

## **Covivio unveils 030BLN, a landmark architectural project at Berlin Alexanderplatz**

*Covivio, a leading European real estate operator, unveils “030BLN”, a 130-metre-tall tower project located in the heart of Alexanderplatz, set to become a new urban landmark in the German capital.*

*With a total floor area of 60,000 m<sup>2</sup> spread over 33 floors, the building will house retail outlets, restaurants, office space and nearly 300 serviced apartments, embodying an integrated and vibrant vision of the city of tomorrow. Completion is expected in the second half of 2027.*

### **Ambitious architecture supporting a concept rooted in Berlin’s DNA**

The design of “030BLN” has been entrusted to a trio of renowned firms: the award-winning practices Sauerbruch Hutton, Studio Aisslinger and AGL Architekten. The project stands out for its bold, contemporary façade, combined with a raw interior aesthetic that engages with Berlin’s socialist architectural heritage of the 1960s, in an approach that echoes the city’s urban diversity.

The project’s name itself reflects this: “030”, the capital’s historic telephone code, anchors the project in its local context, whilst “BLN”, Berlin’s international abbreviation, gives it a dimension that is resolutely open to the world. To shape the project’s identity, its programme and the building’s artistic curation, Covivio called upon a collective of local and European experts working in the hospitality and entertainment sectors, as well as in art and fashion, brought together with the help of the Taarof agency.

### **A mix of uses at the heart of the project**

With its expertise in office and hotel development across Europe, and as the owner since 2016 of the Park Inn hotel (over 1,000 rooms across 37 floors) on Alexanderplatz, Covivio has in-depth knowledge of this strategic Berlin district. It is in this context that 030BLN is situated, facing the Park Inn hotel.

Around 29,900 m<sup>2</sup> spread over 23 floors will be dedicated to flexible office space and co-working areas. Around twenty conference and meeting rooms complete this commercial offering.

The first two floors will house approximately 13,800 m<sup>2</sup> of retail space, most of which has already been let, alongside catering facilities that will help bring the site to life on a daily basis.

Finally, over 300 serviced apartments will be located in the building's ground floor, combining contemporary design and furnishings with a comprehensive range of services (including access to fitness facilities), to create an integrated residential experience.

Set to become a hub for the neighborhood, 030BLN also stands out for its numerous spaces open to all, with a wide range of dining options, as well as a rooftop terrace of around 2,500 m<sup>2</sup> featuring gardens, sports facilities, a bar and event spaces.

By 2029, a green walkway will also link the tower to the neighboring ParkInn hotel, creating a new direct pedestrian link between Alexanderplatz and Alexanderstraße. Lined with shops and restaurants, this oasis-like space will provide a counterpoint to the vibrant Alexanderplatz, enhancing the neighborhood's quality of life.

As a property operator, Covivio will manage the 030BLN project.

### **A strong commitment to sustainability**

030BLN is part of an ambitious sustainable development approach. Geothermal energy and connection to the district heating network will provide heating and cooling for the building, combined with a large-scale heat recovery system designed to optimize the complex's energy performance.

The project also includes green roofs, irrigated using dedicated rainwater collection and storage systems. Finally, photovoltaic installations, integrated both into the roof and directly into the façade, will make 030BLN one of the first high-rise buildings in Germany to feature such a system.

In line with sustainable mobility principles, 500 to 700 bicycle parking spaces will be made available to users, whilst priority is given to public transport, supplemented by car parks in the immediate vicinity.

Alexanderplatz is one of the most central and bustling squares in the German capital. Directly served by the underground, the S-Bahn, trams, buses and regional connections, this major transport hub welcomes some 400,000 visitors every day. Shops, restaurants, cafés, offices and hotels make this neighborhood one of the most dynamic and vibrant in Berlin.

**Olivier Estève, Deputy Chief Executive Officer of Covivio**, explains: *“030BLN is a flagship project for Covivio. Set to become a central landmark of Berlin, it is currently the largest project developed by the group in Europe, on Alexanderplatz where Covivio has owned the Park Inn hotel since 2016. It brings together all our areas of expertise and fully demonstrates the strength of our integrated property operator model: from design to planning, from development to operation, all our expertise is on display here. With 030BLN, we are creating a unique space, designed for working, travelling, meeting and living – a new showcase for our expertise, with an international reach, which perfectly reflects the many facets of Berlin.”*

**Matthias Sauerbruch, Managing Director of Sauerbruch Hutton**, adds: *“The construction of 030BLN on Alexanderplatz is a project at the heart of the city which, once completed, will help to quicken the pulse of the German capital. It is also a metropolitan district in its own right, a shared and forward-looking space that will offer Berliners and their visitors a wide variety of experiences and an unforgettable setting, carrying the rich history of this site forward to future generations.”*

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PRESS RELEASE



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## ABOUT COVIVIO

Thanks to its partnering history, its real estate expertise and its European culture, Covivio is inventing today's user experience and designing tomorrow's city.

A preferred real estate player at the European level, Covivio is close to its end users, capturing their aspirations, combining work, travel, living, and co-inventing vibrant spaces.

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A benchmark in the European real estate market with €23.7 bn in assets, Covivio offers support to companies, hotel brands and territories in their pursuit for attractiveness, transformation and responsible performance.

Build sustainable relationships and well-being, is the Covivio's Purpose who expresses its role as a responsible real estate operator to all its stakeholders: customers, shareholders and financial partners, internal teams, local authorities but also to future generations and the planet. Furthermore, its living, dynamic approach opens up exciting project and career prospects for its teams.

Covivio's shares are listed in the Euronext Paris A compartment (FR0000064578 - COV), are admitted to trading on the SRD, and are included in the composition of the MSCI, SBF 120, Euronext IEIF "SIIC France" and CAC Mid100 indices, in the "EPRA" and "GPR 250" benchmark European real estate indices, and in the ESG FTSE4 Good, DJSI World & Europe, Euronext (Sustainable World 120, Sustainable Euro 120, CDP Environment ESG France EW, SBF Top 50 ESG, SBT 1.5°), Stoxx ESG, Ethibel and Gaïa, and has received recognition and ratings from EPRA BPRs Gold Awards (financial reporting and sustainable development), CSA S&P (top 10%), CDP (A), GRESB (91/100, 5-Star, 100% public disclosure), ISS-ESG (B) and MSCI (AAA).

**Notations solicited:**

Financial part:                   BBB+ / Stable outlook by Standard and Poor's