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POELLATH advises Hines on acquisition of the “Marienhöfe” residential project in Berlin-Tempelhof

The international real estate company Hines has acquired the “Marienhöfe” residential district in Berlin-Tempelhof for its “European Core Fund” (HECF) as part of a forward funding deal. The seller is RS Immobilien, a company owned by the Semer family. The project will be implemented in several construction phases, with the initial completions scheduled in the third quarter of 2027. As the seller and project developer, RS Immobilien is responsible for the completion of this project. This project represents Hines’ largest residential real estate investment in Germany to date.

The new residential district is being built on the former site of the Mariendorf freight yard and is part of a mixed-use development comprising a total of twelve buildings. Approximately 85,000 m² of rental space is planned, of which approx. 63,000 m² will be for residential purposes. A total of approx. 880 rental apartments will be built, including around 30 percent subsidized housing and units for assisted living. The offering will be complemented by space for a medical care center, retail, restaurants and a fitness studio. There is a particular focus on sustainability: the neighborhood is being developed with a fossil-free energy concept and aims to achieve DGNB Gold certification.

The project is based on the concept of the 15-minute city: all essential goods and services should be within walking distance. The area will be designed to be free of barriers and motorized private transport will be reduced. Parking will be available in an underground garage. Thanks to the nearby Attilastrasse and Südende S-Bahn (subway) stations, the neighborhood is directly connected to central Berlin locations such as Potsdamer Platz and Friedrichstrasse.

POELLATH advised Hines on the acquisition with the following team:

- [Dr. Stefan Lebek](#) (partner, lead, real estate transactions, Berlin)
- [Dr. Jens Linde](#) (associate partner, financing, Frankfurt)
- [Sebastian Pasch](#) (associate partner, real estate transactions, Berlin)
- [Daniel Wiedmann](#) (associate partner, antitrust law, Frankfurt)
- [Dr. Daniel Elbel](#) (counsel, real estate transactions, Berlin)
- [Jenan Fur](#) (associate, real estate transactions, Berlin)

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