

## Press Release

### A Big District in a Very Small Space

Isaria presents Green Levels in Munich, combining housing, work, and everyday needs in a compact space

**Munich, July 12, 2021. The first move was made for Green Levels in Munich's Sendling-Westpark borough about three years ago. The site, once home to Siemens' production facilities, has now been developed into a mixed-use city district. Isaria Projektentwicklung joined Professor Elisabeth Merk (University of Florence), head of the city's urban-planning and buildings department, to introduce the new district.**

Siemens manufactured transformers at this location in Munich's west until 21 years ago. With the development of the Green Levels district, the former production site is now gaining a new purpose. Apartments, community facilities, office space, and retail and open areas have been created on the roughly 13,500 m<sup>2</sup> site.

"In a setting that is predominantly commercial in nature, there is now a dense, urban district which is appealing in terms of both architecture and urban planning. It integrates well with existing structures and adds value for the surrounding neighborhood thanks to its diverse mixed usage," said Professor Elisabeth Merk, head of Munich's urban-planning and buildings department. David Christmann, Managing Director of Isaria Projektentwicklung added, "For this project, we used the Munich way as a point of orientation: compact, urban, and green. Green Levels extends throughout the entire block, right up to the next street. The dreisterneplus architect team and Keller Damm Landschaftsarchitekten have truly succeeded in creating a large and appealing city district in a small space."

The buildings are laid out in such a way that they line the surrounding streets, except for the major entryway on Tübinger Strasse. This has resulted in the construction of a total of five buildings between Tübinger Strasse and Hansastrasse. They provide three vegetated courtyards with different personalities, offering a location for day-to-day interactions and exchange.

There are 263 apartments – classic rentals and subsidized, means-tested apartments – that have been built on the site, ranging from 24 m<sup>2</sup> to 148 m<sup>2</sup>. The office usage, with a total floor area of about 4,100 m<sup>2</sup>, was concentrated in the section of buildings on Hansastrasse. Multiple stores (drugstore, pharmacy, and supermarket) and a day nursery complete the mix.

All buildings are connected to the district-heating and district-cooling grids provided by Stadtwerke München, the local utility company, and there is a mobility service offering cargo bicycles and foldable pull carts for shopping. Charging stations for electric bicycles and cars are located in all basement garages. Most apartments also include a sunroom or balcony.

Spacious rooftop terraces are situated in the commercial as well as residential areas. The shared rooftop terraces have extensive vegetation and feature playgrounds. With Westpark nearby, there is also a fantastic connection to one of Munich's largest parks. The closest subway and commuter-train stations are less than two minutes away.

This project was constructed in two stages. The buildings have since been acquired by housing investors as well as two other investors with a long-term focus.

## **All the Details**

### Residential

- 263 residential units
- 1.5- to 4.5-room apartments
- 24 – 148 m<sup>2</sup>
- 2 basement garages with 256 parking spaces
- Free sharing services for tenants
- Car sharing
- Charging stations for electric cars and bikes
- Spacious rooftop gardens

### Offices

- 4,100 m<sup>2</sup> total floor area, divisible spaces starting at 400 m<sup>2</sup>
- Flexible and efficient floor plans
- Modern building services

### Environment/sustainability

- City-center brownfield site
- Mobility services
- Modern building services
- Charging stations for electric cars and bikes
- District heating and district cooling from local utility company

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## About Isaria München Projektentwicklungs GmbH

Isaria specializes in the development of city districts and sustainable buildings in urban areas. From the time of acquisition through to the construction phase, all projects undergo sustainability analyses as a matter of routine. The goal when doing this is always to develop livable urban districts while conserving resources, for example on the MD paper factory site in Dachau, where up to 1,000 apartments are to be built in the coming years. Isaria is part of [Quarterback Immobilien AG](#).

[Here](#) you can find free image material (4.35 MB) Green Levels rooftop terrace for use by press.

[Here](#) you can find free image material (2.63 MB) Green Levels view for use by press.

[Here](#) you can find free image material (2.09 MB) Green Levels quarter 01 for use by press.

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