

## Berlin *Quartier Heidestrasse*

# An oasis of sustainability with innovative building technology at the heart of Berlin

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A new highlight in Berlin's urban landscape! North of the main railway station, a huge plot of land equivalent in size to 83 football pitches is being redeveloped into the climate-friendly, sustainable **Europacity**. It covers an area of more than 150 acres (61 hectares) offering ample living space and workspace, featuring a vibrant mix of urban areas for singles and families, housing office spaces for small and large enterprises and providing a stylish home for retailers and art galleries. In buildings that set architectural standards - a good example is the *cube berlin* with its multi-faceted, mirrored facade next to the Berlin Hauptbahnhof (Main Railway Station).

At the heart of the *Europacity*: the **Quartier Heidestrasse**. Taurecon Real Estate Consulting GmbH (founded 2013 by Thomas Bergander) has redeveloped a historic railway facility and former industrial area into an oasis of sustainability. This new district covers approximately a third of the *Europacity*'s surface area with residential and commercial buildings, businesses, roads and squares, pedestrian and cycling paths as well as many green spaces - with landscaping that's been nominated for the 2023 German Landscape Architecture Award.

Here you'll find everything that's typical for an endearing Berlin neighbourhood: a hotel, numerous cafés and restaurants as well as small businesses, co-working spaces, a kindergarten and a well-sorted supermarket at the centre of the district all contribute towards creating a pleasant living and working environment.

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The residential buildings with a total of 940 apartments face inwards towards the green spaces and away from the busy neighbouring roads and railway lines, and so it's easy to forget that the *Quartier Heidestrasse* is just a stone's throw away from the centre of the city and the seat of the German Government. The trend towards ecologically friendly mobility benefits from the multitude of electric charging stations and from the nearby Main Railway Station public transport hub.

In bygone times, legendary trains such as the „Fliegende Hamburger“ travelled from here. Now, high-speed internet reigns supreme. A city within the city, covering an area of approx. 85.000 square metres and with countless addresses for digitally networked living and working distributed upon a surface area of 295.000 square metres. The *Quartier Heidestrasse* is ready for tomorrow, with energy-optimized buildings for a sustainable future.

*„For Quartier Heidestrasse, CO2 emission reduction during the building phase and in subsequent operation is a top priority. New technologies, such as lining the excavation pits of the QH Track office complex with a sodium silicate gel layer, contribute towards reducing the amount of concrete needed whilst the use of digital sensors and building control systems allows for a drastic reduction in everyday energy consumption.*

*The QHTrack office complex complies with the KfW 55 standard and is certified in accordance with the Gold standard of the DGNB, Deutschen Gesellschaft für Nachhaltiges Bauen (German Society for Sustainable Building). The use of non-toxic, ecologically friendly building materials, together with the integration of photovoltaic systems, further contribute towards safeguarding the environment through enhanced sustainability during the construction phase and in everyday operation thereafter“, claims Taurecon.*



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The developers of *Quartier Heidestrasse* selected the integrated OPUS building technology system by Jäger Direkt because of its extreme flexibility, with a broad range of complementary features and services for the user. The OPUS system is hybrid by nature. Switches powered by 230V mains current feature additional EnOcean self-powered wireless modules guaranteeing fail-safe operation of lighting, shading and heating for more comfort with lower energy costs.

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Further self-powered wireless sensors for leakage and smoke detection, plus intelligent window and door handles, can enable safety management for the residents as required.

Additional Smart Home functions may be added at any time and at low cost to fulfil additional individual needs. EnOcean's self-powered, totally maintenance-free wireless technology generates essential data for the Internet of Things (IoT). Installation takes a matter of minutes, and costs approx. 30% less than for conventional hard-wired solutions. No cables and no batteries required.

EnOcean devices harvest energy from motion, light and temperature differentials - and use it to power switches and sensors, making buildings "smart".

*„The innovative digitalisation concept makes the Quartier Heidestrasse a pioneer in urban district development. It's the first time that all the buildings within such a large area have been integrated to such an extensive degree - connecting future residents, office workers, retailers, caterers, service providers and the mobility infrastructure.*

*An analysis of cutting-edge technological possibilities and individual user-specific requirements led to the development of innovative digital modules, which can be freely implemented within all buildings throughout the district as well as in single office, commercial and residential spaces“, says Taurecon*

Flexibility and user-friendliness profit from the integration of control software. Apple HomeKit, Amazon Alexa and other similar solutions enable the remote management of the OPUS system via smartphone, smartwatch or tablet - via voice control, at home or remotely. Network-enabled devices from a multitude of manufacturers can be seamlessly integrated in order to expand the building networks as required.

## The EnOcean Alliance

As creator and promoter of this global standard, the EnOcean Alliance features an interoperable ecosystem based on the open EnOcean wireless standard encompassing more than 5,000 products on offer from over 400 vendor members worldwide. Founded in 2008, the EnOcean Alliance is an international association of leading companies in the building and IT industries, with global headquarters in California. This open, non-profit organization is committed to enabling and promoting interoperable eco-systems for Smart Homes, Smart Buildings and Smart Spaces based on the maintenance-free radio standard (ISO/IEC 14543-3-10/11).

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