

PRESS RELEASE

HAMBURG TEAM sells residential development project in Hamburg-Rothenburgsort to Instone

Hamburg, 18 March 2026 – HAMBURG TEAM has sold the planned residential development at Marckmannstraße 18–22 in Hamburg-Rothenburgsort to the German residential developer Instone Real Estate thereby further expanding Instone’s commitment in Rothenburgsort. The development comprises the construction of a total of 82 residential units with a planned total living area of approximately 5,600 square metres. Klinke Immobilien acted as intermediary in the transaction.

A perimeter block development in two sections is planned for the approximately 2,200 square metre site. The design is by Coido Architekten from Hamburg. The urban development concept envisages a green inner courtyard and a landscaped street frontage in clinker brick. The buildings are planned to have six full storeys and a penthouse floor.

The ensemble combines owner-occupied flats and subsidised rental apartments within a uniform urban development framework. This creates a balanced range of housing options in a dynamically growing district. Instone plans to begin both the sale of the apartments and construction of the project this year.

A total of 60 owner-occupied apartments will be built in one section, and 22 rental apartments in the other, 19 of which will be publicly subsidised. The residential construction project will be complemented by an underground car park with 21 parking spaces. The project meets the EH 40 energy standard as well as the requirements for the Sustainable Building Quality Seal (QNG) and the Sustainability in Residential Construction Certificate (NaWoh). The apartments are not only suitable for owner-occupiers, but also – in the context of the tax framework of the Growth Opportunities Act – for capital investors.

“After several years of development work and in close coordination with the Hamburg-Mitte district authority, we have created a project that is ready for construction and fully leverages the potential of this location. Rothenburgsort is undergoing a noticeable transformation – demand for residential space is growing and the district is becoming increasingly attractive. We are pleased that Instone Real Estate will now continue our work on the basis of the building permit that has been granted,” says Bastian Humbach, Managing Director of Project Development at HAMBURG TEAM.

Simon Querndt, Head of the Hamburg Branch at Instone Real Estate, adds: “Rothenburgsort is clearly evolving – and we are already contributing to this development today with ‘Urban.Isle’. With the 210 apartments we will complete there over the course of this year, as well as the already completed ‘Urban.Isle Campus’ with 469 micro-apartments, we have set early impulses for a vibrant neighbourhood. Marckmannstraße 18–22 fits seamlessly into this development. It is a project characterised by clear urban quality and provides additional, urgently needed residential space in an area that is gaining momentum.”

Rothenburgsort is considered a ‘neighbourhood in the making’. In the immediate vicinity of Marckmannstraße 18-22, a larger residential quarter is already being built under Instone’s management with ‘Urban.Isle’ and ‘Urban.Isle Campus’. In addition, the Billebogen district development, with the Elbbrücken city entrance and the Neue Huckepackbahnhof, as well as the Alster-Bille-Elbe green

corridor currently under construction, is sustainably enhancing the attractiveness of the location. The completion of Marckmannstraße 18-22 will be another building block in the positive development of the district.

About the HAMBURG TEAM Group

HAMBURG TEAM covers the entire real estate value chain through its three business segments: project development, investment management and property management. The focus is on creating and enhancing future-proof living and working environments in urban locations, taking ecological, economic and social factors into account. Founded in 1997, the group manages a nationwide project and property portfolio with a total value of more than EUR 4.0 billion across the asset classes residential, social infrastructure, urban quarters and office properties. Further information is available at: hamburgteam.de/en

About Instone Real Estate

Instone Real Estate is a subsidiary of the listed Instone Group, making it one of Germany's leading residential property developers. Since 1991, we have been developing future-proof and sustainable urban residential quarters with apartments for sale or rent throughout Germany – to provide a long-lasting good life in the country's metropolitan regions. Through partnership-based cooperation and open communication, we implement forward-looking ideas that meet the diverse needs of our clients. To do justice to our passion and our commitment to quality, we focus in particular on the local communities that are created, the existing neighbourhoods and the added value that we can create together for everyone. This enables us to realise sustainable values and living spaces that set ecological and social standards and take responsibility for one of the most pressing social issues of our time. www.instone.de/en

Press

Feldhoff & Cie. GmbH
Sven Klimek
T: +49 159 01676721
E: sk@feldhoff-cie.de

Instone Real Estate
Franziska Jenkel
T: +49 30 6109102-36
E: presse@instone.de