

Press Release

Deutsche Investment Kapitalverwaltung AG

○ Hamburg, 23 July 2026

Deutsche Investment is realizing first new-build residential project by an international investor in Germany under a direct mandate

- New-build development comprising 54 residential units in Berlin-Mitte
- Hybrid serial construction method combines industrial prefabrication with urban project development
- KfW-55-compliant new-build due for completion in 2027
- Six full storeys and a penthouse level with modern 1- to 4-room flats
- Spacious balconies and terraces for all residential units

With the start of construction on a further new-build residential project in Berlin, Deutsche Investment is unlocking additional value-creation potential within existing property portfolios. On a previously underutilised, partially sealed plot in the second inner courtyard in the Mitte district, 54 new flats with a gross floor area of around 5,640 m² are being created through infill development.

With this project development, Deutsche Investment is also reaching an important strategic milestone: for the first time, the company is realising a new-build residential development in Germany as part of a direct mandate for an international institutional investor. The project underlines Deutsche Investment's ability to support property projects from development through to long-term management.

Hybrid serial construction as a solution for urban project development

The particular challenge of the project lies in its location within a second inner courtyard with limited space for the construction site and transport.

Deutsche Investment has already successfully implemented urban infill projects using timber modular construction. For this particular site, however, this construction method proved less suitable due to the logistical constraints on site. Instead, a project-specific hybrid serial construction method was developed, combining the advantages of industrial prefabrication with the requirements of a new inner-city development.



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The project utilises prefabricated bathroom and service modules, as well as wall, façade and balcony elements, which are manufactured under controlled production conditions and assembled on site. This shortens on-site processes whilst reducing transport and site traffic. At the same time, industrial manufacturing improves the quality of workmanship and enhances certainty regarding deadlines and costs.

“Inner-city infill projects often require intelligent solutions, as the structural and logistical conditions vary significantly from site to site. The chosen construction method is the result of this project-specific analysis.”, explains Cigdem Yildirim Klippert, authorised signatory and Director of Project Development at Deutsche Investment Kapitalverwaltung AG.

Resource efficiency through prefabrication and energy-efficient design

The planning of the project focused on an energy-efficient building design and a high degree of prefabrication. By prefabricating key components, numerous work stages are shifted to controlled production environments. This facilitates standardised execution and the efficient organisation of material and logistics processes on site. Plans also include a photovoltaic system, digital building infrastructure, additional covered cycle parking spaces and a bicycle repair station. Furthermore, the projecting balconies serve as passive sun protection during the summer months.

“Alongside a building’s energy efficiency, resource-efficient construction processes, long-term quality of use and economic stability are crucial for us. With the high degree of prefabrication and the energy concept, we are laying the foundations for a sustainable residential building,” said Cigdem Yildirim Klippert.



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A milestone for Deutsche Investment's project development

With the start of construction, Deutsche Investment is demonstrating its ability to implement challenging inner-city project developments intelligently and cost-effectively, even under complex construction logistics conditions, whilst meeting institutional investors' requirements for planning certainty and professional risk management.

"This project marks a milestone for us in several respects. On the one hand, we are once again creating urgently needed housing through infill projects. Secondly, for the first time in Germany, we are carrying out a new-build residential development as part of a direct mandate for an international institutional investor. This confirms the confidence in our ability to develop even challenging sites in a cost-effective manner, whilst maintaining high construction quality and adding value," summarises Cigdem Yildirim Klippert.



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About Deutsche Investment. Investment Manager with End-to-End Real Estate Competence

When it comes to real estate, Deutsche Investment is a reliable partner for institutional investors. Under the umbrella of the Deutsche Investment Group, the company currently employs 400 specialists in eight locations to manage around EUR 3 billion worth of assets. In addition to bespoke investment options, the real estate specialist offers its investors a fully integrated and highly professional service performance covering anything involving real estate – including the management of funds, assets, transactions, properties, facilities, and property development. The company always aims for sustainability in its activities and for the high standards it set for itself. This way, Deutsche Investment assumes responsibility both for people and for properties, never losing sight of the future. Through its symbiotic approach to thinking and acting, Deutsche Investment ensures that its investors will keep benefiting from sound investments with balanced risk/return potential, that its tenants will occupy well-appointed properties for a great living and working experience, and that its team members excel in a stable work environment.



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