

Press Release

Smart living in Lindenau harbour

Deutsche Wohnen completes its new-build project in Leipzig

Berlin, 4 May 2020. Deutsche Wohnen has successfully completed its new-build project at Lindenau harbour in Leipzig on schedule. Two apartment houses with a total of 44 flats for rental have been built. The first tenants will already be moving in in May.

As Henrik Thomsen, Chief Development Officer (CDO) of Deutsche Wohnen, explains, “We are delighted to have made a decisive contribution here in Leipzig to the development of the newly created residential neighbourhood at Lindenau harbour. As with all new-build projects of Deutsche Wohnen, the buildings have been planned and constructed in accordance with strict sustainability criteria.”

On this point, Deutsche Wohnen was guided by the criteria of the evaluation system for sustainable housebuilding [NaWoh – Nachhaltiger Wohnungsbau], which is recognised by the Federal Ministry for the Environment. So, instead of a normal thermal insulation composite system, for example, so-called Poroton (or perforated) bricks were used, whose structure directly provides thermal insulation.

Smart building solutions for intelligent living

Working together with various partners from the PropTech scene, Deutsche Wohnen has systematically strengthened its commitment to the field of intelligent living over the past few months. As Henrik Thomsen points out, “For the first time here in Leipzig, we have achieved comprehensive smart building solutions from the outset in a new-build project. This is making housing not just significantly more convenient but more energy-efficient as well.”

Both apartment buildings have been fitted with digital monitoring and measurement units and with digital door entry systems. The keyless locking system KIWI works via a transponder or smartphone app to provide access to the main entrance door, individual apartments, the basement garage and the storage rooms for bicycles and prams. In addition, each flat has the “My Intelligent Assistant” (MIA) system. MIA can be managed via a tablet in the entrance area of the flat or from anywhere via a smartphone app. Currently, the MIA system, which is a single central unit, controls the heating in the flat in accordance with heating plans, which can be configured by the user. It also controls the blinds according to the time of day and the weather forecast. Finally, the MIA system ensures that the meter readings for heating and water consumption are automatically taken and transmitted without the tenant needing to be

at home. In future, the MIA system will also present the resulting consumption data and expected billing amounts on-screen to residents.

The 44 flats and one commercial unit are located in two five-storey buildings. The flats, which range from two rooms to five rooms, are between 50 m² and 120 m² in size. Each flat has its own terrace, balcony or – on the ground floor – area of garden. All the flats are accessible by lift and are designed to present as few barriers as possible. For example, the wider door frames are suitable for wheelchair users. The basement garage in the development has 37 parking spaces. And the waterfront area of Lindenau harbour is freely accessible from both buildings.

This project at Lindenau harbour is Deutsche Wohnen's first new build in Leipzig. However, as a landlord, Deutsche Wohnen has been in this city in eastern Germany for some time now. In fact, the company now manages approximately 3,000 flats and commercial units here.

Deutsche Wohnen

Deutsche Wohnen is one of the leading publicly listed property companies in Germany and Europe with a business focus on managing and developing its portfolio, which consists mainly of residential properties. As at 31 December 2019, the portfolio comprised 164,000 units in total, of which 161,200 were residential and 2,800 commercial. Deutsche Wohnen owns flats in four Berlin Modernist estates, which were declared UNESCO world heritage sites in July 2008: the White City Estate, the Horseshoe Estate in Britz, the Carl Legien residential estate and the Ring Estate in Siemensstadt.