



**FUNKY
TOWN**

Funkytown STATIONS

**Eight Stories,
One Creative Beat**

Innovative creative campus
surrounded by city and nature

A project by
TROCKLAND®



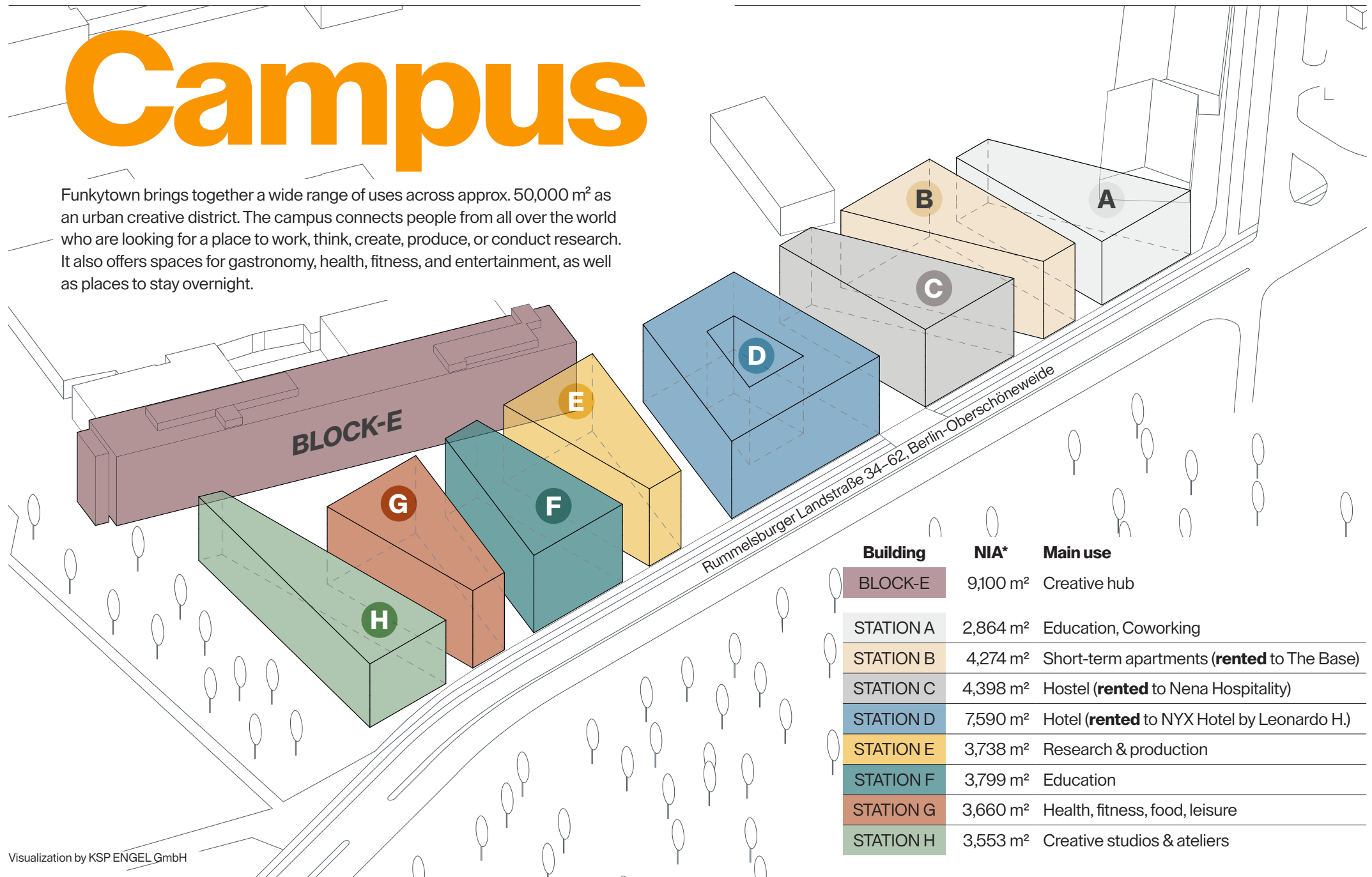
The campus plaza becomes the vibrant center of the new creative quarter

Welcome to Funkytown

♦ Funkytown is a creative new urban quarter in Berlin, shaped by eight unique buildings, each façade designed by a different architectural office. Together, they form a diverse yet coherent ensemble that reflects the spirit of creativity, sustainability, and transformation.

Campus

Funkytown brings together a wide range of uses across approx. 50,000 m² as an urban creative district. The campus connects people from all over the world who are looking for a place to work, think, create, produce, or conduct research. It also offers spaces for gastronomy, health, fitness, and entertainment, as well as places to stay overnight.



Visualization by KSP ENGEL GmbH

Building	NIA*	Main use
BLOCK-E	9,100 m ²	Creative hub
STATION A	2,864 m ²	Education, Coworking
STATION B	4,274 m ²	Short-term apartments (rented to The Base)
STATION C	4,398 m ²	Hostel (rented to Nena Hospitality)
STATION D	7,590 m ²	Hotel (rented to NYX Hotel by Leonardo H.)
STATION E	3,738 m ²	Research & production
STATION F	3,799 m ²	Education
STATION G	3,660 m ²	Health, fitness, food, leisure
STATION H	3,553 m ²	Creative studios & ateliers

I Follow Rivers

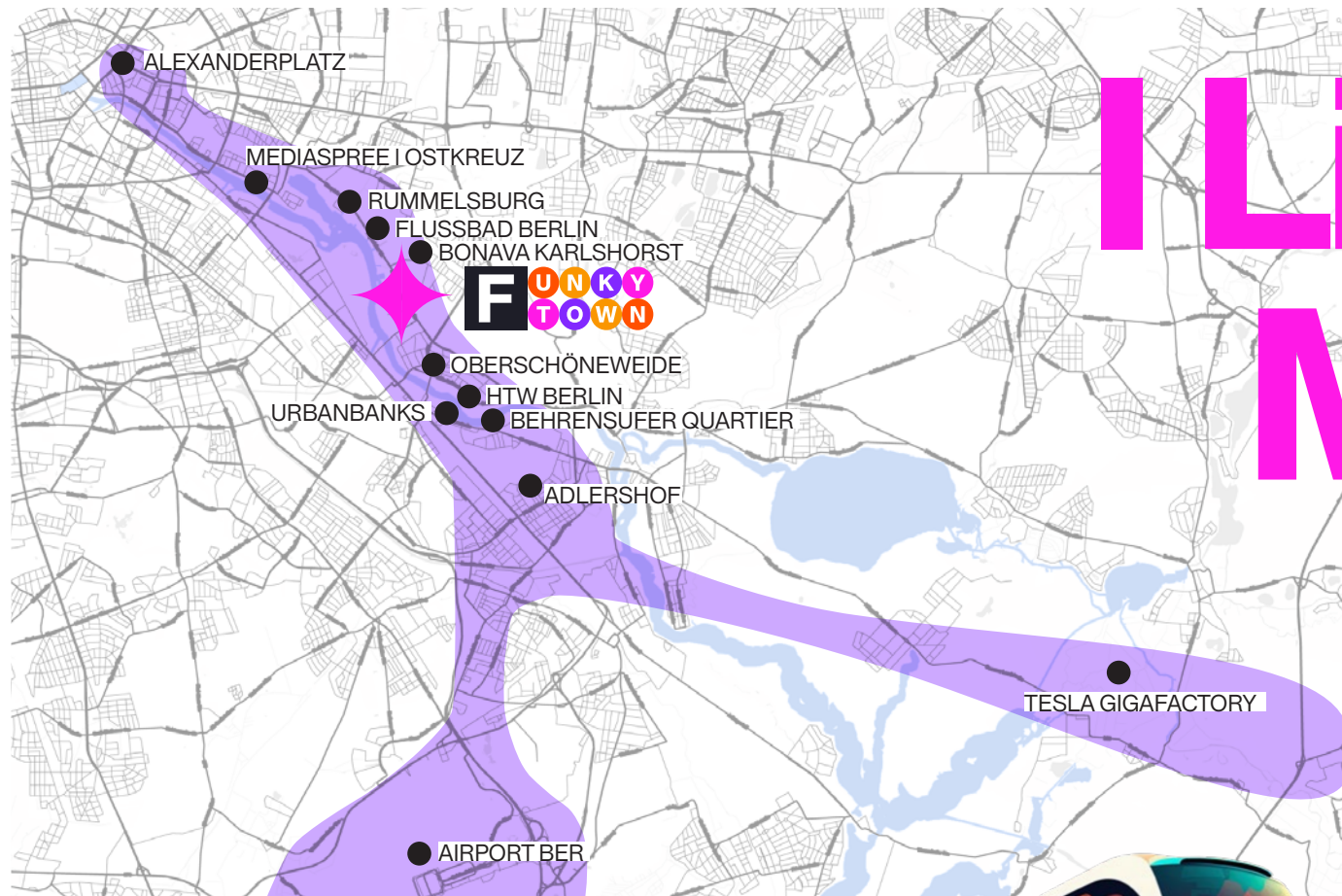
WHERE TOMORROW BEGINS

◆ Between the Spree, startup spirit, and a vibrant creative scene: Funkytown sits at the heart of Berlin's booming southeast corridor. Surrounded by Tesla, HTW, Adlershof, and the Spreeküste development, a new hotspot for innovation, culture, and bold ideas is taking shape.



Funkhaus Spree romance: magical mix for creative minds





I Like to Move It

BOOM CORRIDOR

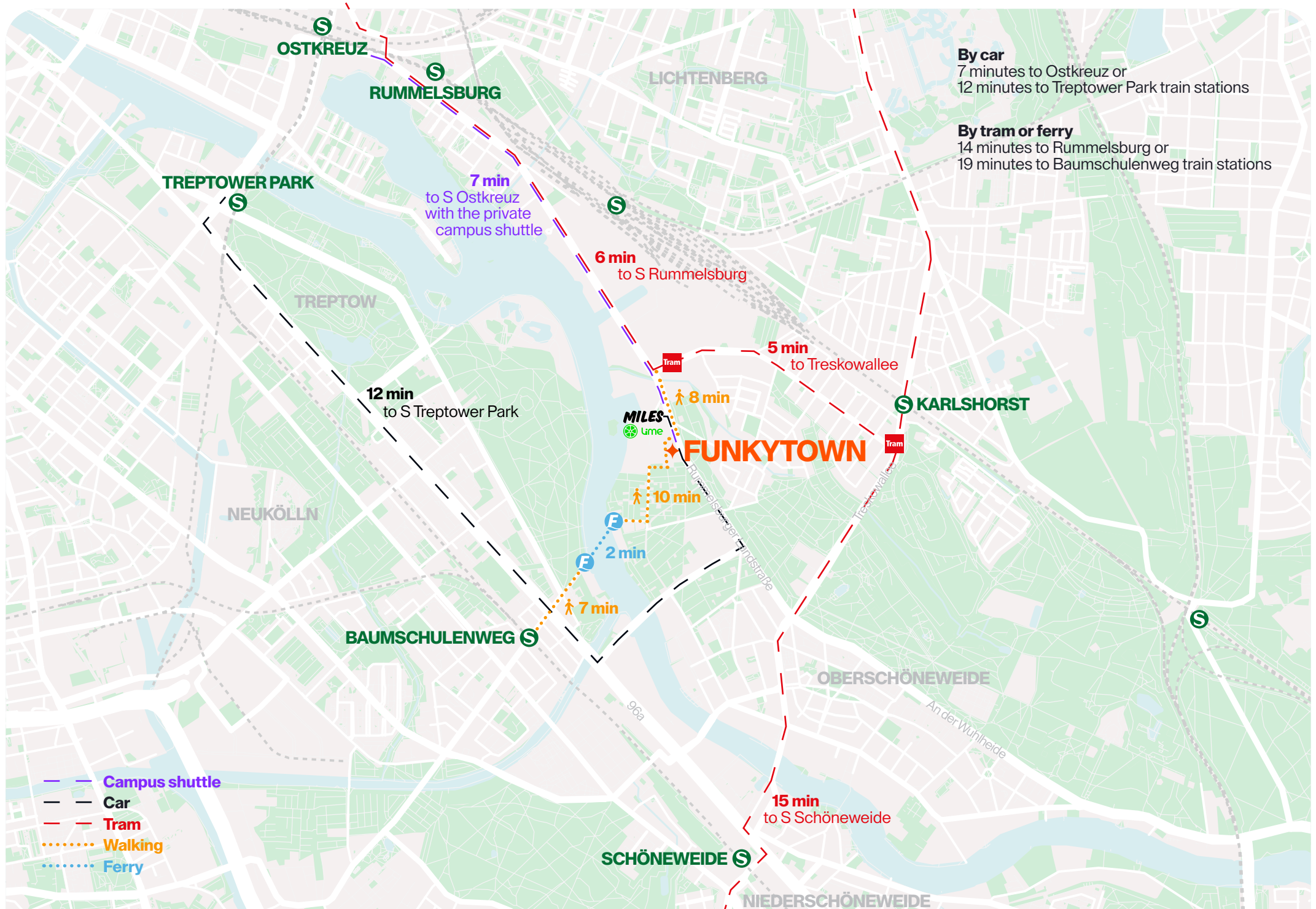
♦ The opening of Berlin's new international airport (BER) has shifted attention to the city's southeast – a region full of diverse potential. Nestled between Ostkreuz, Rummelsburg, and Adlershof, OSW – “Oh So Wonderful” Oberschöneweide lies right at the center of this emerging boom corridor.

Its strategic location near the University of Applied Sciences (HTW), the Adlershof Science and Technology Park, the Tesla Gigafactory, and the planned European Tesla Development Center is positioning the district as one of Berlin's key future hubs.

MOBILITY

♦ There will be a private campus shuttle for all tenants and guests, linking Funkytown to the Ostkreuz train station between 7:30 a.m. and 9 p.m. Numerous train and bus lines run from this public transport hubs throughout Berlin and into Brandenburg. It is also possible to travel to the quarter individually at any time using share cars, scooters or bikes.







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KEY

- Funkytown | Existing & New
- Funkhaus
- Future development

◆ The immediate neighborhood of Funkytown will undergo far-reaching changes in the coming years: As part of the cross-district “Spree Coast” development project, the importance of the areas along the banks of the Spree River between Rummelsburg and Oberschöne weide, which are valuable in terms of urban development, has been recognized. The construction development of this approximately 30-hectare area is driven by the Lichtenberg district office, the Treptow-Köpenick district office and the Senate Department for Urban Development, Construction and Housing.



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 façade, and a contemporary interior, the former department for news and foreign policy will be transformed into innovative spaces.

Station to Station

VISION 2.0 – STATIONS

♦ Eight buildings. Eight architectural voices. One shared vision: to create a vibrant urban quarter where difference is the foundation, not the exception. Just as Berlin thrives on contrast and coexistence, Funkytown celebrates architectural diversity as a manifesto for freedom — in design, in use, and in spirit. It's a place where bold forms and unique façades come together to reflect the many layers of the city itself: creative, open, and always evolving.



UNITED ARCHITECTS

♦ An international campus thrives on a colorful mix of people, ideas, and places. To ensure that this diversity is also reflected externally, it is also incorporated into the architectural concept:

Each STATION façade was planned and individually designed by a different Berlin architectural firm. The designs by award-winning architects Julian Breinersdorfer, Graft Architekten, Grüntuch Ernst, KSP Engel, Hillig Architekten, LAVA, LXSY, and Tchoban Voss Architekten are in line with the urban planning and architectural concept developed by KSP Engel for the site.



Funkytown architects and planning team



hilligarchitekten

TCHOBAN VOSS
ARCHITEKTEN

LAVA

SL
YX

● KSP ENGEL

Julian
Breinersdorfer
Architekten

GRÜNTUCH ERNST
ARCHITEKTEN

GRAFT



STATION A

The Grand Entrance

Façade design:
GRAFT ARCHITEKTEN

◆ STATION A opens the Funkytown Campus to the northeast and starts the line of buildings along Rummelsburger Landstraße. Here, a dynamic corner with projections and recesses creates a distinctive architectural accent in the urban space. Large-format windows emphasize the idea of arrival and outlook, framing deliberate views toward the city, the Spree River, and the historic Funkhaus.

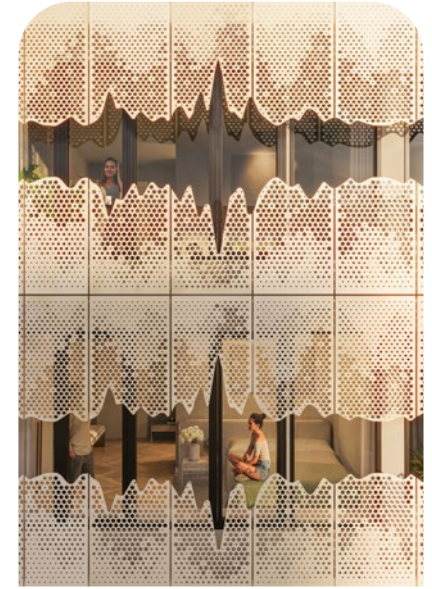


STATION B

The “Funky Drummer”

Façade design:
GRÜNTUCH ERNST ARCHITEKTEN

◆ The façade of STATION B acts like a filter: the front semi-transparent layer made of perforated aluminum sheet visualizes the audio line of James Brown’s legendary song “Funky Drummer” – translating the iconic sounds of the nearby Funkhaus into a visual membrane.





STATION C

A Contemporary Tribute to BLOCK-E

Façade design:

JULIAN BREINERSDORFER

♦ STATION C is located opposite the striking existing building BLOCK-E and reinterprets its GDR-era architecture with a modern, gentler design language. The façade, with its rounded cut-outs made of prefabricated concrete elements, gives the building a distinctive retro character.



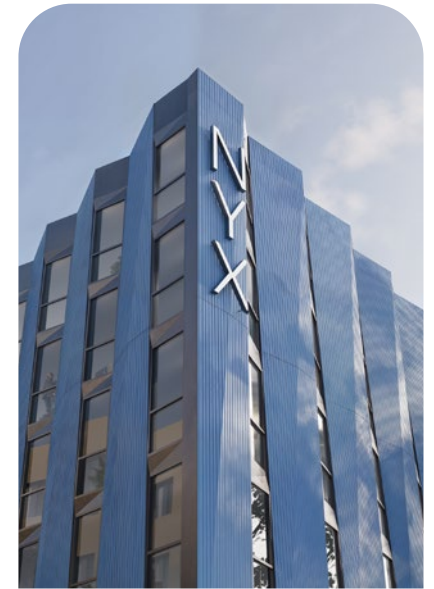
STATION D

The Fold

Façade design:

KSP ENGEL

♦ As part of an urban design family, STATION D presents itself with confidence – independent and monolithic in character. This impression is largely shaped by its sculptural façade concept, which brings a sense of sculptural elegance to the entire quarter.





STATION E

A Statement for Sustainability

Façade design:
LXSY

✦ STATION E marks the entrance to the campus plaza and is characterized by an elegantly layered façade with sculptural flounces. Like a flowing gown, the dynamic metal shell envelops the upper floors, lending the structure a sense of grace and lightness. Industrial coolness meets joyful urbanity, creating a fresh aesthetic for circular architecture.

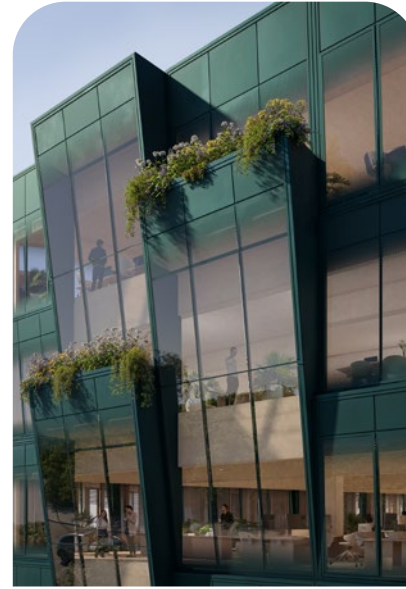


STATION F

A Day in June

Façade design:
LAVA

✦ The scale-like, emerald-green façade opens generously to the south, maximizing daylight through large glazed surfaces while simultaneously providing protection against overheating. STATION F represents a forward-looking model of how design can unlock new potentials for light, landscape, and life.





STATION G

Identity That Connects

Façade design:

TCHOBAN VOSS ARCHITEKTEN

♦ STATION G responds to the urban diversity of Funkytown with a deliberately articulated, lively façade design. Generous window areas, staggered volumes, and integrated balconies create a sculptural effect, providing natural light and fostering an inspiring work environment. The façade is made of Corten steel—a material that is not only visually striking but also durable and recyclable.



STATION H

The Green Oasis

Façade design:

HILLIGARCHITEKTEN

♦ STATION H marks the end — or the beginning — of Funkytown. The building is situated in a unique transitional zone between city and nature, land and river. This in-between space inspired a design that plays with garden elements such as pergolas and arched passageways. This poetic and somewhat dreamy quality makes it truly unique.



HOSPITALITY

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

Nena Hospitality will operate a new generation of hostels tailored to group and family travelers looking to experience Berlin.

The Base creates unique places that strengthen togetherness and form the ideal basis for a fulfilling life. The values speak for themselves: living, belonging, growing.

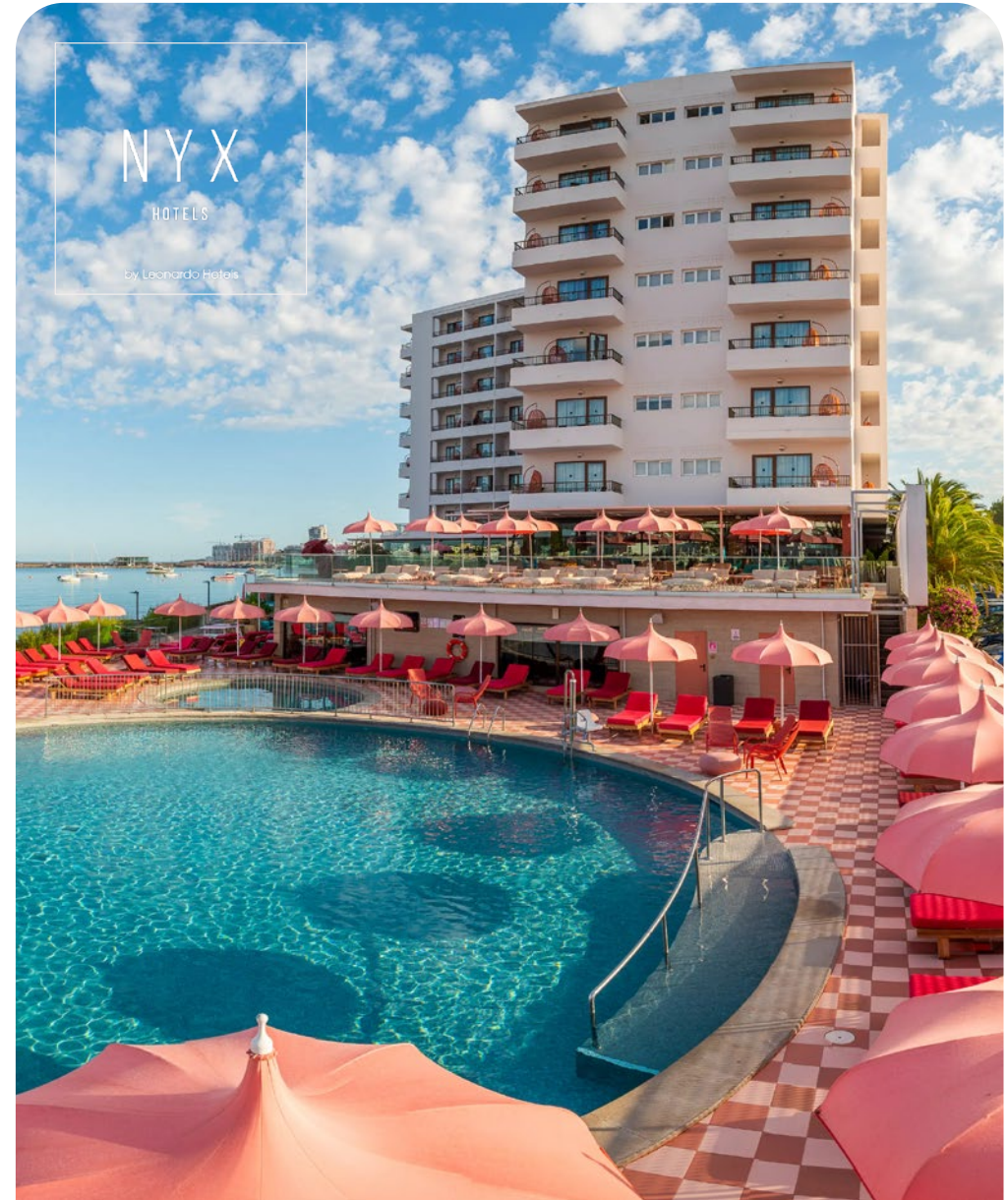
NYX Hotels by Leonardo Hotels offer something equally special. These hotels are art and lifestyle locations rather than conventional hotels. Each location is designed to inspire creativity and foster a sense of freedom.



STATION B



STATION C



STATION D

Your Next Episode!





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**CREATING
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WITH LOVE**



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