



THE LYTE



The reason why people like to live here:
because here, the people feel first;
then think; then talk.

City Blues. Beginner

THE LYTE

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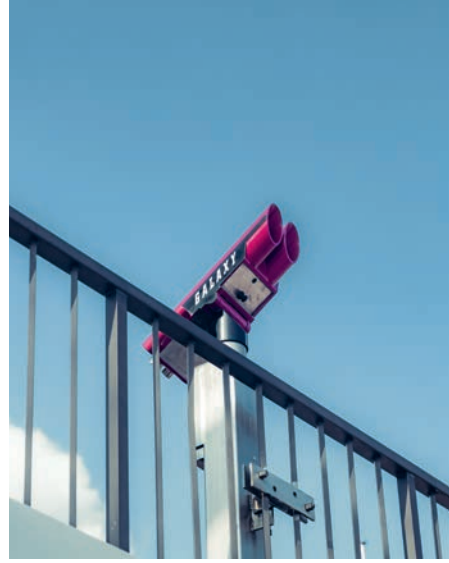
Contact⁵⁵

- ① Hamburg's impressive landmark:
the Elbphilharmonie

Hamburg is the one!

Far to the north, around 100 km from the North Sea, lies the home of Germany's largest ocean port: Hamburg. A modest metropolis with a magnetic pull. Its 1.8 million residents are passionate about their city and its many faces: you can go window shopping in elegant Eppendorf, rambling in the Niendorfer Gehege (a large woodland park with native fallow deer), enjoy an aperitif on the Alsterwiesen (a city park on the banks of the Alster River), sip on an Astra beer on the Schanze and enjoy world-class concerts in the impressive "Elphi" as the locals affectionately call their philharmonic concert hall. And waterways everywhere you turn: man-made canals and runnels called "Fleete", often surrounded by greenery. Hamburg is a great place to live and work and numerous big businesses are headquartered here. No wonder the Hanseatic city is rated internationally as one of the top 20 cities with the best quality of life. For those of us who live here, of course, there can only be one number one!

- ① Take a closer look at the port through a telescope at the landing jetties
- ② Eppendorf as we know and love it: the magnificent white Art Nouveau façades define this refined but lively district
- ③ Hamburg's largest terrace: the stone amphitheatre-style staircases are part of the promenade designed by Zaha Hadid Architects



①



④



②



⑤

- ④ The romance of industrialisation: the view from the museum harbour Övelgönne onto the Container Terminal
- ⑤ Oasis of calm: the Teahouse in the Japanese Garden in the Planten un Blomen Park
- ⑥ Between Rathausmarkt and Jungfernstieg, the Alsterarkaden shopping promenade also has numerous inviting cafés



③



⑥



7

7 Historical Kontorhäuser (old counting houses) line the Nikolaifleet, some fronted by pontoons

8 There are around 2,500 bridges in Hamburg, many of them in the centre, criss-crossing the numerous canals and channels

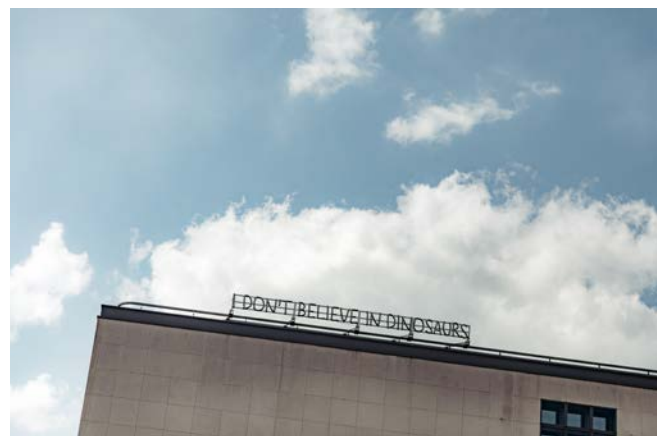
9 Illuminating art: an installation on the roof of the Galerie der Gegenwart (Gallery of Contemporary Art) in the Hamburg Kunsthalle

10 Contrasts in close proximity: The Alte Wasserturm (1910) is now a hotel. In the background: the television tower



8

8



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9



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THE LYTE — HAMBURG



Hamburg's hotspots

You can find a "Best of" city map in the appendix

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II.

HafenCity

HafenCity in figures

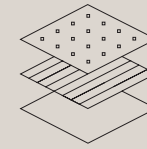
Hectares	157	Jobs by 2030	45.000
Bridges	30	Inhabitants by 2030	15.000
Enlarging the inner city by	40 %	Hotel rooms by 2030	3.400
Breakfast options	50	Apartments by 2030	7.500
Metres walking distance from the town hall	800 m	Trees planted by 2030	3.000



HafenCity at a glance – what are the key features of the new district?

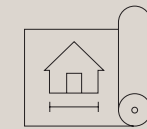


HafenCity has much more to offer than just modern architecture. It manages to perfectly combine progress with regard for the natural world, while creating options for an ideal work-life balance. We explain exactly how this translates into facts and figures in six short chapters.



Infrastructure + mobility

A road network covering 13 km runs through ten districts. While roadside parking is kept to a minimum, there are plenty of underground car parks to make up for it. There are also car-sharing options (mainly electric), a good public transport system as well as generous cycle paths. All in all, the 2.5 million square metres of floor space is comprised of 40% office space, 36% residential, 15% research, education, recreation and culture facilities, as well as hotels and 9% retail, gastronomy and service industries.



Architecture

HafenCity lies 7.8 to 8.5 metres above sea level (NHN) and is built on artificially created mounds, known as warfts, and stakes driven up to 20 metres deep into the ground. About 90 buildings have been completed to date, and around fifty more are in the planning stages. Most are between six and seven storeys high. In fact, an architectural competition was made a prerequisite for the design of every new building, except in the case of the Elbphilharmonie.



Sustainability + innovation

Since 2007 HafenCity has had its own environmental certification standards. The criteria are: use of environmentally-friendly building resources, special regard for the environment, comfort and health. Since 2010, such considerations have become a prerequisite for all new buildings and from 2017 onward, in the eastern section, planning has been subject to the most stringent platinum standards. In the Elbbrücken quarter, for example, Germany's tallest wooden building is under construction.



Public spaces

The public spaces in HafenCity are based on seven designs by six internationally renowned landscape architects. A total of 26.5 hectares are set aside for parks, of which four are green spaces and promenades, including a floating one in the Sandtor harbour and one with a 30-metre-long stone sofa (Brooktorkai). Another 15.2 hectares are private, but open to the public. 10.5 km of the quay promenade are perfect for walking and running, 3.1 km of which runs directly by the Elbe River.



Water

Twelve ports, half a dozen natural and navigable canals, wetlands, rivers and headlands: HafenCity is made up of 39.8% water. You can travel some routes by ferry or by barge. And yes, at least twice a year, there is a storm surge that floods the streets and squares. Fortunately, all the buildings have the option of "battering down the hatches". But rubber boots are a good investment nonetheless.

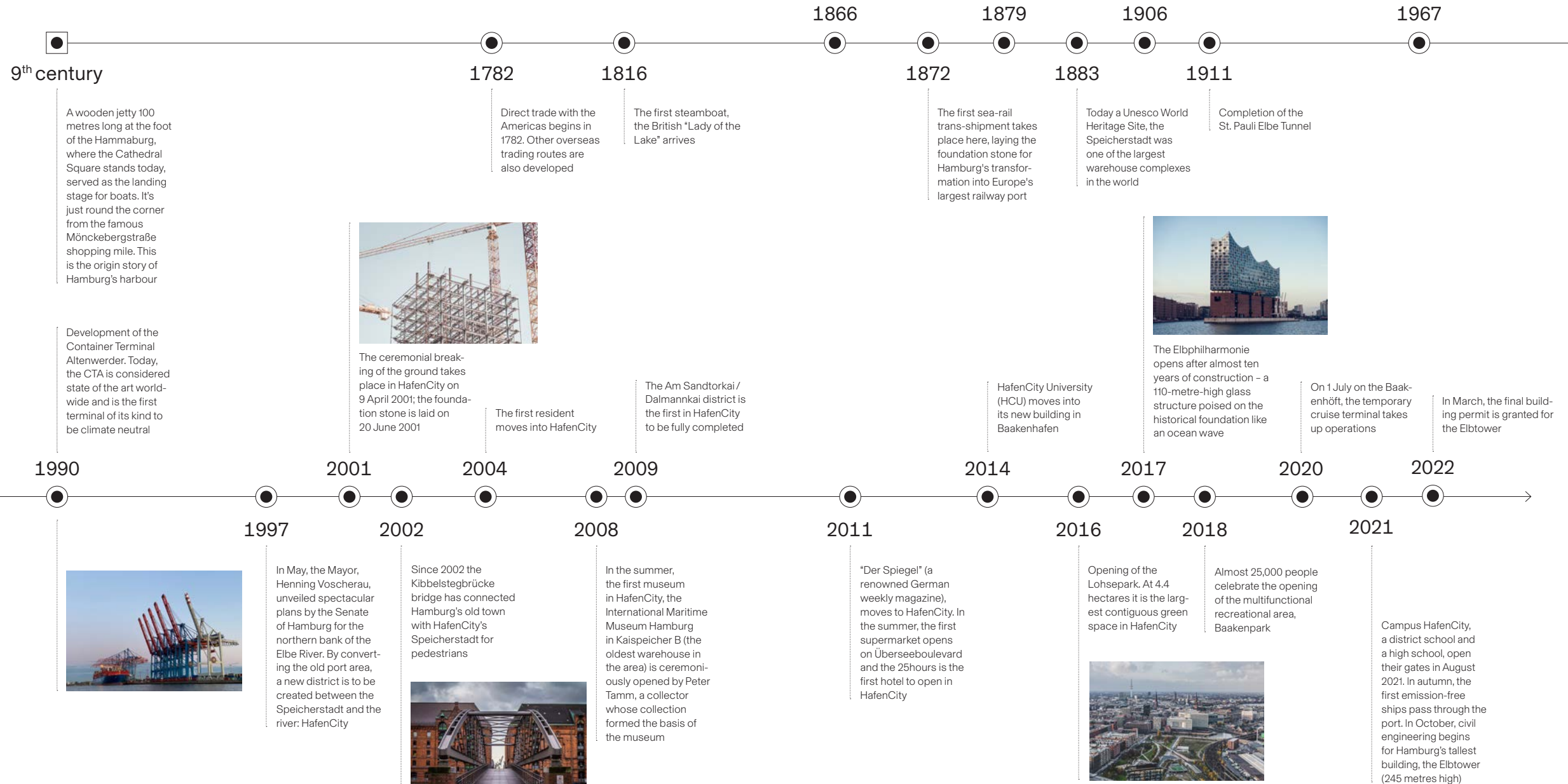


Culture + community

Nine museums, two cinemas, exciting festivals, events and, of course, the "Elphi": recreational options are unlimited here. As for the population structure: 66.9% of buildings are multi-person households, households with children are 8%, which is higher than the Hamburg average. Since 2011, at least one third of all apartments have been publicly subsidised. Three community centres will become meeting places for local people, as well as offering space for educational, play and creative activities.

An overview of the development from harbour to Hafencity

Timeline



Interview with Kevin Fehling

When culinary stars align



In Hamburg's first three-star restaurant, Kevin Fehling serves up heavenly culinary delights for his guests. The owner of The Table has successfully maintained his three Michelin stars for the seventh year in a row. In an interview, the star restaurateur explains why his restaurant is a perfect fit for HafenCity.

TL When you opened your restaurant in 2015 in HafenCity, there was a real feeling of change on the Hamburg fine dining scene. Was that also the case in HafenCity?

KF To be honest, that feeling was down to us. A completely new concept, the first three-star restaurant in Hamburg, as well as being owner-run, which I think was a real inspiration for a lot of chefs to also dare to venture down similar paths. In terms of HafenCity, it's true. I'm just standing here in my office on the 5th floor and looking into the courtyard. I once had to give a speech there, after Hamburg's Senator for the Interior, in front of Olaf Scholz. We were the first tenants in this enormous complex, in an unusual building that, among other things, also enabled inclusive living. Apart from us, there was the Automobile Museum and the church. That was it. And just as the guests raised their glasses for a toast, the sound of drilling suddenly erupted somewhere. But it's amazing how fast the area has developed, I can see that from our bar too. It's impressive. (Editor's note: In 2020, Kevin Fehling opened the Puzzle Bar on the 15th floor, serving exquisite drinks, right across from the rooftop of THE LYTE).

TL Hamburg locals have the reputation of being a little cool. But you kicked things off by seating "strangers" together at one table. A pretty bold move. How did the Hamburg locals take to that?

KF Hamburg residents love to go out, so that cliché simply doesn't hold true, though we were expecting some push-back. In the event, some of the older aristos would try to squeeze in an event the very same evening.

TL You once talked in an interview about the architecture of your dishes. The Table, in turn, is surrounded by the unusual architecture of HafenCity. Do your surroundings – Hamburg, the port – also have an influence on the menu?

KF HafenCity is avant-garde. It goes well with the style of our dishes. Our courses are very clearly structured. But what really inspires me are different people, different cultures, scents and different culinary traditions. It could be the Cape Verde Islands or Thai-style chicken feet.

TL Are there places in Hamburg that make your heart beat faster?

KF I always get a kick whenever I drive by the Alster (River) past the Four Seasons Hotel and the other imposing buildings. Only yesterday, I walked past there, ate a burger and just enjoyed the beauty of the Inner Alster.

TL And in HafenCity?

KF ... I also love the Speicherstadt. I love walking along the banks of the river through HafenCity. I usually stop off somewhere along the way for a rest and try something new. I do that three times a week.

TL You have three kids. Do you spend some of your spare time here with them in HafenCity?

KF We like to spend days off here. Then we have sparkling apple cider at The Table. Right there, on the stairs to the gallery, we also get the kids to sit one step higher every year so we can take a photograph. But after that, they're just keen to get out to the playground ...

Kevin Fehling (45) completed his training as a chef at the Hotel Thomsen in his hometown of Delmenhorst. Three years later, he was already head chef at Restaurant Venezia on the "MS Europa". Various positions in fine dining establishments followed (including the Wollenberg and Piment in Hamburg and then in the three-star Schwarzwaldstube in Baiersbrunn). From 2005, he was chef at the restaurant La Belle Époque in Travemünde for ten years. In 2011, the Michelin Guide awarded him two stars, and in 2013 he bagged his third. In 2015 he launched his own business with The Table.



Photography by
Florian Schüppel

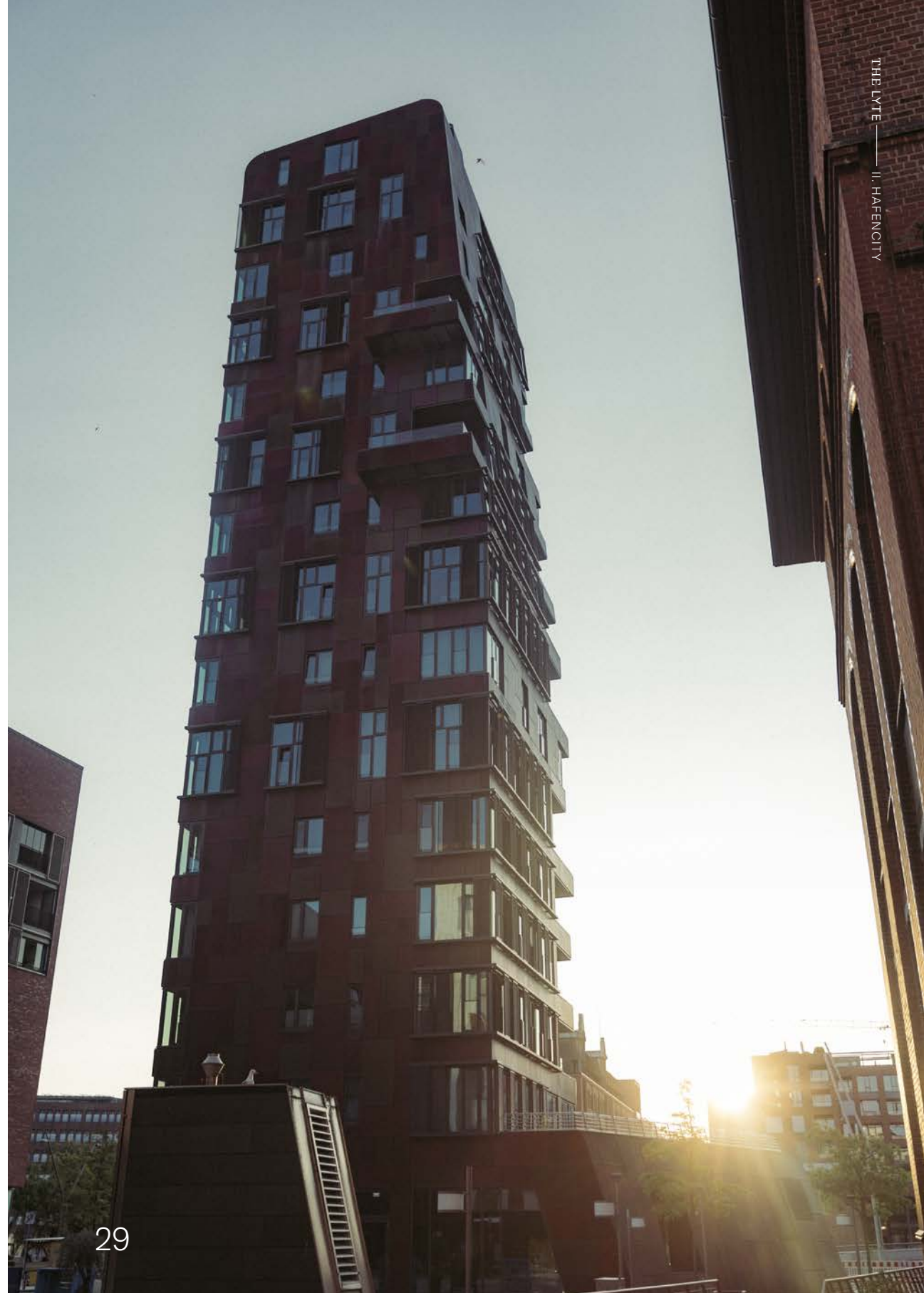
A city awakens – HafenCity at dawn

HafenCity is a millennial. It's young, diverse and very attractive. But seriously: Europe's largest urban development project, which is set to expand the city centre by 40 % volume, is coming of age. Around 930 businesses are headquartered here and 4,000 apartments have become homes. A good time to take a closer look at HafenCity – and perhaps get a new perspective on it.

















III.

Mrs &
Mr Lyte

Lyte tips

A day in HafenCity with Mr and Mrs Lyte



Want to know what life is like in HafenCity? No problem: Join Mr and Mrs Lyte for a little tour. They know the neighbourhood like the back of their hand and can show you what a typical day here might look like.



01.

Yokohama Coffee Bar

Coffee isn't just hot brown liquid right? Whether it's an espresso, a cappuccino, a flat white, galão or the rediscovered classic, filter coffee, the key to it all is the bean. At Yokohama they source all their beans from fair trade producers, for the classic filter coffee bean from a whole range of regions of the world. Here, directly overlooking the Lohsepark, you can also enjoy delicious cakes, fresh juices and a great atmosphere. When he's not on the high seas, professional yachtsman Boris Herrmann also likes to hang out in this charming café, run by Luise and Florian Kunth.

YOKOHAMA STRASSE 10
20457 HAMBURG
YOKOHAMACOFFEEBAR.DE



02.

PRIME TIME fitness

Push your limits and get a sweat on, whether with a personal trainer or in small groups – the priority of this club is to help their members reach their personal fitness goals. There's a curated system of state-of-the-art training equipment, among others from the brand Keiser, which, instead of weights, uses variable air resistance, a technology that NASA has made use of with great success. Oh and, of course, you can also train on the XL roof terrace – with a view over the Elbe River.

ÜBERSEEBOULEVARD 3
20457 HAMBURG
PRIMETIME-FITNESS.DE

03.

Breuninger

The luxe Stuttgart-based department store has been around for 140 years now, and is opening its first – of a total of 13 branches – in Northern Germany. In HafenCity, of course. In THE LYTE. Covering 14.000 m², the luxury department store has a range of around 1500 brands, from ultra high end to sporty, from casual to formal attire as well as a massive range of beauty, skincare and accessories. They even have a café and bar. The store is scheduled to open in 2024.

HÜBENERSTRASSE 8
20457 HAMBURG
BREUNINGER.DE



04.

Coast by East

On the terrace, you can enjoy a cool aperitif while you take in the view of the Kaiserkai and the “Elphi”, illuminated by the setting sun. Afterwards, you can spoil yourself, enjoying the skills of the sushi master or trying one of the excellent meat or vegetarian dishes. Sounds good? Then head to Coast by East, which opened in 2012 on the Marco Polo Terraces and has since attracted locals and visitors from all over the world.

GROSSER GRASBROOK 14
20457 HAMBURG
COAST-HAMBURG.DE



05.

Grasbrookpark playground

You'll find that most children love the idea of setting sail and exuberantly shouting “Ahoy” while the seagulls circle above them – that's just a part of everyday life on the large playground in Grasbrook-park. A pirate ship named “Wellenkroner” lies at anchor in the middle of the playground. There are also tree houses, balancing ropes and nets on different levels, swings, seesaws, trampolines and a real bucket excavator all waiting to be explored. No wonder this paradise is always besieged by tiny pirates, regardless of the season.

AM GRASBROOKPARK
20457 HAMBURG

06.

Hadag Ferry line 72

HafenCity is just waiting to be discovered from the water! The most enjoyable route is that of the 72 ferry, one of the Hadag ferries that have been making their rounds here since 1888: contemplate the industrial charm of the port, discover the grace of the Elbphilharmonie or just take a break. Ahoy, the loveliest of all cities!

LANDUNGSBRÜCKEN - ARNINGSTR. -
ELBPHILHARMONIE
HADAG.DE





07.

Eric:Barbier

Men can put themselves first here: At Eric:Barbier it's all about the finest in gentlemen's grooming, where you can treat yourself to your own personal care programme in a traditional atmosphere, whether you're in need of some beard styling, a facial, hair cut or a manicure: Eric:Barbier was opened on the Alster in 2000 and was so well received that they opened a new branch in HafenCity in 2018. The business, which is now run by Anthony Stölting, was named one of the "Top Six Barbershops in Europe" by the men's magazine GQ. Hats off!

ÜBERSEEBOULEVARD 2
20457 HAMBURG
ERICBARBIER.DE



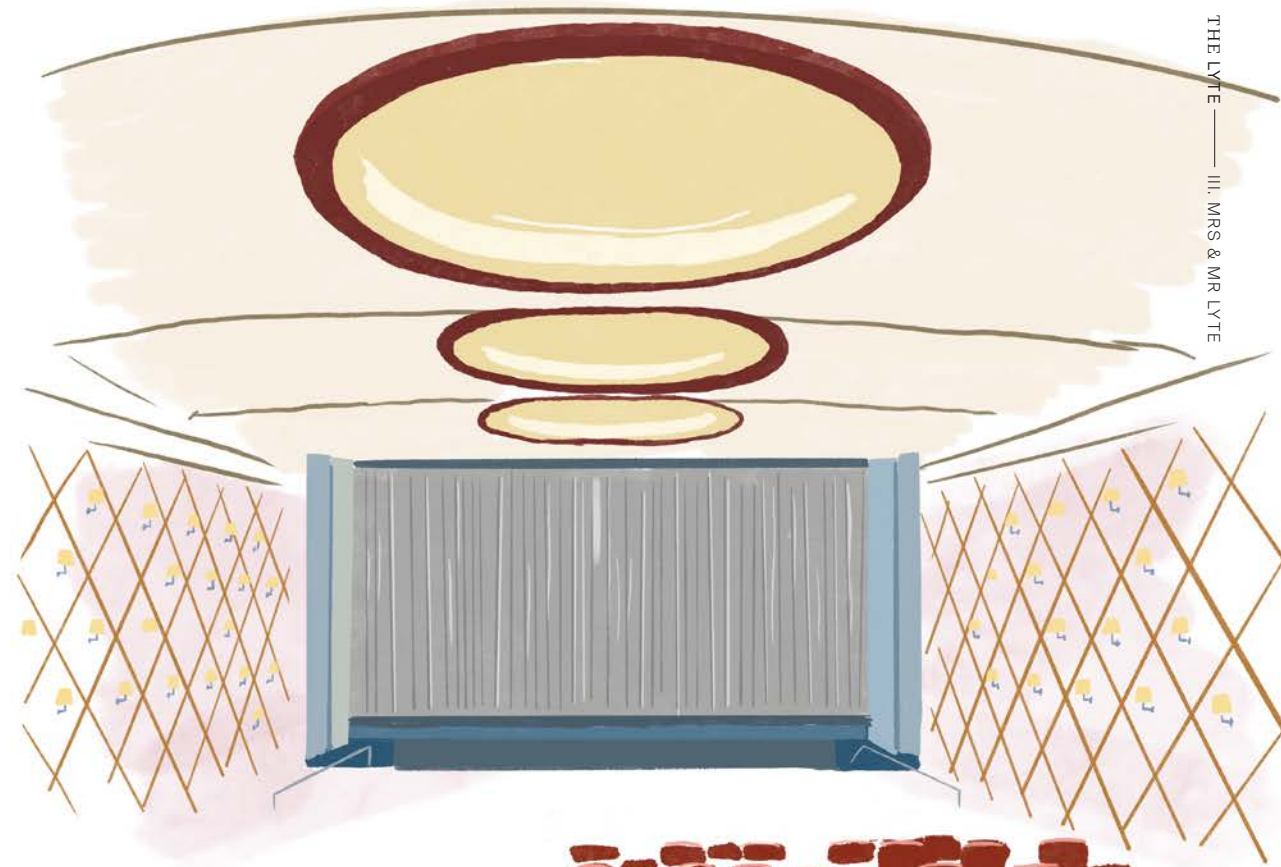
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08.

Float Hamburg

Self-care is an important part of life in HafenCity. In the extra-large flotation tanks, the salt in the 32°C warm water ensures a feeling of absolute weightlessness. The effect: deep relaxation. Other positive side effects include relief of spinal tension, sore muscles and joints. The salt brine is also great for any minor skin issues. Apparently, it also helps to ease the symptoms of jet lag and there's even room for two ...

AM KAISERKAI 42
20457 HAMBURG
FLOAT-HAMBURG.COM



09.

Astor Film Lounge

In the Astor Film Lounge, they've gone back in time to give you the best cinematic experience: sink into comfy armchairs (1.75 metres of legroom in the boxes), order drinks to be served at your seat, and watch a good film in an elegant ambience. This luxurious cinema has three screens and brings old Hollywood splendour to HafenCity. You won't find many blockbusters here, however, as the programme is more arthouse, regularly showing film classics and live broadcasts of operas.

AM SANDTORKAI 46A
20457 HAMBURG
HAMBURG.PREMIUMKINO.DE



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10.

The Table

The single wave-shaped counter-top, made of dark cherry wood, is a real talking point at the restaurant of Kevin Fehling, who holds three Michelin stars. That is, until the first amuse-bouches arrive from the open kitchen. With the first bite, you'll forget the surroundings as you embark on a culinary journey to the most diverse regions of the world. First class, naturally.

SHANGHAIALLEE 15
20457 HAMBURG
THETABLE-HAMBURG.DE



Hamburg patois

There are many parallels between Plattdeutsch (a Northern German dialect) and English, thanks to their mutual Germanic roots. Can you spot the similarities?

B

Bangbüx [ˈbaŋbyks]
fraidy-cat

binnen und buten [ˈbɪnən unt ˈbuːtən]
inside and outside

Buddel [ˈbʊdɫ]
bottle

F

Feudel [ˈfɔɪdɫ]
floor cloth

Fofftein [ˈfoftaɪn]
means fifteen and means: break time!

L

Lütt und Lütt [lʏt]
short (of liquor) and beer

D

Deern [deːɐ̯n]
daughter

Düpe [dy.pə]
Northern German for deep

K

Klüssen [ˈklyːzŋ]
tear sacs

krüsch [kʁyːʃ]
choosey

M

mucksch [mʊkʃ]
miffed

P

plietsch [pliːtʃ]
smart

S

sabbeln [ˈzabɫn]
to blab

Schietbüdel [ˈʃiːtbyːdɫ]
nickname for a small child

Schietwedder [ˈʃiːtˈvede]
bad weather

Schnack [ʃnak]
chat

Schute [ˈʃuːtə]
barge

Smutje [ˈsmʊtjə]
chef on a ship

utsche [ˈzuːtʃə]
relaxed, slow

Z

Zampel [ˈtʃampɫ]
sailor's duffle bag

Q

Quiddje [ˈkvɪtjə]
derisive term for an ex-pat

W

Wadi [ˈvaːdi]
storm flood warning service

Maike Brunk



At home on the water

For the past fifteen years Maike Brunk has been one of the few women chugging along Hamburg's canals on her barge. With her own personal brand of chat and an endless wealth of anecdotes she has hosted around 60,000 guests to date, regardless of wind and weather. Allow us to introduce her and one of her anecdotes.

It's less about the swaying of the boat than about the sense of adventure for this North-Friesian barge owner: she originally worked in the IT industry before discovering her love for the water. Which is why her three-hour excursions through Hamburg's waterways also provide an insight into the history of the city. Sometimes she includes historical facts, sometimes economics, and sometimes it's all about the stories. Like the one anecdote she tells on the Wilhelmsburg tour: on the stern side we are now passing the island called Entenwerder. It's home not only to a highly popular café, 'Entenwerder 1' but also an old ferry house. When you pass by you can see the sign: it's been here since 1872. Where could the people of Entenwerder have gone for fun back in the day? From today's point of view it's hard to understand, but in the past, people went to Peute, a neighbourhood of Hamburg, simply to have a Sunday picnic with their families. Nowadays, Peute is a purely industrial area. But it was once covered in idyllic green meadows and people would take the ferry across the Northern arm of the Elbe River to enjoy a day out. But the big highlight of the day was Miss Elvira of Peute. If you

haven't heard about her yet, it's high time! She was a talented hot-air-balloon acrobat. Her husband, Paul Unglaube, a pilot from Berlin, owned a hot-air balloon with which Miss Elvira could rise up over the Peute into the sky to a height of 500 metres. But instead of a basket, this balloon had only a rope ladder, from which Miss Elvira would dangle upside down and perform acrobatics for the amusement of the day-trippers. Imagine her, floating up there, dressed in a sailor's suit as we ride past. Look up into the sky, about 500 meters high, and imagine a hot-air balloon floating there, and beneath it, upside down, Miss Elvira doing her tricks. Sadly, her tale took a tragic turn when she fell to her death in 1906. But her husband had a talent for picking suitable wives and soon found a new young lady – who, by coincidence, was also called Elvira and also just so happened to be very athletic. And so Miss Elvira 2.0. was launched – quite literally.

Note from Maike Brunk: I came across this story in a book about Peute. Elvira was famous far beyond the Elbbrücken. Just recently, I had a guest who had heard the story before – from his grandfather.

A tale of
HafenCity



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.

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Model of HafenCity in the HafenCity information centre
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You can find out more
 about THE LYTE at



www.the-lyte.com



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