

## **640 apartments planned in Berlin: Instone acquires plot on former hospital site in Charlottenburg**

- *Approx. 25,000 sqm land plot for mixed residential development*
- *Combination of new-build apartments to EH40-QNG standard, refurbishment of listed buildings and subsidised housing*
- *Construction start planned from 2028, completion scheduled by 2033*

**Essen/Berlin, 24 June 2026:** Instone Real Estate (“Instone”), a residential developer operating throughout Germany, is planning a new residential quarter on the former site of Schlosspark-Klinik in Berlin-Charlottenburg and has acquired a plot of more than 25,000 sqm for this purpose. A total of around 640 apartments with total residential floor space of approximately 42,500 sqm are to be built. The plan is to create a mix of owner-occupied apartments, privately funded rental apartments, and social housing. The new buildings will be constructed to the EH40-QNG sustainability standard. Two existing buildings will be renovated in accordance with conservation guidelines and converted into residential accommodation. Construction is scheduled to begin in 2028, with completion of the quarter planned for 2033.

The project will be carried out together with the group subsidiary Nyoo Real Estate GmbH (“nyoo”), which specialises in efficient, serially-planned housing concepts. Instone will develop around 370 new-build owner-occupied apartments, as well as a further 24 units as part of the heritage-compliant refurbishment for owner-occupiers and capital investors. nyoo will be responsible for the rental housing component: around 190 privately financed rental apartments and approximately 50 subsidised apartments.

“This presents a rare opportunity to develop a neighbourhood comprising several hundred apartments based on existing planning permission. The plans include generous open spaces and a mix of uses to suit different lifestyles – in a beautiful, established setting right next to Charlottenburg Schlosspark,” says Saidah Bojens, Branch Manager for Berlin and Saxony at Instone Real Estate Development GmbH. “The secure planning framework and the quality of



the location make the site particularly attractive to us. The constructive support from the district has facilitated the process from the very beginning.”

The project envisages high-quality, multi-storey architecture with spacious open areas and a high quality of life. Whilst solid building blocks are to be constructed on the western side, the development will open up towards the Schlosspark with several low-rise blocks arranged in a loose pattern. The project is based on an urban development concept agreed with the district, including a share of subsidised housing and contributions to social infrastructure.

Hospital operations on the site were discontinued in early 2026. Clearance of the site is due to be completed by the end of June 2026. Two buildings will remain leased to the hospital operator Alexianer St. Gertrauden GmbH until May 2028, after which they will be vacated and handed over.

The plot is located on Heubnerweg in the immediate vicinity of Schlosspark Charlottenburg in a predominantly residential environment. In future, a public pathway is to run through the quarter, providing direct access to Schlosspark. Retail amenities, educational facilities and medical care can be found in the immediate surroundings. The location within Berlin’s S-Bahn ring has very good public transport connections. Westend S-Bahn station is within walking distance and provides access to the Ringbahn.

### **About Instone Real Estate**

Instone Real Estate is a subsidiary of the listed Instone Group, making it one of Germany's leading residential property developers. Since 1991, we have been developing future-proof and sustainable urban residential quarters with apartments for sale or rent throughout Germany – to provide a long lasting good life in the country’s metropolitan regions. Through partnership-based cooperation and open communication, we implement forward-looking ideas that meet the diverse needs of our clients. To do justice to our passion and our commitment to quality, we focus in particular on the local communities that are created, the existing neighbourhoods and the added value that we can create together for everyone. This enables us to realise sustainable



values and living spaces that set ecological and social standards and take responsibility for one of the most pressing social issues of our time. [www.instone.de/en](http://www.instone.de/en)

**Press Contact:**

**Instone Real Estate**

Franziska Jenkel

Chausseestr. 111, 10115 Berlin

Tel. +49 (0)30/6109102-36

E-Mail: [presse@instone.de](mailto:presse@instone.de)