



Berlin

Mixed-Used Quartier Forty4

Data and facts

Company

Type

General contractor services, Residential construction,
Commercial building

Runtime

08.2025 - 10.2027

Principal

L & L Immobilien GmbH, München

[Project report online](#)

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PORR

Residential and commercial building complex in Berlin

Building with attention to detail, to people, to the historic neighborhood, and to the diversity of Berlin's trendy Friedrichshain district: the corporate philosophy of project developer L&L Immobilien GmbH is reflected in the design by Berlin-based firm Tchoban Voss Architekten. Different facades suggest individual townhouses and lend the impressive square a sense of lightness and rhythm. The two buildings in the first construction phase will house a 344-room TheCloudOne lifestyle design hotel and an apartment building with 93 units. Two green courtyards and spacious terraces with views of Alexanderplatz offer space for socializing and relaxation.

Sustainably planned and efficiently built

Forty4 also sets standards in terms of sustainability. A folded sheet metal facade with a 3D effect is used for the hotel facade. This stands out visually from the milled structural facade of the apartment building. A photovoltaic system produces renewable electricity and a rainwater evaporation system contributes to an improved urban climate. Concrete with 30% less CO₂ is being used. This means that the new contract is fully in line with PORR's sustainability strategy, which is characterized by a comprehensive ESG strategy. PORR is focusing on decarbonization, circular economy, and sustainable building materials in order to significantly reduce its emissions by 2030.

Efficiency through BIM and partnering model

"Thanks to consistent planning with the 3D model, we optimized processes from the outset and identified potential sources of error at an early stage. We already contributed specific suggestions for improvement and potential savings during the partnering phase," says Andreas Kimling, Regional Manager Building Construction East. "For us, construction means more than just building – it's about using our expertise and passion to make projects better. That's exactly what our customers appreciate."

Everything from a single source

PORR is demonstrating its expertise in two ways in the new construction of the Forty 4 mixed-use quarter in Berlin-Friedrichshain: While PORR Building Construction is acting as the general contractor, PORR Special Civil Engineering Region East secured the excavation contract in a joint venture with Meyer Erdbau. PORR Special Civil Engineering Planning was on board for the implementation planning.

Impressions



Image notes

1

Forty4, Berlin

Two green courtyards and a spacious roof terrace create additional quality of life.

2

Forty4, Berlin

Varied facades make the neighborhood appear as individual townhouses and lend the architectural ensemble a sense of lightness and dynamism.

3

Forty4, Berlin

The Forty4 project is creating a forward-looking urban quarter with unique facades in the heart of Berlin-Friedrichshain.

Do you have questions about the project or would you like to learn more? Feel free to contact us for further information.

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