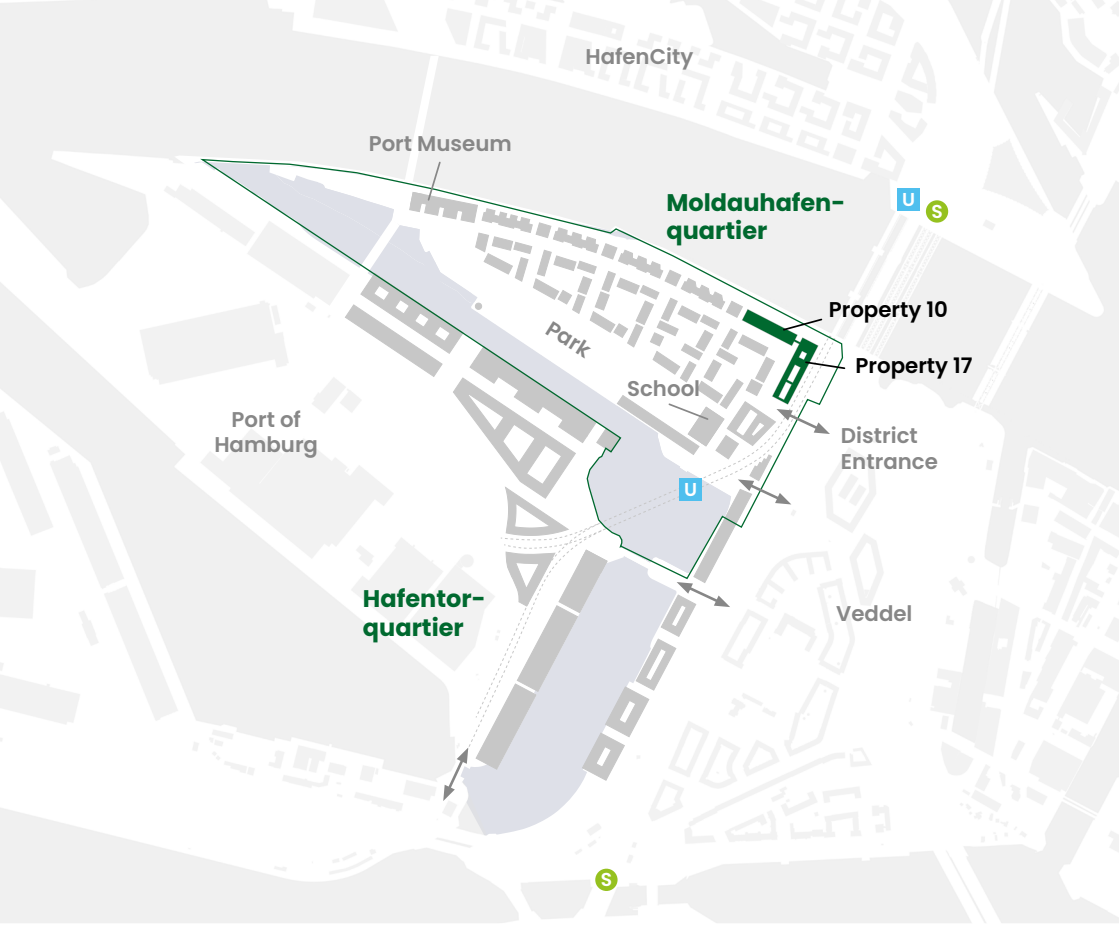


Grasbrook. Hamburg's centre is growing.

Land offering for Properties 10 and 17

GRASBROOK



Moldauhafenquartier

Moldauhafenquartier is taking shape as one of Hamburg's most distinctive new urban developments. The district offers a variety of attractive housing options, high-quality green spaces, and social and recreational infrastructure, contributing to its vibrant and sustainable character.

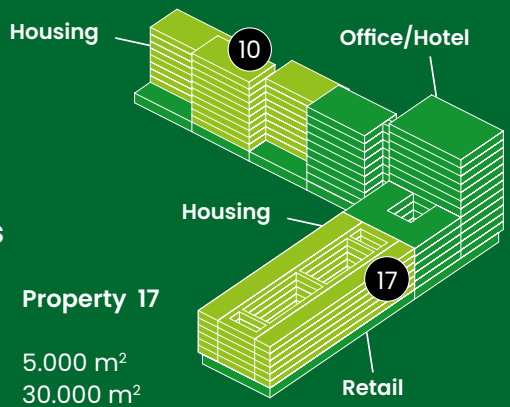
The German Port Museum and the museum ship Peking are establishing a cultural anchor with great appeal.

The city's first subway station, constructed over water, represents a forward-looking mobility concept, and its climate-resilient infrastructure creates ideal conditions for investments that will retain their value over the long term.

First Opportunity on Hamburg's New Waterfront

The site's prime location, situated between the Northern Elbe, Grasbrook Boulevard, and the future subway line, ensures optimal visibility. Properties 10 and 17 occupy a prominent position at the entrance to the district and form the gateway to the new waterfront district. These properties have a significant impact on the perception of the new district, establishing a prominent landmark on the waterfront that is visible from a considerable distance.

The land offers a wide range of development opportunities for residential, office, hotel, and local retail uses, combining urban diversity with excellent transportation access. The surrounding streetscapes and promenades are of a high quality, and the location is well-connected to neighboring neighborhoods. These features ensure excellent accessibility and underscore the location's unique appeal.



An Overview of the Properties

	Property 10	Property 17
Land Area	3.700 m²	5.000 m²
Gross Floor Area (GFA)	19.000 m²	30.000 m²
Storeys	VIII-IX	VI-XIII
Construction Start	2028	2028
Distribution Method	Sale	Sale

Use: Office, hotel, housing, publicly accessible ground-floor uses

Land-use Designation: Urban Area (MU), Core Area (MK) (Housing excluded in the eastern section)

Use: Office, hotel, housing, large grocery store on the ground floor

Land-use Designation: Core Area (MK) (Housing excluded in the northern section)

About the Land Offering Process

The Free and Hanseatic City of Hamburg, City and Port Special Fund, represented by HafenCity Hamburg GmbH, is offering the property for sale. The selection of the purchaser will take place through a two-phase concept-based bidding process. Conceptual quality will account for 70% of the evaluation, while the purchase price offered will account for 30%.

During the initial phase of the process, applicants are required to submit a preliminary concept. The second phase is dedicated to the in-depth development of the concepts and the negotiation of the land purchase agreement. The application process includes the following requirements:

- A minimum of 35% subsidized housing
- Architectural and open-space planning qualifications as part of the property bidding process
- Fulfillment of the criteria for the DGNB Special Award Ecolabel

The conceptual quality of a project is evaluated based on the following criteria:

- Usage concept
- Concept for urban planning, outdoor spaces, and architecture
- Financing and implementation concept

The sale of the property will proceed based on the proposal, following approval by the municipal committees and upon receipt of the building permit for the project.

Contact

If you are interested, please email carlotta.ruppert@hafencity.com

For further information, please visit: www.grasbrook.de/en/

This property description is provided for preliminary information only. The property listing is binding.

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