

THE LYTE

Sleek and elegant with a gleaming white façade, the new luxury residential tower block will soon be brightening the cityscape of the HafenCity and the lives of its residents.

Discover THE LYTE.

Lothar Schubert, Managing Director, DC Developments

THE LYTE



Lothar Schubert
Managing Director, DC Developments

Hamburg is an attractive metropolis that also has HafenCity to thank for its allure. Initially, when the first foundation stones were laid at the start of the millennium, there was broad scepticism. In the meantime, however, the gigantic sandy desert has been transformed into an exciting quarter with around 1000 residential apartments built by us, providing many people with a home and a neighbourhood bursting with opportunity. For me, HafenCity is the perfect example of the 15-minute city: offices, stores, culture, bars and cafés – all within close walking distance.

And right in its midst, we are creating THE LYTE. An exclusive residential tower block in the heart of the urban Überseequartier district, that will be an oasis of calm for its residents. With this in mind, the first residential units start at a height of 18 metres. The façade is gleaming white, with a lively surface structure created by an ocean of flexible light and screen elements, offering plenty of privacy with recessed loggias, ensuring you can enjoy the sunshine all for yourself. The floor plans are varied: from compact luxury studio spaces to amazing penthouse apartments with unobstructed views of the Elbe River and the city, THE LYTE has the perfect apartment for every taste.

As project developer I believe that architecture and interiors should always be conceived in harmony with the location. This is certainly the case with THE LYTE. Every square meter was meticulously planned to ensure that elegance, premium quality and impeccable style are omnipresent – from the foyer to the communal roof terrace and, of course, throughout the 86 apartments, which will also be available fully fitted and furnished on request. Discover a new, fulfilled life in HafenCity. Discover THE LYTE.

Sincerely,
Lothar Schubert

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A love letter to Hamburg. And to life. THE LYTE.

A view that promises great things: directly facing the Elbphilharmonie, in the heart of the Überseequartier district, the new luxury residential tower THE LYTE will soon be brightening the cityscape of HafenCity and the lives of its residents.



A few facts and figures

Apartments in total - all with loggias or balconies

86

Total living space in m²

7.814

Communal roof terrace in m²

121

Apartment options

27

Floors including penthouse maisonettes

16

Underground parking spaces, 27 with charging stations

96



A new icon to light up HafenCity

Most buildings in HafenCity stand out with their monumental linear architecture. THE LYTE is different: streamlined, elegant and with a gleaming white façade, the residential tower stands out from the rest while still remaining a harmonious part of the whole.

Überseequartier district:
cosmopolitan, urban, lively

THE LYTE is located in the Überseequartier district. You're really in the thick of it here: between the new waterfront and the historic Speicherstadt (warehouse district), the Elbphilharmonie Concert Hall and not far from the expansive Lohsepark, the area was designed as a city within the city.

All the ingredients you need for a perfect work-life balance are right here, harmoniously combined with gastronomy and leisure options, to create an exciting urban atmosphere that offers fresh opportunities every day. Time to discover them!

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II.

Architecture

The design

Architecture in its best light

What is magical about THE LYTE is the play of light: during the day, the elegant building captivates in radiant white. At dusk it shimmers in warm gold tones, as if reflecting the sun. In other respects, too, the renowned architectural firm KBNK has come up with a vision for a sustainable residential tower that brilliantly combines design and luxury with lightness.

A highlight from every angle

As the most elegant and lightest of the fourteen buildings in the southern Überseequartier district, THE LYTE really does its name justice. The sloping edges face northwest and southeast like a ship's bow, lending the building a sense of movement. With an avant-garde self-confidence, THE LYTE dispenses with a front or rear view, succeeding in always showing itself from its best side and with the most beautiful aspect.

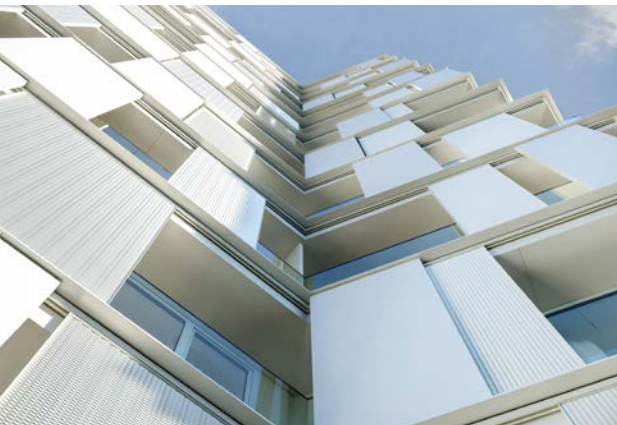
- ① Regardless which part of Hamburg you love the most: the Elbe River, the old city with its church spires or the view onto the Elphi (as the Elbphilharmonie is affectionately known) - THE LYTE provides a variety of perspectives. And at the very top, on the communal terrace of the 15th floor, you can enjoy your own piece of heaven



- ② THE LYTE's charm is defined by its sliding elements - in part transparent and perforated with graphic patterns, they provide shade or allow the sun to light up your day. The decision is yours
- ③ THE LYTE is reminiscent of a 60-metre-high object d'art with its fantastical white façade mosaic that adds a touch of excitement to the HafenCity
- ④ Beautiful and intelligent - the structure of the façade doesn't reveal what lies behind it: a small studio or an expansive four-room apartment. That's your secret to share



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②

White has never been this elegant and exciting

Looking at the façade of THE LYTE, you can become transfixed by the vibrant character of the building. This is due in no small part to the "Brise Soleil", a new interpretation of the traditional shutter: The hundreds of white screen and shutter elements conjure a different look and mood on the "face" of THE LYTE depending on the light and weather conditions.

Most importantly though, the design gives the residential tower privacy: thanks to the flexible sliding elements, each loggia is set back, offering its residents the peace and privacy to enjoy the summer sun all to themselves, despite the urban setting.



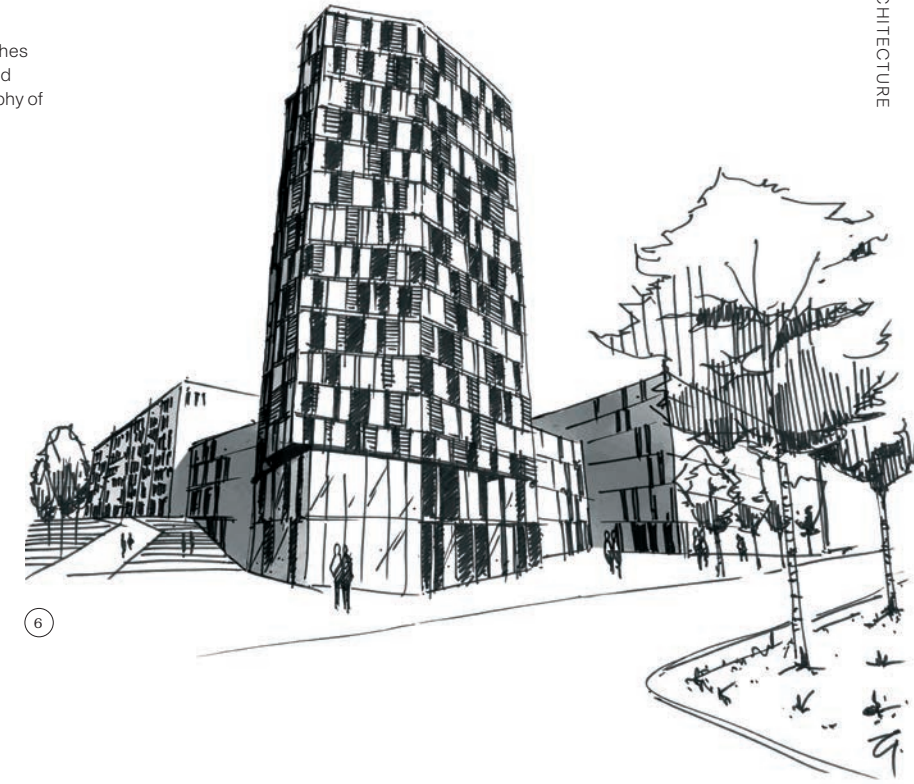
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16

The concept

- 5 Premium department store Breuninger is also housed within THE LYTE. It offers luxury fashion and lifestyle products
- 6 The architects' sketches show the multifaceted and diverse topography of HafenCity



6

Rich in luxury and joie de vivre

The environment and infrastructure of a property are decisive factors for the quality of life, and both couldn't be better at THE LYTE. Literally everything that one could need is within walking distance or even in the same building! Just like Breuninger. It's the top address when it comes to good taste and is the favourite department store of discerning shoppers in the Hanseatic City. It extends over part of the lower three floors of the residential tower, inviting visitors to enjoy a leisurely browse or find new inspiration to fill the gaps in their closet...

17

Yesterday's pioneers, today's visionaries



None other than KBNK Architekten are behind the visionary design of THE LYTE. The renowned Hamburg-based architecture firm was founded in 1996 and is deeply rooted in Hamburg through its work for the Hanseatic City. The 60-strong team, headed by Franz-Josef Nähring, feel particularly at home in HafenCity. They were pioneers here right from the start, building four properties on the very first construction site in the area. Their bond with the neighbourhood is reflected in every planning phase of THE LYTE.

TL You know HafenCity better than any other team of architects in Hamburg, having already built at the Kaiserkai in 2007. How has the area developed and what surprised you during the process?

FN Our first project was in the very first construction phase, and our building site was the second in the entire HafenCity. We built four houses there. Back then it was a sandy desert, there was nothing going on. We would hold barbecues on the building site with the office staff. Back then, developers didn't really believe in the idea of HafenCity, but that initial scepticism is now gone. Things have definitely changed. It's a district that has come to stay, and one that everyone knows about.

I think that the networking element is quite well-developed here – we experienced that first-hand in our building projects on site. The topic of sharing is also established here, which is quite different from other districts. The neighbourhood is also defined by a certain pioneering mentality. There is a spirit of optimism in the air. Technically, of course, flood protection and the terps or warfts (a type of artificial mound often found in flood zones) posed a real challenge.

TL What has been missing in HafenCity until now?

FN Establishing a new residential district is always difficult; it needs time. There's a certain lack of patina. I like to go for walks

in HafenCity because it really is a dream for pedestrians and cyclists, especially in terms of the public spaces. But I didn't expect the high numbers of visitors to HafenCity in the summer.

TL What prerequisites does a new place in the city have to fulfil to meet the needs of the residents and the city?

FN What does a city need nowadays? Hamburg is quite district-based, they all have very different characters and needs. Something I feel that there is a certain lack of consumer-free space across the city. That's different in HafenCity. Thanks to the quaysides, there are lots of places to hang out, without having to spend money. The idea of a car-free city is also a topic to think about for the future.

TL How did you develop the concept for THE LYTE? Were there parameters that needed to be taken into consideration?

FN Our projects in HafenCity were always competitions. We had participated in a competition for a high-rise residential building on Strandkai and came third. So, we took the basic concept and developed and refined it for the Überseequartier district. One thing was clear: we wanted seven towers and we wanted them all to be white. And it was important to build a slender silhouette. We also wanted a façade structure that didn't betray how many apartments were in there. I'm sure there will be small changes and/or requests from the buyers. So we really wanted a façade that is so robust in its design that – regardless of what kind of residential mix there is – the overall composition of the building remains coherent. That's how this particulate façade structure, with its lightly shimmering structure, came into being. That was our main theme. Our original design for Strandkai didn't have that. So, I would definitely say that the current tower turned out even better!



TL The façade isn't static, right?

FN Right, it's multi-layered, has a depth, because it consists of both fixed and flexible elements. There are sliding shutters, a modern interpretation of traditional window shutters. They protect from the sun and prying eyes at the same time. If you open the sliding doors of the balcony, you can adjust them as you want. Theoretically, it's possible to close up the entire building, but we assume that the residents will use them in different ways, resulting in a multifaceted, lively, almost fabric-like façade that is constantly changing. At night, when the lights are on in the apartments, it will look different again. I also really like the idea of opening the windows while leaving the shutters closed, maintaining a tentative connection with the outdoors.

TL The top layer of the façade, called "Brise Soleil" and designed by you, is made of aluminium. Why?

FN We didn't want to have extreme solar-protection glazing, but still wanted to ensure the best possible view. We need a form of exterior solar protection with a certain amount of light permeability.



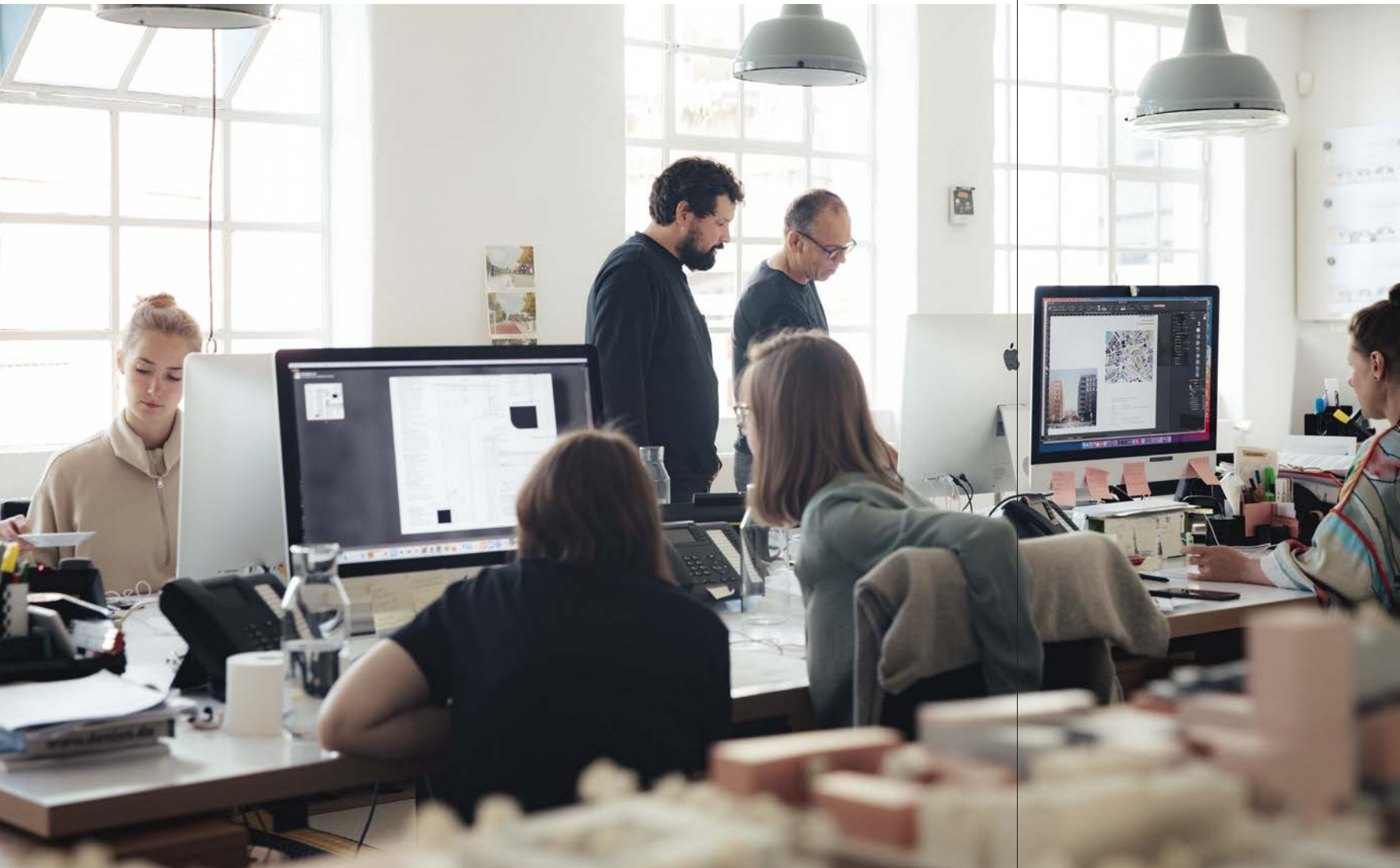
Previous projects

- **Kattaumühle Buxtehude (2015)**
Redevelopment of a former granary (listed building), converted into fourteen residential and three commercial units
- **Pergolenviertel BF 3b, Hamburg North (2020)**
New construction of 198 residential units, fifty of which are publicly funded, including a residential and care community, communal areas, workshop with café, bike shop and store for local produce
- **St. Trinitatis, Hamburg-Altona (2017–2024)**
New construction of a community centre with administration, pilgrim house, day-care centre and twenty-nine publicly funded residential units
- **Wohnen am Wasser, Kiel (2023)**
New construction of ninety-eight residential units and twenty commercial units distributed over two buildings (KfW-efficiency houses) on the site of a former flour mill on the Schwentine River, all with a view of the river

Bearing this in mind, we evaluated various types of metal sheeting and actually chose a standard metal sheeting – thoroughly tested – after experimenting with a wide range of different products. We often enjoy repurposing finished products and making use of a readymade process. The façade behind it is also made entirely of metal and is pure white, in the shade RAL 9010, because with the concrete panels we had originally planned, there was too much concern that they would turn grey.

TL Were there any restrictions in terms of shape and form?

FN There is a development scheme, and the construction site is clearly defined – in our case, a rectangle. So, the construction boundaries are clearly delineated. However, after the competitions it is sometimes possible, if the design is convincing, to adapt the development plans. After all, the aim is a rectangular tower, but that was too obvious, too bulky for what we had in mind. We wanted it to be slimmer and thus higher and more elegant. To achieve this, we designed a more fluid form, with narrower sides and without a clearly defined front or back. I personally couldn't decide whether I would prefer to have a view of the city



or the port. The city almost seemed more attractive. Towards the south, on the other hand, the view looks out onto the Container Terminal, which is also beautiful when a cruise ship passes by, or westwards towards the Elphi? The apartments are of equal value regardless of their orientation. We work quite a lot with models, carving blocks of styrofoam with saws. We must have built around 20 or 30 models of THE LYTE with different structures. In the end, it's down to your own gut feeling to decide which design would best suit the location.

TL What sets apart THE LYTE as different when it comes to the floor plans inside the building?

FN The concept that the façade is the load-bearing structure. That means there are no interior load-bearing walls. DC Developments also wanted smaller apartments that would be good to offer as pieds à terre. That idea is working really well. What else is special about the building is that the residential units start at a height of 18 m, due to Breuninger leasing the first two upper floors.

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III.

Inside THE LYTE



- ① With black detailing and softly shimmering brass, the foyer of THE LYTE welcomes you with a stylish, modern and first-class ambience
- ② The perforated wall panels above the elevators echo the solar-screen elements of the façade
- ③ The elevators take you down to the underground garage with 96 spaces - 27 of which have electric charging stations - and several bike storage rooms

②



③

Step into THE LYTE

The foyer of your new home is illuminated: an elaborate light installation runs along the ceiling and walls in long lines, guiding you towards the elegant elevators.

Lots of white, with contrasting black and brass details, creates a sophisticated ambience and lends the entrance an exciting three dimensionality. High-quality materials like marble-look stone tiling and premium wallpaper give a promising taste of what will follow - the apartments themselves.



- ④ A great combination: the three letterbox units are mounted on slatted white wall panels. The glowing "Excalibur" wall lamps add an exclusive touch to the space. They are complemented by the cubist-style bench with integrated wastebaskets, inviting you to take a seat, sort through your mail or put your bags down for a bit while you collect your parcels from the digital parcel station



④

In THE LYTE, high quality and elegance accompany you at every turn. That's because the design concept is just one part of the whole. Beauty and harmony meet you as you walk through the foyer, at the mailboxes, in the elevator, in the hallways and when you enter your inner sanctum: your home.

All this is how we interpret the term "Luxury and Comfort Living". The creative lead was taken by the interior design duo PASCH from Düsseldorf. Like the couturiers of old, they have created an interior for THE LYTE that impresses with class and perfection across every square centimetre.

The communal areas

What a view!



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All those who live in HafenCity wants one thing above all: to enjoy the view. In THE LYTE there is one place that brings you even closer to the sky than usual, with a feeling of freedom and space, as if you were walking on air. On the roof terrace of the 15th floor, the Elbe River and the Hanseatic City are at your feet. That's why this little piece of paradise is available to all residents of THE LYTE: after all, shared happiness is the greatest happiness of all.

① 121 square meters of roof terrace for everyone! Equipped with an outdoor kitchen and lounge furniture, decorated with Mediterranean plants, this oasis is perfect, be it for a barbecue party with friends, or a romantic tête-à-tête beneath the stars





Interior styles

86 apartments for dreaming. 2 interior styles to fall in love with

At very first sight, the view confirms what you already knew in your heart: living dreams become reality in THE LYTE. That's primarily down to the many possibilities the luxury tower has to offer.

Twenty-seven different floor plans make it wonderfully easy to realise your own personal dreams and ideas within your own four walls. Whether you're using THE LYTE as a pied-à-terre or making it your full-time home. Whether you're looking for a compact apartment or an expansive penthouse, THE LYTE has something to suit you and your lifestyle.

In keeping with this, the interior design duo PASCH have come up with two interior collections. SAND: warm, chic and elegant. And SALT: cool, modern and purist. Both styles invite you to feel at home with flair and harmony. All you have to do, is decide which colour and material concept you want for your apartment.

① Every room has its own wow factor: like the luxury bathroom with free-standing bathtub against a breath-taking backdrop in the SAND style

①





② Like what you see? On request you can have your new home completely furnished in one of the two interior collection styles: from the kitchen to the living room shelving units, we've thought of everything

Warm Lyte



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Sand

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Organic forms paired with light and warm colours and black accents combine to create an ambience of luxury and comfort

SAND exudes timeless luxury and a pleasant warmth. The beige base tone radiates tranquillity and comfort, from the sand-coloured tiling in the bathrooms to the living spaces with oak parquet flooring. The kitchen and cabinets complete the concept with the same colour scheme. Inspired by the checked pattern of a Burberry coat, a variety of grey tones are combined with black linear accents. Nature and classical elegance prove to be an ideal pairing.

Interior styles

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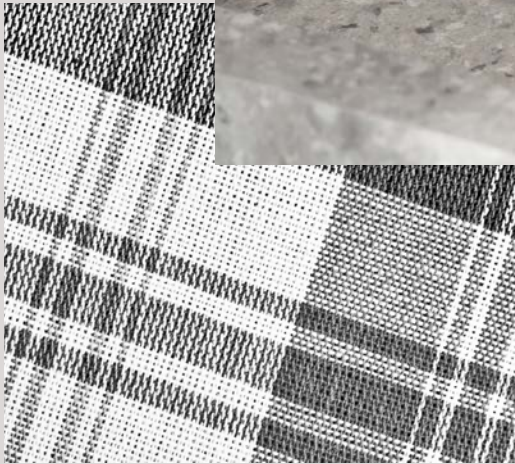


- ① The quintessential symbol of class and quality - the Burberry check
- ② SAND manifests in exciting tonality, creating a lively feel
- ③ Black fixtures and accessories are combined with premium structured stone tiling
- ④ Warm oak parquet flooring in creamy white



Cool Lyte

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- ① White fittings in kitchen and bathrooms give a modern, elegantly clean aesthetic
- ② High quality, soft and white – that is the guiding principle when choosing fabrics
- ③ The parquet flooring is perfectly showcased in polar white

②



Salt

③



SALT mixes cool and mild tones with high quality materials, bringing luxury and a fresh breeze to the interiors

SALT is refreshing like an ocean breeze. The interior style is cool without being cold. The base tone of this colour scheme is an off-white in a variety of hues, creating an overall consistency while allowing for variation: crystalline at times, warm white or even soft grey. The lightness of the façade is drawn into the rooms and radiates a sense of calm that permeates the entire apartment. The pleasing mix of high-quality materials and textures such as bouclé, ornamental glass and marble makes the interior appear homely and inviting.

Interior styles





Apartment option 1

UNIT 70

Three rooms / approx. 171 m²

Elegant. Exclusive.
Enjoyably excellent.

The luxury three-room loft-style apartment boasts a spectacular loggia that wraps around the entire living area

① In the 62 m² living area there is room for an elegant shelving unit with integrated TV and fireplace if desired

Welcome to your luxury loft

The loft-style apartment is simply magnificent. The bright and inviting entree leads off to the private sleeping area: here, the master bedroom with free-standing bathtub (optional) and ensuite bathroom welcomes you like a five-star luxury hotel. The adjoining room with its own separate full-size bath is perfect as a luxurious guest room, children's room or study.

171 m² of feel-good moments

Via the hallway you reach the centrepiece of your new realm: the 62 m² living area comprising three partially open-plan spaces – kitchen, dining room and lounge. The wow factor can only be topped by one thing: the panoramic views beyond the floor-length windows. And the view that you can enjoy by stepping out from every room onto the loggia to take in the sun, clouds, HafenCity and the old town. Heavenly.

- ② Floor-length windows open out onto a view of the loggia with its glass balustrade that wraps around the entire apartment. This adds an extra dimension of light and space

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- ③ Oval shapes, tinted glass, black detailing, provide perfect accents in this soft colour scheme. This dreamy bedroom might even convince you to get an early night
- ④ When the chef is at work, the two sliding doors are simply pulled shut until everything is "mise en place" again

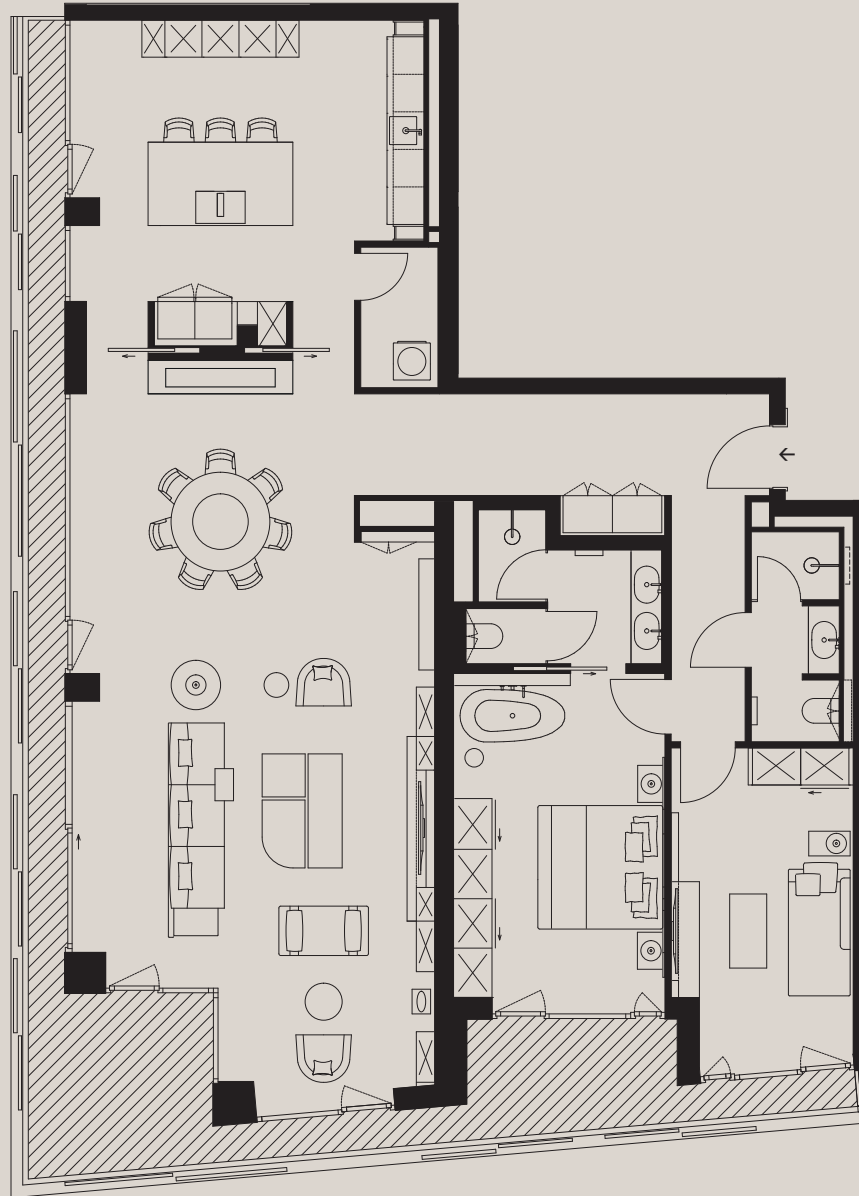
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- 5 Dinner with a view – with this backdrop, every tête-à-tête is sure to be unforgettable. Between the kitchen and dining area there is a wall at waist height with sliding doors. The back serves as a bar cabinet (optional). Fancy a digestif?



*Interior style shown here: SAND

Apartment option 1

At a glance

Residential unit: 70

→ Approx. 171 m² with three rooms and a loggia on the 12th floor

Floor plan category

Floor plan category 17 is available on the 9th, 10th and 12th floors

Highlights

- Living in an expansive open-plan loft style
- Large loggia, with space for a seating area in two places
- The master bedroom equipped with fittings for a free-standing bathtub (optional)
- Two fully equipped bathrooms with XL rain showers, twin washbasins and storage space with bottom cabinets
- Integrated closet and practical storage room for utilities, housekeeping equipment and washing machine, all in the same design

Optional furniture

- Living room: Integrated cabinetry with shelves, glass vitrine, fireplace and TV-screen mount
- Dining area: Drinks cabinet with decorative hanging shelf; Kitchen: Two units of floor-to-ceiling cabinets and a hybrid hob and breakfast bar, side-by-side fridge by Miele
- Bedroom: Bespoke closet solutions



Apartment option 2

Two rooms / approx. 57 m²

UNIT 42

So chic. So cool.
So cosmopolitan.

This exclusive two-room apartment shows itself from its generous side across every last centimetre of its 57 m² and proves itself as the perfect city apartment.

Living big in smaller spaces

Magnificent design doesn't need much space to show itself from its best side, as this unique two-room apartment demonstrates. Class and comfort are presented cleverly on different levels: for example, the open floor plan that offers you enough space to live life to the full, thanks to the bright 25 m² living / dining area overlooking the loggia.

Small, spectacular,
and soon to be your
new abode?

The interior is simply spectacular, with its reduced colour scheme paired with materials that make it look excitingly modern yet cosy. Furniture and built-in shelving units seem to merge with the walls and convey a feeling of spaciousness. It's impossible to overlook: For anyone looking for a home with a premium design factor in Hamburg's newest district, this gem is an absolute must!

① The concept is so holistic that even the parquet flooring has been chosen to fit perfectly with the colour scheme. The overall impression is one in which the boundaries between floors, walls and ceilings seem to almost dissolve. The clean linear architecture of kitchen and integrated cabinetry (all optional) act like an artistic mosaic, again, echoing the vibrant exterior façade of THE LYTE

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- ② The "Brise Soleil" screens you from the heat on hot days and ensures plenty of privacy if you want to enjoy your loggia unseen
- ③ The additional floor-to-ceiling bedroom window provides even more light

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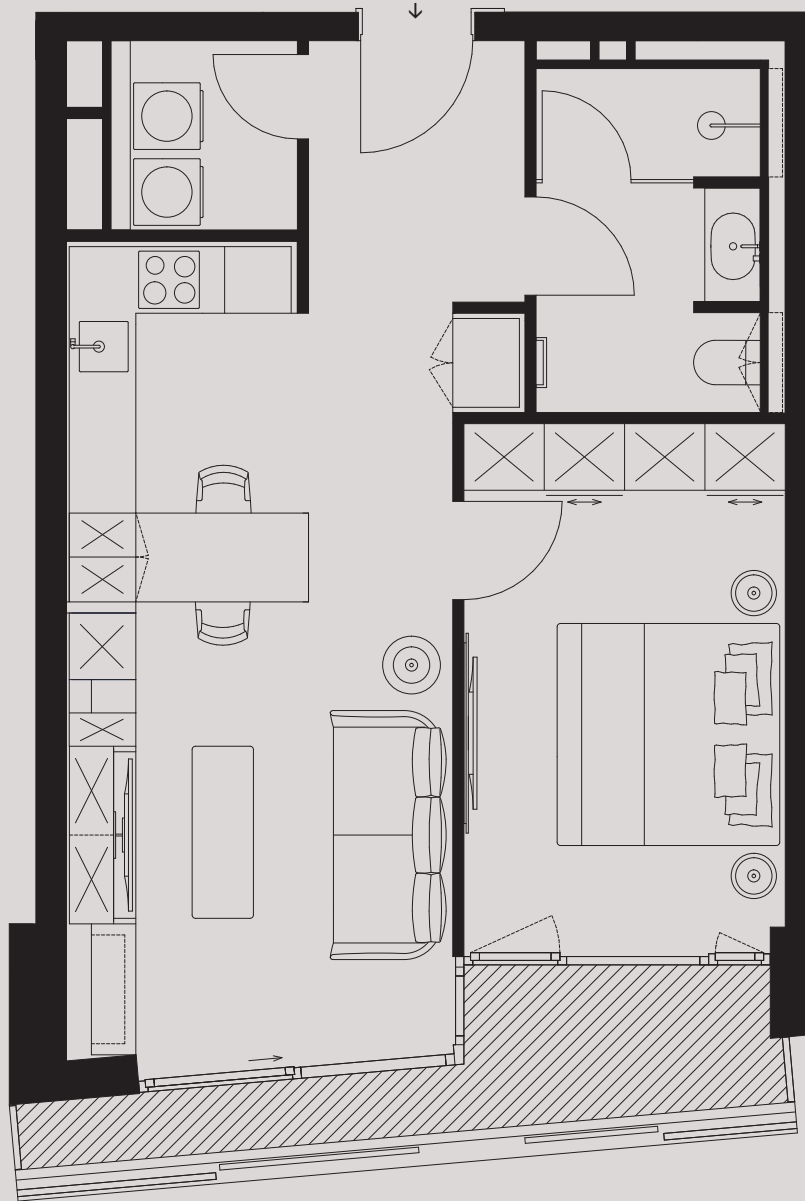
An eye catcher in terms of form, colour, and interior design

Take a load off and enjoy the view – from the floor-length windows in your new home. It's not just the specially designed shelving unit with space for a television and all your favourite objects that will catch your eye. In the bedroom, with access to the spacious loggia and the feel-good bathroom with super-sized rain shower, it's

simply hard not to be transfixed. To ensure that this little living oasis always remains spotlessly tidy, everything that doesn't belong here can be quickly banished into the utility room. Leaving you time to concentrate on the essentials: yourself and the many adventures HafenCity has to offer.

- ④ The bedroom with its calming and soft colours will ensure wonderfully restful nights. Or is the view out into the clear night sky simply too gorgeous to fall asleep?





*Interior style shown here: SALT

Apartment option 2

At a glance

WE 42

→ approx. 57 m², two rooms with loggia, on 8th floor

Floor plan category

Floor plan category 10 is available on the 4th, 6th and 8th floors

Highlights

- Harmonious floor plan with a 25 m² living and dining area
- High-quality bathroom with modern tiling in natural stone look and XL rain shower
- Open hallway that stands out from the living room with floor tiles and coved lighting
- Integrated coat closet
- Practical storage room for maintenance and tech and washing machine
- Loggia with space for lounge furniture

Optional furniture and fittings

- Living room: elegant integrated shelving unit with lots of storage space thanks to drawers, cupboards and shelving as well as space for the TV
- Kitchen: drinks cabinet, designed to match the interior colour palette
- Bedroom: custom-built wardrobe with integrated lighting



Apartment option 3

3 rooms / approx. 99 m²

UNIT 71

Modern. Sophisticated.
With maxed out views.

The three-room apartment will enthrall with an exclusive living area and enormous windows, opening up to a magnificent view of the port and the 18 m² loggia.

① Kick back and relax with the best view possible of the Container Terminal to the south

Curtains up for the panorama

On the 12th floor it's only natural to have your head in the clouds, at least some of the time. With the stunning view out of each and every one of the enormous floor length windows it would be hard not to. And the 18 m² loggia has plenty of space for your outdoor

seating. You could almost forget about how splendid the rest of your future dream home is! For example, the 32 m² living and dining area with its bespoke designer kitchen (optional), perfectly matching the rest of the interior in colour and materials.

② Sometimes, words simply aren't enough to describe true beauty. You know then, that it's time to give yourself over to the view and enjoy ...

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③ Not one, but two of these beautiful spacious bedrooms await

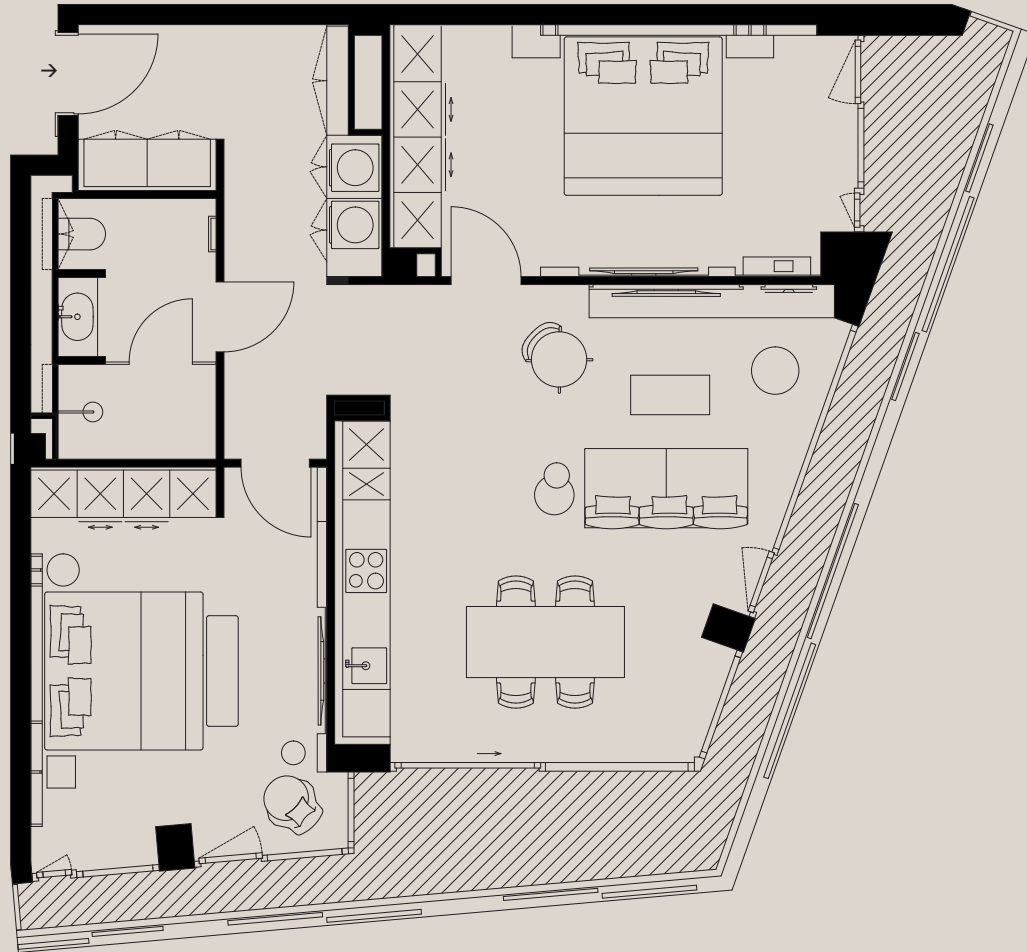
An ocean of pure beauty and elegance

The two bedrooms with their own terrace access will make any heart beat faster. Both come with an optional wall panel for mounting your TV and custom designed upholstered beds complete with large headboards featuring reading lamps and nightstands. And

the bathroom? You won't be able to stop smiling when you walk in here first thing in the morning and last thing at night - celebrate your wellness ritual in a sea of soft beige tones. As you can see, this apartment is designed to make you happy 365 days a year.

④ Outside, the city lights shimmer like a sea below and inside you get to decide what kind of atmosphere you want - with downlights and coved lighting at your fingertips





*Interior style shown here: SAND

Apartment option 3

At a glance

Residential unit: 71

→ approx. 99m², three rooms and a loggia on the 12th floor

Floor plan category

Floor plan category 18 is available on the 9th, 10th and 12th floors

Highlights

- Harmonious floor plan with 32m² living and dining area
- Two equally luxurious bedrooms with fitted wardrobes (optional)
- High quality bathroom with large-format tiles and XL rain shower
- Beautiful hallway with coat wardrobe and integrated built-in closets for maintenance area, washing machine and storage
- Unusually long loggia with space for two seating areas

Optional furniture and fittings

- Living room: elegant custom wall unit for the TV
- Kitchen: modern fittings that set design accents with different fronts
- Bedroom: exclusive custom wall unit for the TV, specially designed headboards, either with track lighting or with integrated reading lamps



Apartment option 4
3 rooms / approx. 119 m²

UNIT 75

Harmonious.
Haute volée.
Heart-stoppingly
stunning.

The apartment, with its extravagant living area, two bedrooms and inviting loggia is simply a showstopper.

- ① Linear accents, check patterns and rounded lights against a monochromatic background are the epitome of sophisticated design

119 m² of showstopping beauty

With this 119 m² apartment, it can only be love at first sight. Just stepping into the bright entrance hall with guest bathroom and integrated closet space will have your heart beating faster. But the centrepiece of the three-bedroom apartment is where things really get serious: The expansive living and dining area provides spectacular all-round panoramic views. This is the perfect stage for living life to the max: Sociable evenings cooking with

friends, enjoying the view in the optional designer kitchen, reading and relaxing in the lounge in front of the contemporary sophisticated partitions (optional) made of metal in classic Burberry check look or enjoying the dusk with an aperitif on your private loggia: with this interior as your backdrop everything becomes an unforgettable experience, ensuring you'll fall in love with Hamburg, the HafenCity and this unique home.

② Imposing and elegant – the 42 m² living and dining area: it gives the term "lounge" a whole new meaning

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- ③ Even the induction hob, the taps and sink (optional) are white – to match the oak parquet. In polar white, of course. Beautiful and light as a bubble – the lamp installation above the dining table is reminiscent of soap bubbles rising up and drifting off – effortless and playful



White in its most exciting hues

Can't get enough of this apartment? Then take another look into the master bedroom: the dressing room, ensuite bathroom and sleeping area with freestanding bathtub (optional) are simply unforget-

table. But that's not all. There is still the guest room (optionally to be used as a study), with its own beautiful loggia, so even your guests won't miss a ray of sunshine.

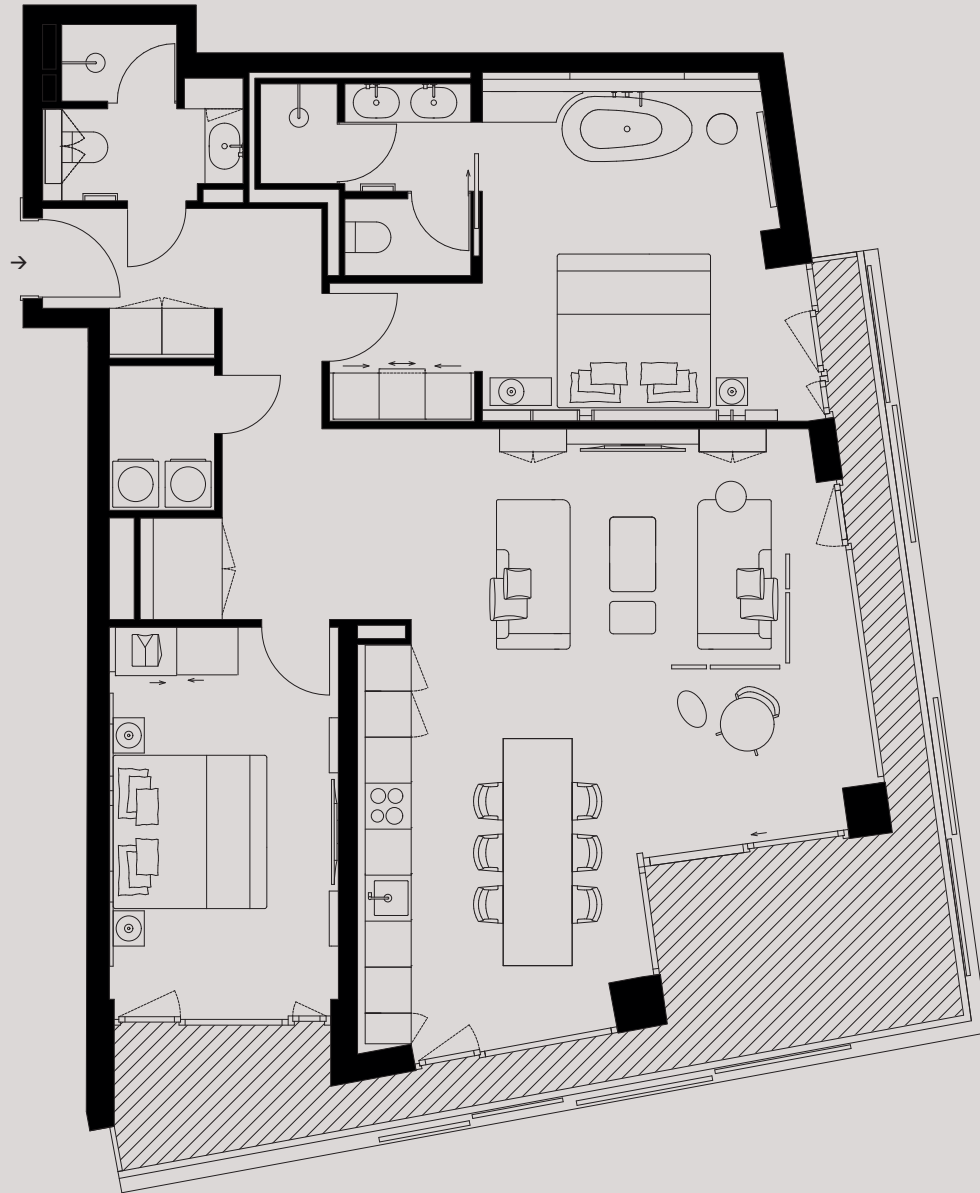


- ④ This exciting combination of rounded shapes and lively textures is incredibly cool. Immerse yourself in the luxurious atmosphere – and sink back into the best bubble bath of your life



5 With an open-plan design, the living and dining area is nevertheless really cosy, thanks to the open metal-work of the room dividers. The partitions with their check design are simply outstanding





*Interior style shown here: SALT

Apartment option 4

At a glance

Residential unit: 75

→ approx. 119 m², three rooms and large loggia, on 12th floor

Floor plan category

Floor plan category 21 is available on the 9th, 10th and 12th floors

Highlights

- Fantastic 42 m² living and dining room area with a perfect view
- Beautiful master bedroom with built-in closets and free-standing bathtub (both optional) as well as en suite bathroom with twin washbasins and large rain shower
- Guest or children's room or study with access to the loggia
- Beautiful guest bathroom with lots of storage space and shower
- Practical coat closet in hallway as well as a utility room for washing machine and housekeeping equipment

Optional furniture and fittings

- Living and dining area: custom-designed ceiling-height partition made of metal. Wall ensembles with space for a TV screen and further storage space (for all rooms)
- Kitchen: bespoke design with white induction hob and built-in fully automatic coffee machine by Miele



Apartment option 5

One room / approx. 46 m²

UNIT 80

Compact. Clever. Cool.

The compact studio apartment gets full marks in terms of big design and endless possibilities.

- ① Compact but ultra classy! The one-room apartment with balcony proves that at THE LYTE, even the smaller spaces can accommodate expansive visions

Spatially savvy!

This cool studio apartment really showcases the interior designers' skills, making optimal use of every last centimetre of the 46 m², offering a wide range of comfort and options: a romantic dinner for two in the fully equipped kitchen, nestled discreetly against a wall? No problem! And how cool that you can simply hide the kitchen away

afterward behind sliding doors? The living and dining area not only serves up fantastic views of the port, but the specially designed table can easily be transformed into a workstation. There's enough space for books and your flat screen on the entire wall next to it, complete with elegant lighting to set the stage for your favourite objects.

- ② Do your cooking, eating, living, sleeping and your work all with the most beautiful backdrop. This apartment certainly provides the best outlook

②



- ③ Ch-ch-changes! You can transform the kitchen and storage area with the ultimate flexibility!
- ④ Soft hues, warm light and rounded shapes conjure spa moments in the bathroom

③



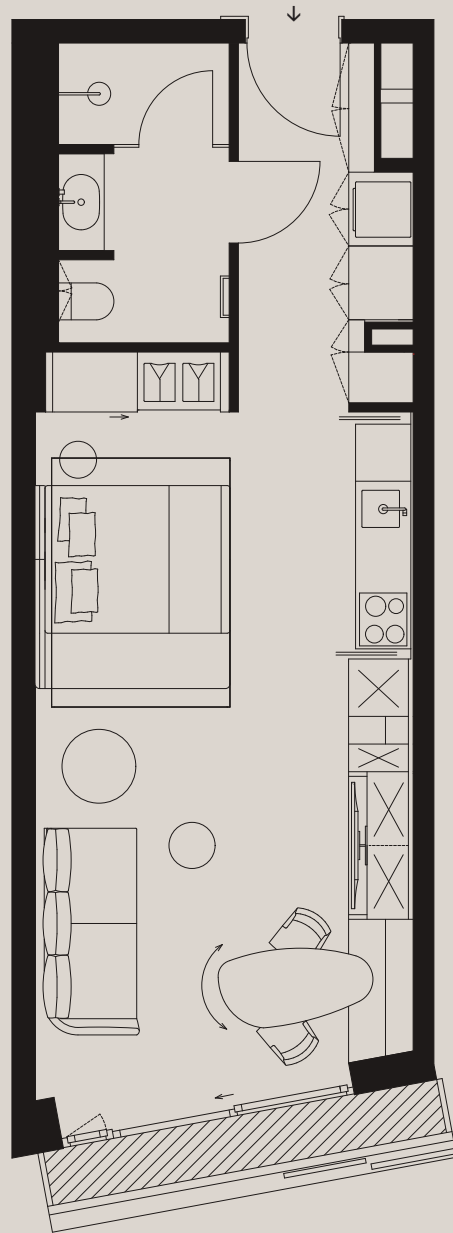
Compact studio with maximum comfort

Impactful design can be found in every corner of the apartment, including the bathroom. The XL rain shower, ample storage, soft hues combined with stylish black accents and the illuminated mirror ensure every day will begin and

end in the most laidback way possible. Speaking of which, there's even room for a gorgeous canopy bed and a cosy couch (all optional) in your new home. Who says that compact interiors can't have a big impact? Kudos!

④





*Interior style shown here: SAND

Apartment option 5

At a glance

Residential unit: 80

→ approx. 46m², one room and balcony on 13th floor

Floor plan category

Floor plan category 5 is available from the 3rd to 13th floors

Highlights

- Ideal layout with a spacious multipurpose living and dining area as well as bedroom area
- Beautiful bathroom with plenty of storage and XL rain shower
- Elegant hallway with ceiling coving lights and tile flooring that visually sets it off from the living area
- Integrated coat closet and additional storage cabinets for utilities and washing machine

Optional furniture and fittings

- Living and dining area: kitchenette that can disappear behind folding doors, practical shelving, high cabinets, as well as a decorative floor-level recessed shelf and a TV panel
- Bedroom area: special optional canopy bed with drape to discreetly separate the bedroom space from the living area

The penthouses

Harbour, Hanseatic City, horizon: it doesn't get much closer to heaven than this

Your first thought, upon setting eyes on the three spectacular penthouses, will be, "I've never seen anything so beautiful!" Your heart will race, and you'll have butterflies in your stomach. THE LYTE will move you like no other building. Thanks to the fantastic view of the cranes of the Container Terminal, the city skyline and the Elbe River, which flows off into the horizon. The feeling of freedom and tranquillity is all pervasive up here. The only real competition is between the unique apartments and the beauty of this panorama. THE LYTE really does provide you with a piece of heaven. It's yours for the taking.

- ① The elegant terrace is your own personal box seat for the evening show as the skyline lights up - every night





Penthouse West

Five rooms / approx. 395 m²

UNIT 84

High End. High Style.
In Hamburg Heights.

The spectacular penthouse with a 120 m² lounge area, three bedrooms, private rooftop terrace and personal rooftop space offers superlatives all round.



②

- ① Living at the highest level – the maisonette penthouse spanning the 14th and 15th floors, combines elegance with extravagance and leaves no room for doubt: this is luxury at the highest level
- ② No doors, but filigree partition walls and covered lighting on the ceiling, providing structure for the room. Special highlight: a central cube-shaped space contains the bathroom and a wardrobe
- ③ Floor-to-ceiling windows and linear glass balustrades emphasise the penthouse's feeling of expansiveness, space and openness

③



- ④ Enjoy the most beautiful days of the year on the roof terrace on the 15th floor. Your rooftop lounge awaits – complete with WC, shower, sauna and dining area



④



5

The magnificent 395 m² penthouse aims high in every respect. After all, the luxury apartment is located at the very top, on the 14th and 15th floors of the residential tower. The first view from the entrance into the expansive 120 m² living and dining area will blow your mind. There are no limits to what you can do here: with no doors, but plenty of flair and atmosphere, elegant focal points open up, from which you can enjoy the stunning panorama. One of

them is the kitchen: with soft glossy surfaces, black detailing and a marble counter several metres long. At one end it serves as a kitchen block, at the other as a table for an elegant dinner for large groups. The lounge area with a fireplace and TV, another dining area in front of floor-to-ceiling windows, and if you wish, space for a grand piano, truly make this apartment a kingdom in the clouds.

5

It would be easy to while away the hours in this gorgeous kitchen, sipping the best coffee in the world – but the loggia awaits, calling you to enjoy the sun. Decisions, decisions Meanwhile, the cube in the centre of the apartment

offers a refined and practical solution: its exterior offers space for a TV wall with in-built fireplace and shelving for your favourite decorative accessories, while its interior houses a guest bathroom and a utility room



6 It's easy to travel long distances in your mind living in this penthouse. The lounge really steps up to the mark, matching the magnificent view with over 120 m² of pure living pleasure



7

7 The master bedroom with ensuite bathroom including a free-standing bathtub, private fitness area and gorgeous dressing room is generous at more than 90 m²

8 The integrated covered lighting perfectly sets off the architectural highlights

8





9 The TV is integrated into the recessed wall in the master bedroom. At the back, a cosy nook provides space for a vanity or desk

14th floor



*Interior style shown here: SAND

Penthouse West

At a glance

Residential unit: 84

approx. 395 m², five rooms, rooftop terrace and loggia, covering two storeys, maisonette style

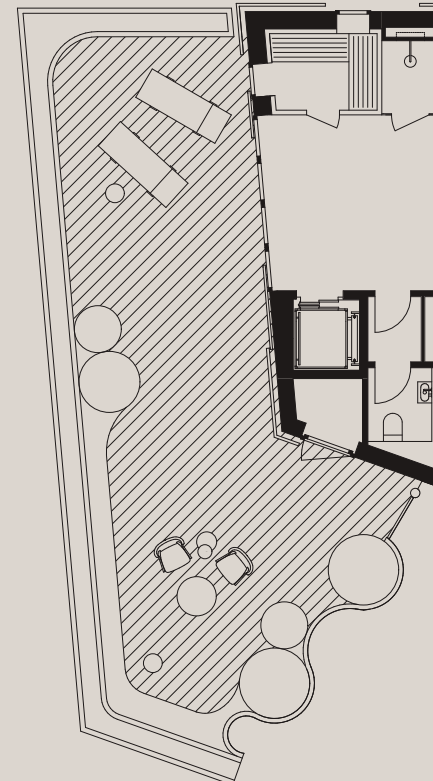
Floor plan category

Floor plan category 25

Highlights

- Coved ceiling lights and recesses (approx. height 3.15 m) allow for an opulent lighting design. They are eye catchers in their own right, while also emphasising the rooms' overall structure
- A living-cum-dining and cooking area of more than 120 m² allows countless ways to utilise the space, e.g. for a grand piano or a billiard table
- The open kitchen is designed in an "L" shape, with an informal cooking island-dining table hybrid, accessible both from the hallway and from the living room (optional)
- An internal elevator connects the first level of the penthouse with the second, rooftop level
- The master bedroom is designed as a large private tract: If desired, a workstation, dressing room or even a fitness area can be installed here in the 90 m² space
- In addition to the roof terrace, the wrap-around loggia offers space for outdoor seating in three places – for breakfast coffee, an aperitif or simply to take in the view

15th floor





Penthouse East

4 rooms / 285 m²

UNIT 86

Living. On. Cloud Nine.

The luxury penthouse with ideal layout, dreamy living area, two bedrooms, loggia and private rooftop terrace is simply the quintessence of class and perfection.



1

- 1 Thanks to its bright and airy interior you'll feel like you're walking on clouds in this penthouse
- 2 The Hamptons in Hamburg: like a pristine white summer villa, the rooftop lounge sits high above the city on the 15th floor. But instead of the Bentley, you can simply take the lift



2

- 3 Plenty of light, soft hues and a sophisticated mix of materials create a unique atmosphere full of peace, harmony and lightness





4

Welcome to cloud nine, or should we say fourteen, as it's on the fourteenth and fifteenth floors – spanning a gorgeous 285 m². Up here, everything feels wonderfully light, airy and bright. In the stately 95 m² salon, decorated in soft off-white tones, even the kitchen, dining and lounge corner appear weightless on the polar white parquet flooring. The spectacular panoramic views reinforce the feeling of freedom, virtually dissolving the architectural boundaries. Like little clouds, delicate lamps

float gracefully above the counter with its white induction hob and wine refrigerator. The glass display case also seems to be suspended on clouds – As you will be when you take a look at the rest of the apartment: discover two equally luxurious bedrooms – both the same size, with ensuite bathrooms, freestanding bathtubs, and access to the long loggia that wraps around the entire length of the apartment. With so much perfection and harmony, it's hard to keep your feet on the ground!

4

A big stage for big design – the beautiful kitchen – extends across a gigantic 36 m². The view outside, over the loggia is also imposing and is the perfect place to enjoy breakfast in the summer

- ⑤ More captivating than any cruise ship – the panoramic deck on the 15th floor of the penthouse



- ⑥ A free-standing bathtub is concealed behind the open wardrobe
- ⑦ The brightly lit bedroom with walk-in closet, TV wall and soft, warm fabrics, is like a summer breeze. And everything is tonally matched
- ⑧ Exciting light accents set the scene for the highlights in the master bathroom. Beautifully combined: large-format tiles from Sant'Agostino and Provenza in white and pearl rigato



⑥



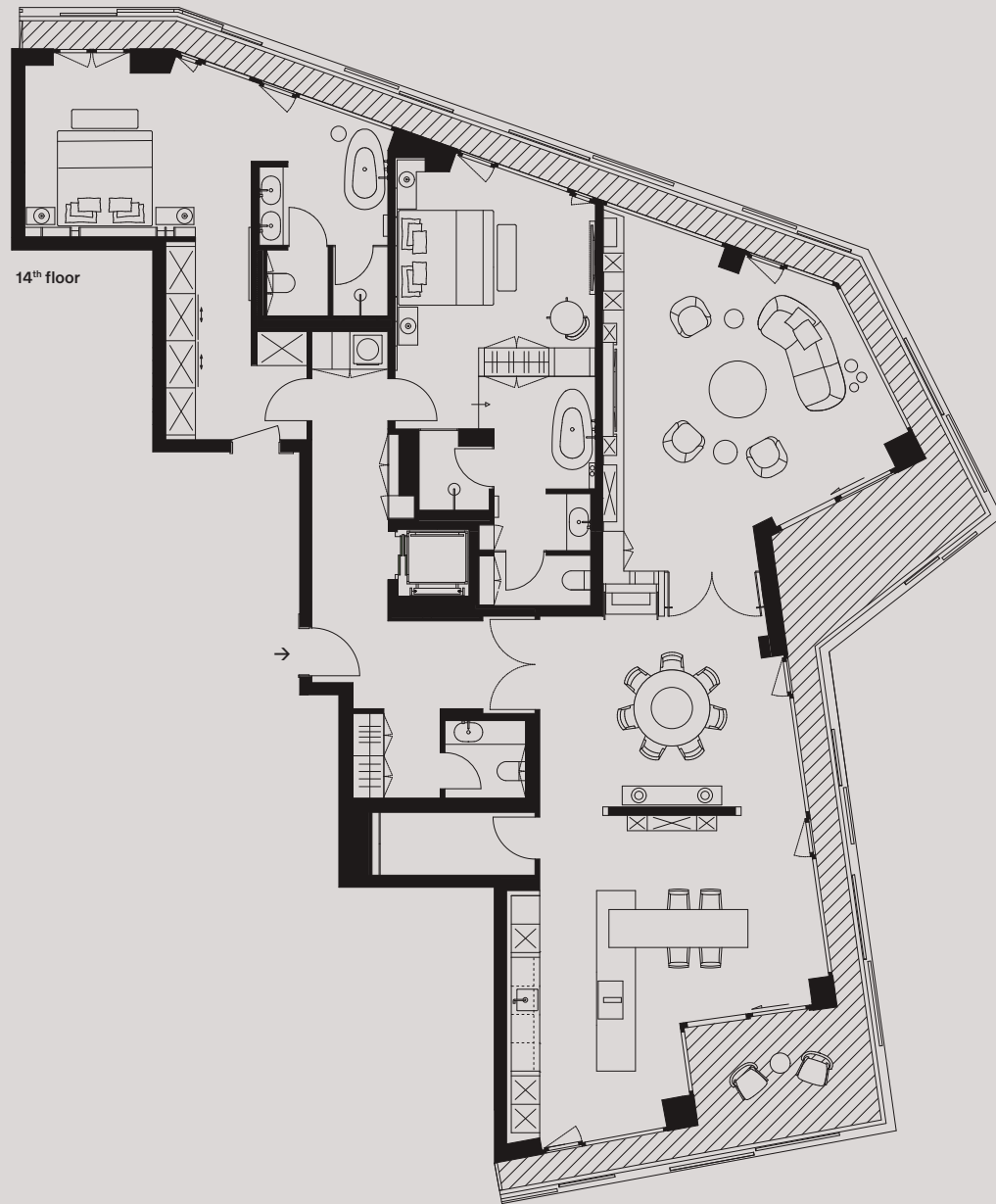
⑦



⑧



9 The sweeping panorama is in perfect harmony with the round seating area and fantastic light installation



Penthouse East

At a glance

Residential unit: 86

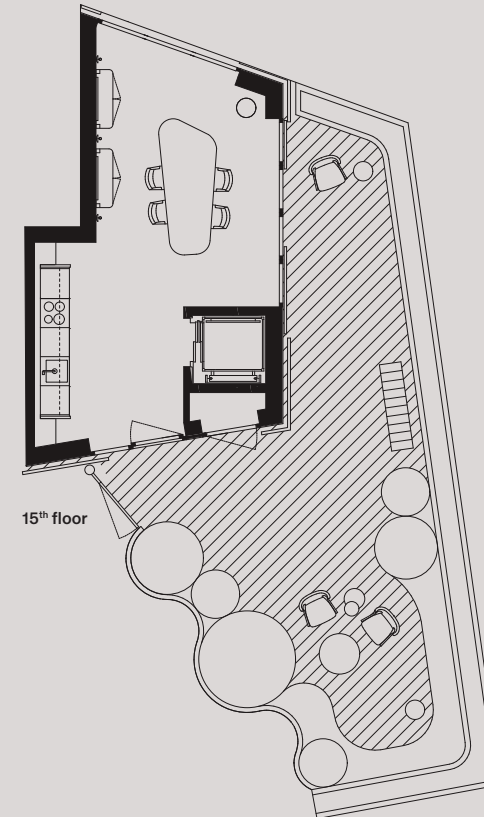
approx. 285 m², four rooms, rooftop terrace and loggia on 14th floor in addition to the recessed roof level.

Floor plan category

Floor plan category 27

Highlights

- Seven sets of coved ceiling lights (optional) combine in a great overall lighting concept that allows individual zones to be showcased as architectural highlights
- The entire penthouse is surrounded by a loggia that broadens out in front of the living and kitchen area and offers space for an outdoor seating area
- Sophisticated mix of materials: parquet flooring in polar white (with underfloor heating) and bathrooms tiled to ceiling height with textured tiles
- Both bedrooms feature equally luxurious bathrooms with freestanding bathtubs, walk-in showers, separate WCs, washbasins with illuminated mirrors and custom cabinetry
- A multitude of exclusively designed extras: built-in shelving units offer perfectly designed storage space, open shelving, TV screen and a fireplace (in the living room), mirrored cabinet surfaces in the bedrooms (all optional), as well as concealed cabinets for utilities and housekeeping
- The living space extends over two floors: a private elevator leads to the 15th floor roof terrace with rooftop lounge



*Interior style shown here: SALT

The interior designers



Düsseldorf-based creative duo PASCH Design creates and visualises apartments in tandem with the building process. This was the case for THE LYTE too. As part of their creative process, Randi Mara Schumacher and Armin Panahi always sound out the limits of tradition and innovation, minimalism and opulence. The results are beautiful living spaces that will take your breath away.

An interview with
Randi Mara Schumacher
and Armin Panahi

Creators of luxe living spaces

interior and the building itself. We needed to underline the lightness, to blend sophistication with classicism. We wanted warmth instead of minimalism.

- TL** How do you start your creative process?
- RS** A lot of the time it kicks off with Armin bringing in a metaphorical image as an initial idea. We then immerse ourselves in it and come up with a story to go with it. This usually takes the form of an intense dialogue, a little bit like a game of ping pong.
- AP** Initially, we look above all at the structural aspects of the apartments. We try to put ourselves in the future residents' shoes and play out a host of different scenarios. We imagine walking around and living in the apartments, like going into the kitchen first thing in the morning.
- RS** We also try to capture the look and feel of the building. In parallel, we formulate expectations regarding the quality and appearance of both the furnishings and the floor plans. The latter already determine how contemporary a place is. Closed off dark kitchenettes in small apartments are

TL Do you remember your initial impression when you were first introduced to THE LYTE project?

RS We were thrilled. I think what's special is that the building, despite its size and height, is very filigree, almost feminine.

AP We were immediately taken by the lightness of THE LYTE, its shell, the white. Because buildings in Hafencity often pick up on the reddish tones of the Speicherstadt (warehouse district), a white tower is going to really stand out. So, we soon agreed on our basic approach to the

obsolete these days, for example. Finally, we conceive the entire interior, from the bathroom to the fixtures and fittings to the kitchen. Our 3D visualisations allow us to produce images of rooms as we imagine them, right down to every last detail. This also means we can digitally recreate realistic visual axes. For example, the one looking from THE LYTE onto the Elbphilharmonie – that's one of a kind!

TL What do you base your interior concept on? What image did you use as the "ping pong ball"?

AP We have noticed that people usually are drawn either to cool tones or to warm ones. That's why we started looking at different colour schemes and looking at light in its different facets. Because we both love the entire universe of design, we hit on what we were looking for in the world of fashion. The Burberry brand, famous for its iconic beige trench coats, works a lot with these sandy tones.

RS In one of their past collections, they completely reduced the saturation in one of their checked coat linings. The result: soft beige in contrast to grey tones. We thought that looked really contemporary. From that we developed the base tones for our first interior styling choice "SAND". The second one, "SALT" caters more to the aforementioned preference for cooler hues and strongly references the white of the façade.

TL Where, in which room, or with which surface of the building, do you start?

RS In the case of THE LYTE we felt like it made sense to start off with the bathrooms and develop our design ideas outward from this room.

AP The classic trench coat is beige on the outside with a checked lining. The pattern is only revealed every now and again. That's the accent we worked with in the bathrooms. They are tiled in sandy colours but the niches for the washstands

are offset in darker, textured accent tiling. This highlight is our way of interpreting the flash of lining on the open coat.

RS And the black fixtures are the buttons.

TL Sounds like "contemporary meets classic"...

RS Yes, our soft colour palette certainly tends toward the classic. As a contrast to that, especially in the bathrooms that are tiled right up to the ceilings, we're aiming for a modern monolithic character. That's why, in the smaller apartments, we even extend the large-format tiling out of the bathrooms all the way into the hallway. There, they seamlessly blend in with the built-in furniture that's kept in the same tonality. This monochromatic concept results in a room-in-room character that brings classic elements into the here and now. The matte, natural haptics of the materials also speaks to a modern zeitgeist.



TL It's quite unusual to offer small residential units of around 43 m² in such a spectacular new building. How do you manage to define luxury in such a reduced space?

AP The quality of life in these apartments increases enormously due to the integration of built-in storage units, which offer everything you need in a compressed form – including a fully-equipped kitchen, storage space and open shelving elements. The individual design of this element for each living unit creates smart solutions for different spatial needs. In the studio apartments, for example, the kitchen can simply be concealed from view in a cupboard. Let's face it, the idea of having to confront the remains of the previous evening isn't exactly thrilling for anyone. Also, it's great to allow for the space for a large bed instead of a fold-out couch, where possible.

TL Do you also design the furniture?

AP Yes, there is the option of additionally purchasing all the fittings including kitchen and cabinetry. We've continued with the Burberry theme here too. Everywhere you look, on surfaces or in niches, the colours of each respective style reappear, for example in the kitchen, or behind the shelves.

TL THE LYTE isn't your first project for DCD. Do you sometimes find yourselves reaching for the copy-and-paste option?

AP That would be too easy! Our design ambitions naturally remain the constant overarching element. But each new project challenges us to reinvent our design vocabulary to create something truly unique.

RS What connects us as a team is our striving for perfectionism. Every stage of a



“What connects us as a team, is our striving for perfectionism. Every stage of a project is subjected to the ‘cross-check principle’, meaning that it is reviewed by the second partner before completion.”

Randi Mara Schumacher

project is subjected to our “cross-check principle”, meaning that it is reviewed by the second partner before completion. In the end there are a whole bunch of small details to watch out for – that can get pretty intense ...

- AP ... and really creative. In one of the bedrooms, for example, there is a small protrusion due to a structural element, about ten centimetres deep. Now it's invisible, because we designed the headboard especially with that in mind, filling the gap by design.
- TL From the details to the larger elements: You're also responsible for all the communal spaces, hallways, the entrance. What can residents of THE LYTE expect there?
- RS In the public spaces, we can express our style in more extreme ways. These include ornate ceiling designs, very high baseboards instead of narrow skirting boards, brushed brass in various applications.

AP By the way, the entrance area was also inspired by classical architecture. The linear arrangement of ceiling lights is an interpretation of traditional columns.

RS It is a response to the light from the exterior, which seems to be pulled into the building, where it extends in luminous paths from the gloriously high ceiling all the way down to the floor. Also, we didn't just paint the hallways, we had them papered. It's so great that we were able to go all-out with THE LYTE, design-wise, from the foyer down to every single item of furniture in the apartments. It makes everything very coherent.

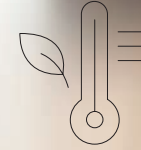
Die THE LYTE App

Smart. Simple. Smooth: THE LYTE app

When you move into your new home you're not just left to your own devices; we provide you with a digital assistant: THE LYTE app. It connects the entire residential building, offering a range of smart functions to make things easier for you. For example, you can quickly check the charging status of your car battery in the underground garage, book the communal roof terrace for a private party, access the digital mail station, regulate the heat in your apartment, integrate Alexa or contact the property manager... With THE LYTE app, you always have all the important information and service points relating to your property at your fingertips.

Good to know: all the data stored in the app is processed and stored in Germany.

How it works: The initial setup is configured by the provider. If you wish, one of our staff can run you through its functions with you.



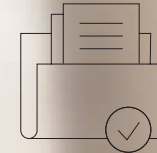
Air conditioning and heat

Our well-being depends on the quality of air in our homes. With THE LYTE app, you can easily adapt it to your needs: Turn up the heating on your way back from your vacation or lower the temperature to suit your working needs – all this can be done with just a few touches in the app.



Security

It's always reassuring to know what's going on at home, even when no one is there, right? With your app, you'll be able to see if someone opens the front door. Or the other way around: You can set up an alarm function that informs people close to you if the blinds aren't raised as usual in the morning.



Goodbye keys

Property management made easy: contact the management staff, keep up to date about service appointments such as maintenance, housekeeping and façade cleaning etc. and meetings within the home-owning community, upload documents or check service charge statements. The app is your messaging channel for THE LYTE, and the parcel station is also included.



Bye-bye Schlüssel

Forgotten your keys? No problem. Via the app, every resident can get into the building, apartment and underground garage. How convenient: You can also let in family, friends or tradesmen and service personnel without a key using time-limited access codes.

And a final word...

... here are twelve useful facts about THE LYTE – from A for address to S for sales.

01

Address

Hübenerstraße 8
20457 Hamburg

02

Project developers

DC Developments GmbH & Co. KG
Großer Grasbrook 9
D-20457 Hamburg

03

Project completion

Planned Q2 2024

04

Plot size

Construction site E3: 889 m²

05

Building height

60,00 m

06

Architects (Design)

KBNK Architekten GmbH
Hamburg

07

Apartments

43 - 326 m²
27 Apartment options
2 Design styles

08

Interior design

PASCH Design GmbH
Königsallee 27
40212 Düsseldorf

09

Fixtures and fittings

High quality apartments with premium interiors designed with the ultimate attention to detail

10

Energy

The building is set to meet the "BREEAM Excellent" certification standards

11

Extras/Amenities

Communal roof terrace, continuous elevators down to the underground parking area

12

Sales

DAHLER & COMPANY
Projektmarketing GmbH
Großer Grasbrook 9
20457 Hamburg

Disclaimer

The property presented in this proposal is currently in the planning stage. All information, images and calculations in this proposal were compiled with the greatest care and attention to detail and correspond to the current status of the plans. Nevertheless, we cannot assume any guarantee for the completeness and accuracy of this information. We expressly reserve the right to make individual amendments to the planning status outlined in this proposal. Therefore, such expressly reserved planning changes may be made with regard to the actual implementation of the construction project, as well as with respect to the information, illustrations and calculations contained in this proposal. Solely the purchase agreement concluded with the purchaser in each case, together with the annexes thereto (specifically the construction specifications and construction plans) are binding with respect to the type and scope of the actual structural and legal implementation of the property depicted in this proposal. The three-dimensional visualisations shown in this proposal are artistic illustrations that do not necessarily depict what the property will look like in reality. The furniture and floorplan shown in the plans and drawings represent non-binding design proposals and do not constitute a component part of the contract. The plans, drawings and other illustrations and visualisations contained in this proposal serve merely to provide an initial, non-binding depiction of the construction project, which is still at the planning stage, and neither depict the actual subsequent construction, nor do they represent legally binding building specifications. Any such calculations contained in this proposal merely represent example calculations based on the current planning status and are not legally binding; such calculations included in this proposal do not establish guaranteed characteristics, nor do they constitute a contractually agreed scope of services. The contractually agreed services of the seller are governed exclusively by the contents of the contracts together with any annexes thereto concluded with the purchaser in each case.

You can find out more about THE LYTE at



www.the-lyte.com



A project by
 ÜSQ E3 GmbH & Co. KG
 c/o DC Developments GmbH & Co. KG
 Großer Grasbrook 9
 20457 Hamburg

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