

# WELCOME TO FUNKYTOWN

BERLIN

THE NEXT EPISODE

FUNKYTOWN

A Project by

TROCKLAND

THE NEW KIEZ ON THE BLOCK



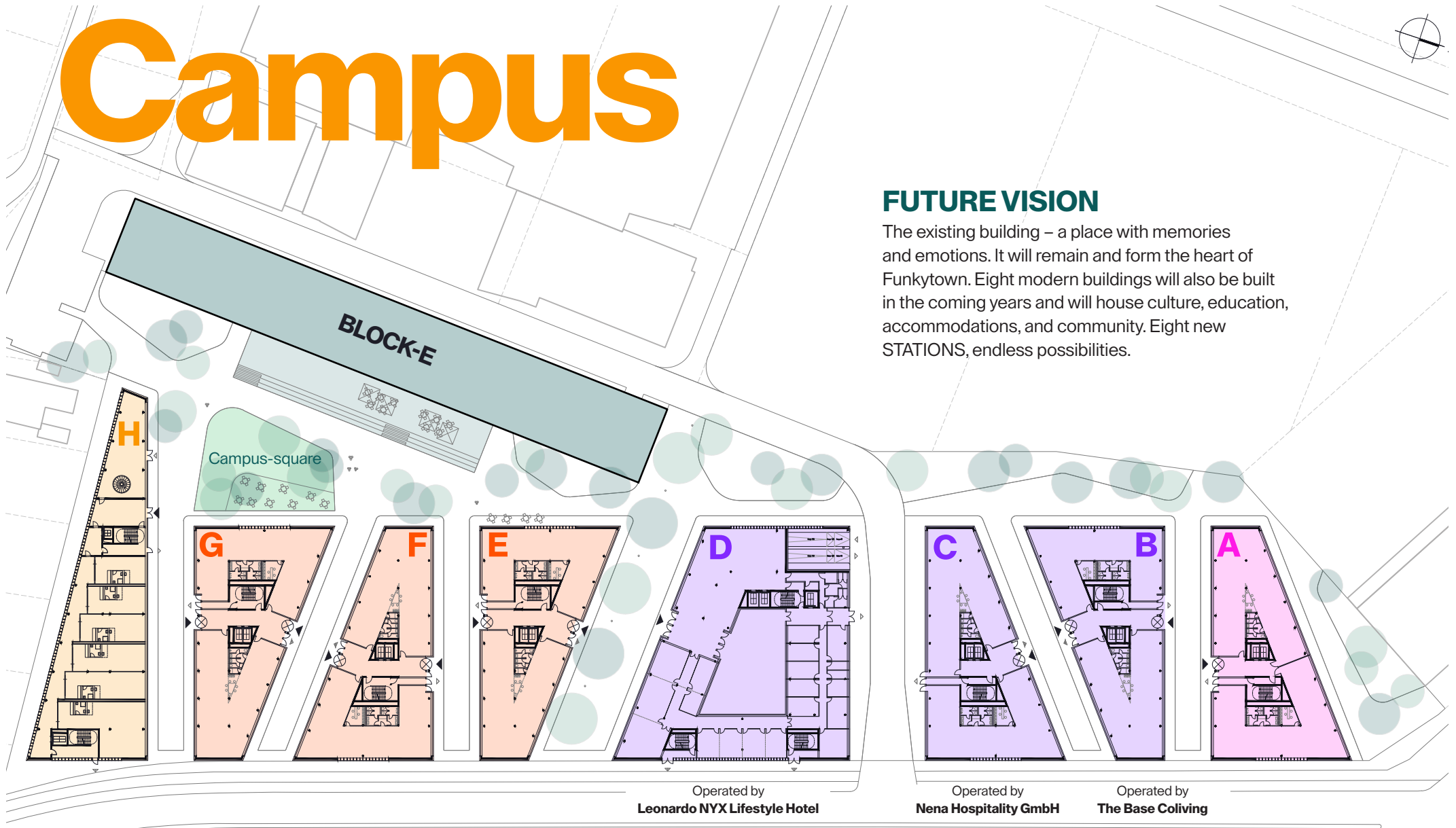


# Welcome to Funkytown

- ◆ The new creative quarter, offering a view of the Spree River, Plänterwald, and of the neighboring Funkhaus in Nalepastrasse, as well as the city skyline, represents the revitalization of a legendary location: From the BLOCK-E on Rummelsburger Landstrasse the GDR youth radio station DT64, among others, broadcast culture and hits, debates and art into the households of an entire generation.

BLOCK-E: Ready for the next episode

# Campus



## FUTURE VISION

The existing building – a place with memories and emotions. It will remain and form the heart of Funkytown. Eight modern buildings will also be built in the coming years and will house culture, education, accommodations, and community. Eight new STATIONS, endless possibilities.

Operated by  
**Leonardo NYX Lifestyle Hotel**

Operated by  
**Nena Hospitality GmbH**

Operated by  
**The Base Coliving**

◆ The story of BLOCK-E is fascinating, starting in the 1960s when it was constructed as a way to make more space for broadcasting and production rooms for several East German radio stations. In May of 1964, the German Youth Rally broadcast continuously for 99 hours straight, securing its cult status and establishing itself as the voice of East Germany's youth overnight. What was later known as DT64 became a symbol of East German identification. The youth radio station referred to itself as the "Power of the Eastside" – and thus a movement was born. Until the wall came down, shows like Hitglobus, Mischmasch, and Dr. Kaos were key components of the daily programming.

# Remember DT64

Christoph Singelstein, Thomas Klug, Andreas Ulrich at DT64 | © Jörg Wagner



◆ The DT64 hit caravan was still touring Germany in 1991, having embarked on a mission to rescue the station after the fall of the Berlin Wall. A large, emotional wave of protests in the east and west brought people together and continues to do so to this day. In October 1991, superstar David Bowie came to Berlin to fight for the station – without success. The end of the station in mid-1993, with the renaming to Sputnik and the move to Halle, left behind an enormous empty space in the hearts of an entire generation.

# I Follow Rivers

## SURROUNDINGS

◆ For half a century, the Funkhaus has provided a space for culture, music, and creative work. The urban energy is balanced by the Spree and the island of Bullenbruch, whose deciduous trees extend all the way down to the water. The Funkytown name represents new beginnings, rhythm, and radio history as well as people, change, and city life.



Funkhaus Spree romance: magical mix for creative minds



BLOCK-E at broadcasting times



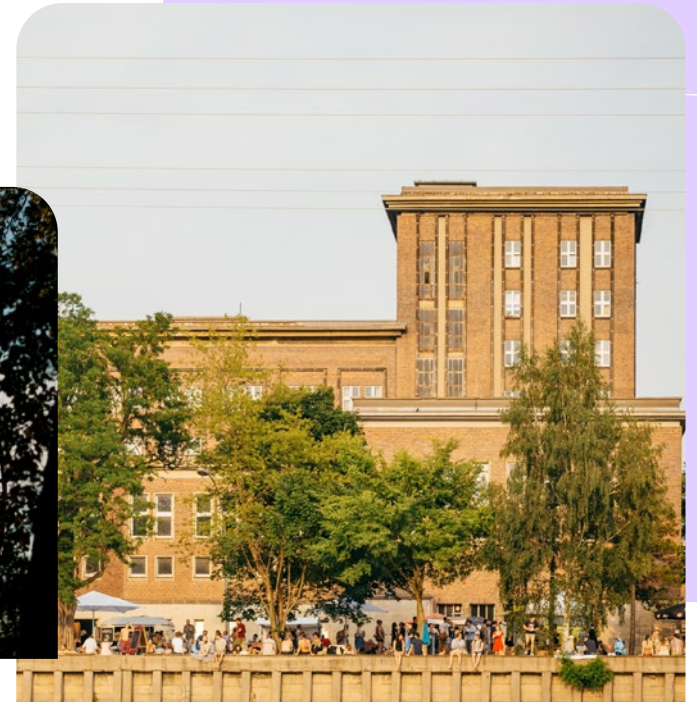
Depeche Mode concert at the Funkhaus Nalepastraße



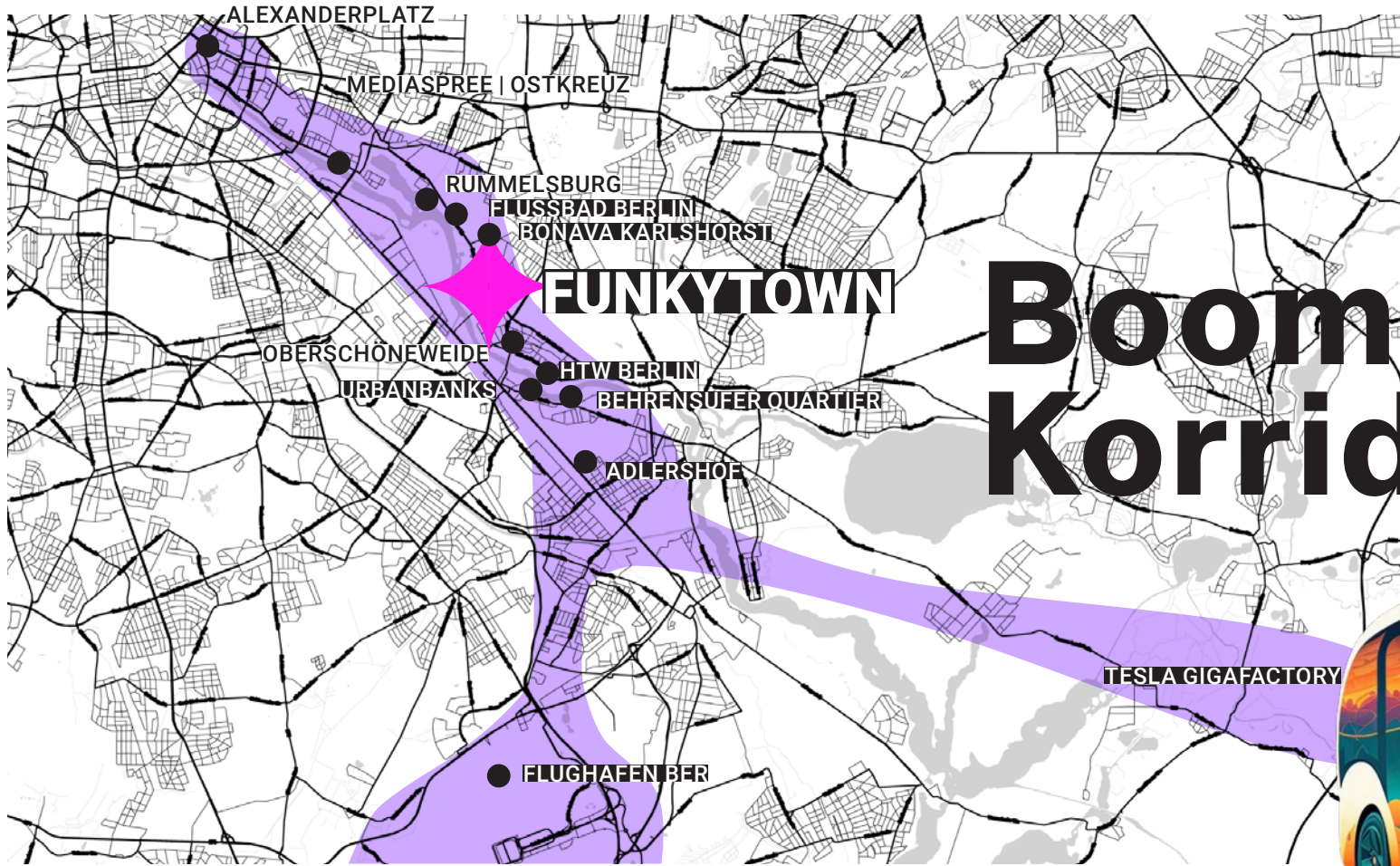
Funkhaus: Hall One



Ferris wheel at Spreepark Plänterwald



Funkhaus Nalepastraße



# Boom-Korridor

### MOBILITY

- S-Bahn stations Ostkreuz, Rummelsburg, Baumschulenweg
- Tram 21, Ferry F11
- BVG Muva
- Share Cars, Bikes, Scooters
- Private VIP campus shuttle with electric bus (all-day schedule)

Planned: Ferry boat, water cab

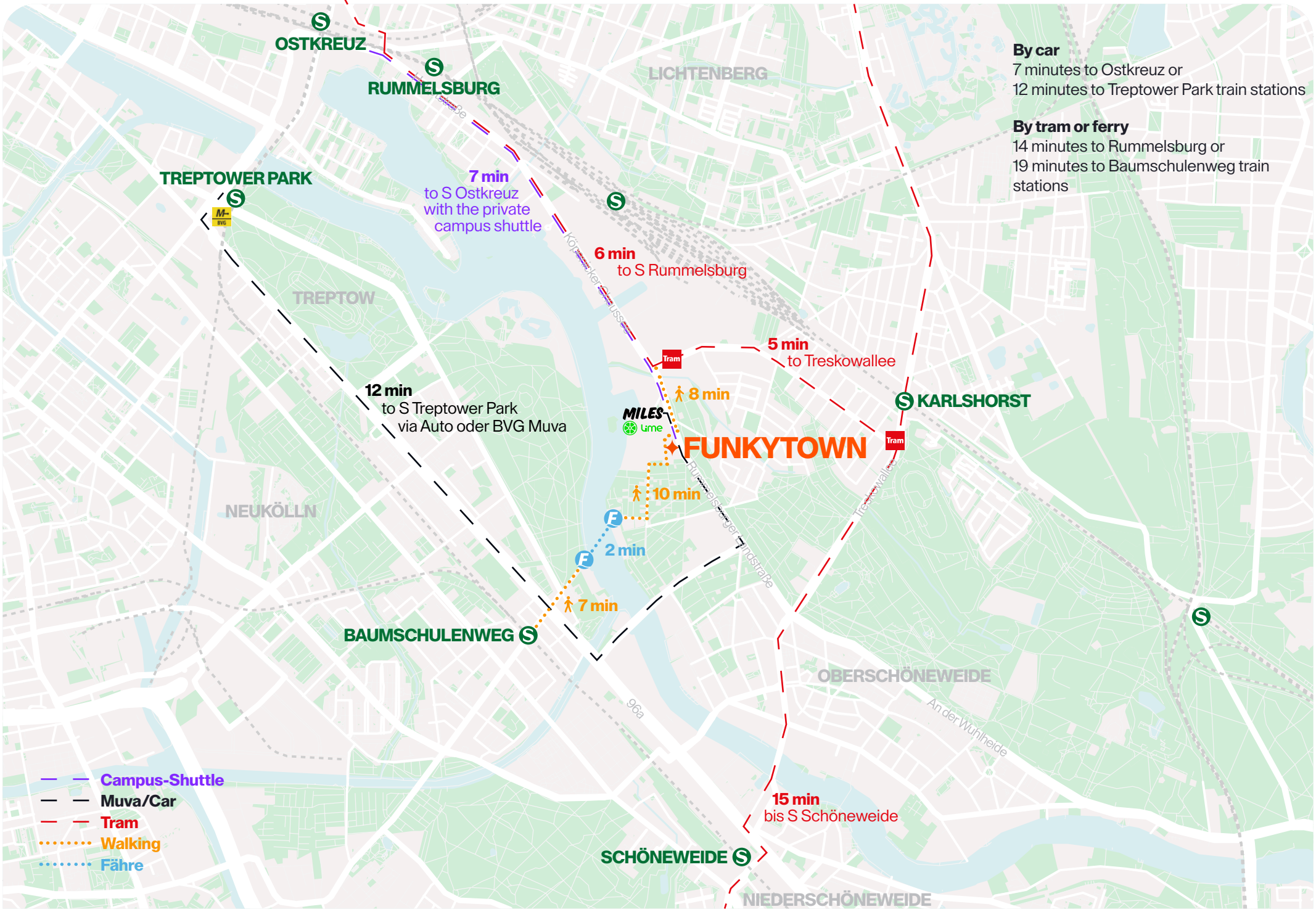


# I Like to Move It

◆ There will be a private campus shuttle for all tenants and guests, linking Funkytown to the Ostkreuz and Ostbahnhof train stations between 7:30 a.m. and 9 p.m.

service Muva is available in the Treptow-Köpenick district. It is also possible to travel to the quarter individually at any time using share cars, scooters or bikes.

Numerous train and bus lines run from these public transport hubs throughout Berlin and into Brandenburg. In addition, the on-demand BVG



**By car**  
7 minutes to Ostkreuz or  
12 minutes to Treptower Park train stations

**By tram or ferry**  
14 minutes to Rummelsburg or  
19 minutes to Baumschulenweg train  
stations

7 min  
to S Ostkreuz  
with the private  
campus shuttle

6 min  
to S Rummelsburg

5 min  
to Treskowallee

8 min

10 min

2 min

7 min

12 min  
to S Treptower Park  
via Auto oder BVG Muva

15 min  
bis S Schöneeweide

- — Campus-Shuttle
- — Muva/Car
- - - Tram
- ..... Walking
- ..... Fähre





# New Kiez on the Block

## VISION 1.0 – BLOCK-E

♦ Built in the early 1960s, the reinforced concrete structure is a classic. Imposing from afar and up close, the five-floor block is home to historical treasures. The raw concrete has been preserved, and with it the recent decades of graffiti, providing BLOCK-E with its genuine character.

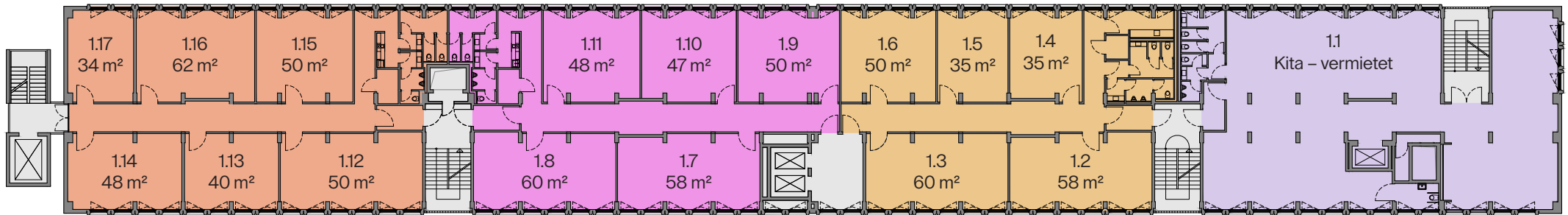
The enormous building forms the basis for a modern vibe in the unusually cool neighborhood. Combined with new materials, a glass facade, and a contemporary interior, the former department for news and foreign policy will be transformed into innovative Work Lofts.

# FUNKY STUDIOS | 1<sup>st</sup> FLOOR

approx. 34 m<sup>2</sup>–60 m<sup>2</sup>



Ceiling height min. 3 m



**B1.04**

**B1.03**

**B1.02**

**B1.01**

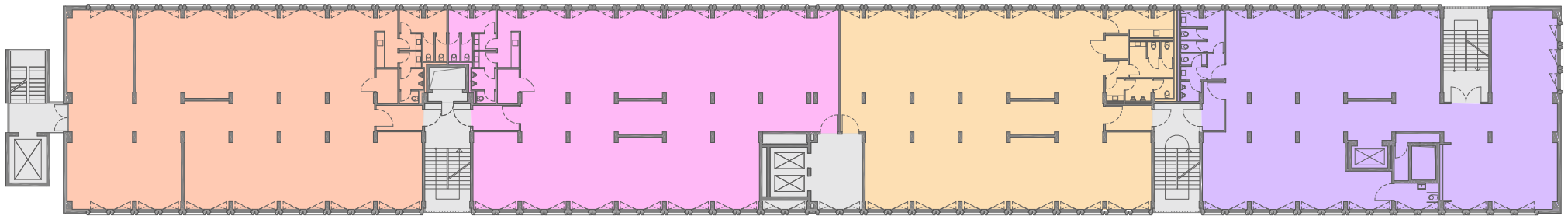


### STANDARD FLOOR

approx. 1,632 m<sup>2</sup>



Ceiling height min. 3 m



**B 3.04**  
ca. 439 m<sup>2</sup>

**B 3.03**  
ca. 417 m<sup>2</sup>

**B 3.02**  
ca. 378 m<sup>2</sup>

**B 3.01**  
ca. 398 m<sup>2</sup>

### SPLITTING OPTIONS

4 units per floor



3 units per floor



2 units per floor



2 units per floor



1 unit per floor





New Work in unusually cool surroundings

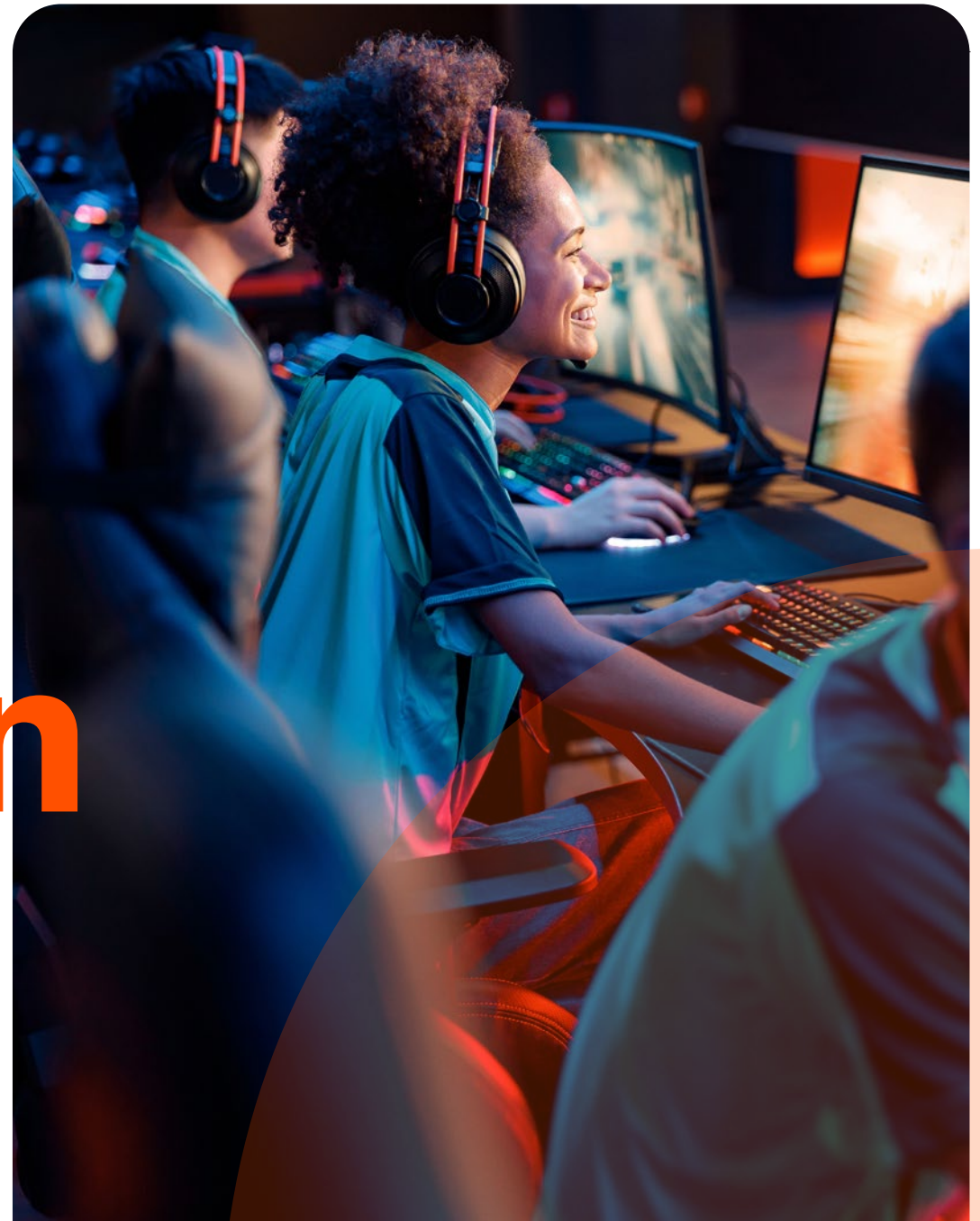
IS IT POSSIBLE TO REIMAGINE A CLASSIC?  
YES, BY TURNING IT INTO AN ICON.

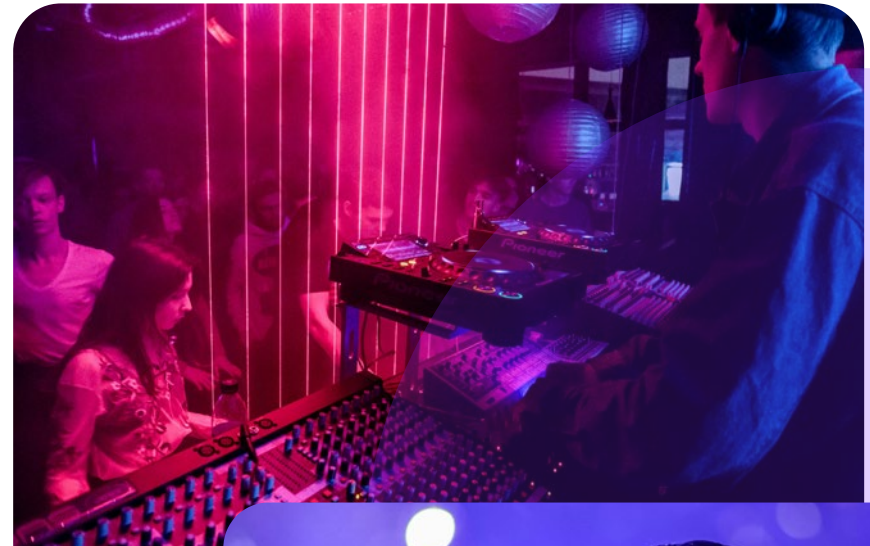


# Station to Station

## VISION 2.0 – STATIONS

♦ The eight modern STATIONS will be used for a variety of purposes: from culture, education, accommodation and social services to gastronomy, co-working and retail. The synergy between the existing building and innovation, BLOCK-E and the STATIONS, is dialog-oriented: Social hubs open to all sides are created in the outdoor areas.





◆ We are delighted to have Nena Hospitality, The Base, and Leonardo NYX Lifestyle Hotels, among others, as our first tenants.

Nena Apartments offer the comfort and service of a hotel and the privacy, flexibility, and extra space of an apartment. Attractive for business travelers, Berlin explorers, and new Berliners for longer and shorter stays. TheBase creates unique places to live together that strengthen togetherness and form the ideal basis for a fulfilling life. The values speak for themselves: living, belonging, growing.

NYX Hotels by Leonardo Hotels offer something equally special. These hotels are art and lifestyle locations rather than conventional hotels. Each location is designed to inspire creativity and foster a sense of freedom.







# Tomorrow Starts Today

◆ An international campus thrives on a colorful mix of people, ideas and places. This diversity is also reflected in the architectural concept: each STATION will be planned and individually designed by a different Berlin architectural firm according to the urban planning concept of KSP Engel Berlin.

KSP Engel will coordinate and design the central building of the eight stations. This allows for a creative mix, colorful ideas and funk in the city.

# Architects United

This selection of visionary Berlin architects offers a unique combination of creativity, foresight and experience as well as empathy, enthusiasm and love. Funkytown is an unprecedented collective contribution to Berlin's urban development.



## AIP PLANUNGS GMBH

[aip-unternehmensgruppe.de](http://aip-unternehmensgruppe.de)

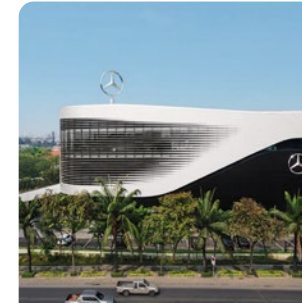
The architects behind AIP are overseeing the complex re-design of the existing BLOCK-E building. The firm has been contributing its expertise in extensive conversions since the start of the project planning.



## JULIAN BREINERSDORFER ARCHITEKTEN

[julianbreinersdorfer.com](http://julianbreinersdorfer.com)

"We believe that collaboration is the best way to get things done and we work with a large network of architects, engineers and consultants."



## GRAFT ARCHITECTS

[graftlab.com](http://graftlab.com)

A studio for architecture, urban planning, design, music and the pursuit of happiness. Since its establishment 1998, it has been commissioned to design and manage a wide range of projects across multiple disciplines.



## HILLIG ARCHITEKTEN

[hillig-architekten.de](http://hillig-architekten.de)

"Sometimes the power lies in the urban location, sometimes in the cathedral-like dimensions, the subtle proportions – but we always strive to make it work."



## KSP ENGEL BERLIN

[ksp-engel.com](http://ksp-engel.com)

A thinktank as well as a provider of services relating to architecture and real estate providing holistic linkage of all the architectural disciplines. KSP Engel will coordinate as well as design the central building of the eight stations.



## LAVA

[l-a-v-a.net](http://l-a-v-a.net)

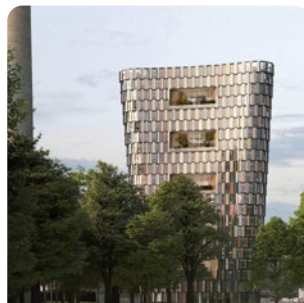
LAVA merges future technologies with the patterns of organisation found in nature to build a smarter, friendlier, more socially and environmentally responsible future.



## ROBERTNEUN

[robertneun.de](http://robertneun.de)

"The city as a paradise of possibilities. This is where the fascination for the simple, the everyday, the history of the city in all its complexity and its ongoing change lies".



## SAUERBRUCH HUTTON

[sauerbruchhutton.de](http://sauerbruchhutton.de)

Realizing individual and sustainable solutions for architectural projects, urban master plans, interiors, furniture and exhibitions. Pleasure in sensual handling of space & material, curiosity for technical & spatial innovation.



## TCHOBAN VOSS

[tchobanvoss.de](http://tchobanvoss.de)

"In a world which is becoming increasingly transient it is only enduring architecture which can meet the changing requirements. Architecture which is valuable, aesthetic, and user-friendly can age gracefully and contribute to an authentic and livable environment."



**Your Next Episode!**



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