tolerance, openness and respect are unwritten neighborhood laws. Following these values as well as the historical spelling “Cöpenicker Straße”, the project coe48 opens another chapter in this legendary neighborhood.

Today, Köpenicker Straße is characterized by a unique mixture of independent art and club culture, restaurants and industrial architecture. It is home to agencies and creative industries that have an unshakeable pull on new Berliners and new thinkers, who value the deliberately unfinished nature and look of this neighborhood as an inspiration.



# 03

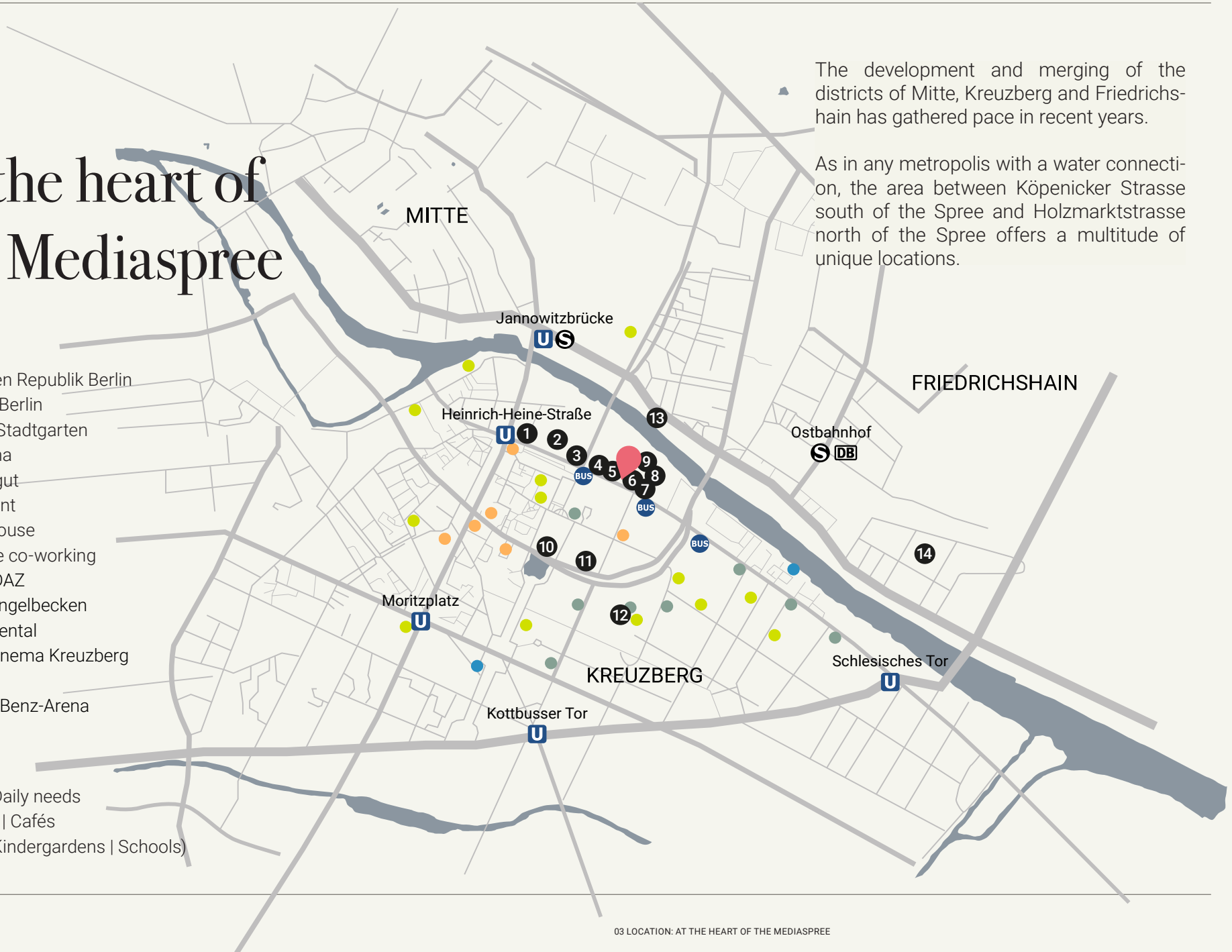
## At the heart of the Mediaspree

The development and merging of the districts of Mitte, Kreuzberg and Friedrichshain has gathered pace in recent years.

As in any metropolis with a water connection, the area between Köpenicker Strasse south of the Spree and Holzmarktstrasse north of the Spree offers a multitude of unique locations.

- 1 Beer garden Republik Berlin
- 2 Kraftwerk Berlin
- 3 Vattenfall Stadtgarten
- 4 Café Cocina
- 5 Café grüngut
- 6 Café Le Vent
- 7 Denizen House
- 8 TechSpace co-working
- 9 Bistro im DAZ
- 10 Café am Engelbecken
- 11 Café Blumental
- 12 Open air cinema Kreuzberg
- 13 Holzmarkt
- 14 Mercedes-Benz-Arena

- Culture ● Daily needs
- Restaurants | Cafés
- Education (Kindergartens | Schools)









4  
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# Type Garden approx. 80–85 m<sup>2</sup> 3 rooms



Floor-to-ceiling windows, garden view, a terrace with a garden area, lots of light and greenery right in front of your nose. The advantage of a first floor apartment is obvious: short and convenient distances.



# Type Bay window approx. 45–90 m<sup>2</sup> 2–3 rooms

Floor-to-ceiling windows, floor plans with windows on either side and just a few minutes walking distance to the river Spree and the planned riverside path. There is plenty of space for interior design and different lifestyles.



# Type Rooftop terrace approx. 100–109 m<sup>2</sup> 3 rooms



The feeling of a roof terrace in the middle of Berlin cannot be beaten. The view over the city always offers new and fascinating perspectives.



# All apartments at a glance

NUMBER	SPACE*	ROOMS	CEILINGS*	LOCATION	EXTERIOR AREA	ORIENTATION
0.1	86 m <sup>2</sup>	3	3.17 m	Ground floor	Garden	S & N/E
0.2	79 m <sup>2</sup>	3	3.17 m	Ground floor	Garden	N/W
1.1	78 m <sup>2</sup>	3	2.71 m	1 <sup>st</sup> floor	Balcony	S & N/E
1.2	47 m <sup>2</sup>	2	2.71 m	1 <sup>st</sup> floor	Bay window	N
1.3	90 m <sup>2</sup>	4	2.71 m	1 <sup>st</sup> floor	Bay window & balcony	N/W
2.1	78 m <sup>2</sup>	3	2.71 m	2 <sup>nd</sup> floor	Balcony	S & N/E
2.2	45 m <sup>2</sup>	2	2.71 m	2 <sup>nd</sup> floor	Balcony	N
2.3	89 m <sup>2</sup>	3	2.71 m	2 <sup>nd</sup> floor	Balcony	N/W
3.1	78 m <sup>2</sup>	3	2.71 m	3 <sup>rd</sup> floor	Balcony	S & N/E
3.2	47 m <sup>2</sup>	2	2.71 m	3 <sup>rd</sup> floor	Bay window	N
3.3	89 m <sup>2</sup>	3	2.71 m	3 <sup>rd</sup> floor	Bay window	N/W
4.1	78 m <sup>2</sup>	2.5	2.71 m	4 <sup>th</sup> floor	Balcony	S & N/E
4.2	45 m <sup>2</sup>	2	2.71 m	4 <sup>th</sup> floor	Balcony	N
4.3	87 m <sup>2</sup>	3	2.71 m	4 <sup>th</sup> floor	Balcony	N/W
5.1	78 m <sup>2</sup>	2.5	2.65 m	5 <sup>th</sup> floor	Balcony	S & N/E
5.2	47 m <sup>2</sup>	2	2.65 m	5 <sup>th</sup> floor	Bay window	N
5.3	90 m <sup>2</sup>	4	2.65 m	5 <sup>th</sup> floor	Bay window & balcony	N/W
6.1	100 m <sup>2</sup>	3	3.02 m	6 <sup>th</sup> floor	Roof terrace & balcony	S & N/E
6.2	109 m <sup>2</sup>	3	3.02 m	6 <sup>th</sup> floor	Roof terrace	N/W

\* The areas indicated are approximate.  
50 % of the apartments external areas are added to the rental space.







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# Trockland

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