

## PRESS INFORMATION

### TOWNSCAPE and SASSENSCHEIDT sell Dresden's MiKa-Quartier to ATAL Development

- Second construction phase already underway
- Plans for construction sites C1 and C2 are in consultation stage

**Dresden, 25 January 2020.** The MiKa-Quartier is growing. Leases for the first 179 apartments on the site between Brockwitzer Straße, Flößerstraße and An der Elbaue have started to be signed, and the first tenants have already moved in.

The second construction phase, during which a further 179 apartments and a commercial unit are being completed, has also already begun. Here, the architects from RKW Architektur +, who were also responsible for the first construction phase, are implementing their ideas together with msm meyer schmitz-morkramer and Stefan Forster Architekten. The planned mix of apartments mainly includes three-room or four-room apartments with an average size of 75 or 95 square metres. Approximately 20 per cent of the apartments are designed to be two-room apartments with an area of approximately 50 square metres. The work is being carried out by ATAL Development GmbH, which has already acquired the MiKa-Quartier back in 2019 from MiKa-Quartier GmbH & Co. KG, a joint venture of the TOWNSCAPE Group and the SASSENSCHEIDT Group.

#### **Smooth change of ownership – project implemented as planned**

“The area on the former ‘Grüne Wiese’ site on the edge of Dresden’s city centre is growing and coming to life”, reports a delighted Erik Sassenscheidt, MiKa Managing Director. “We have been working intensively on this project since 2015 and, in close cooperation with the Dresden municipal administration and the city council, we have not only successfully developed the MiKa-Quartier with the first construction phase but also conceived new building rights. We are very pleased to have gained a strong partner for the implementation.”

Townscape’s Philipp Grabianowski adds: “Dresden is a sought-after major city and an attractive business and science location that also has a lot of cultural appeal for its residents and visitors. Not surprisingly, therefore, Dresden’s population is growing all the time – additional living space is urgently needed. The apartments in the MiKa-Quartier are designed so that a wide variety of tenants, from young to old, will all feel at home here.”

The new owner is also bound by the urban development agreement approved by the city council in July 2019 as part of B-Plan 3013 for the development of the two additional construction sites between An der Elbaue, Flößerstraße and Pieschener Straße. Ten per cent of the approximately 57,000 square metres of floor space is earmarked for social housing, a day-care centre for 100 children, and commercial space on the first floor along Pieschener Straße. The approximately 550 apartments on these two construction sites are scheduled to be completed by 2024.

#### **ATAL Development: a new owner with many years of experience**

ATAL Development GmbH is a subsidiary of the Polish developer ATAL S.A., which has implemented a large number of residential projects in the largest cities in Poland. The founder and owner of ATAL is Zbigniew Juroszek, who has been running the business since 2003. He explains the move to the Saxon state capital: “Dresden is the ideal starting point for our activities in Germany. The city has the right size, space for creative development and lives from

the blend of historical and modern architecture which emerged in recent years. That's what makes the city so charming – and what made it easy for us to choose the MiKa-Quartier. We are pleased to be able to realise the MiKa-Quartier swiftly now and to make ATAL known in Dresden and Germany. We still have a lot to do!"

**Images for download (approx. 8 MB):** [https://bit.ly/mika\\_dresden](https://bit.ly/mika_dresden) (Media use free of charge)

**Caption:** Work is currently underway on a further 179 apartments and a commercial unit as part of the second construction phase on the first construction site.

#### **About ATAL S.A.**

ATAL S.A. is a leading Polish construction company specialising in the real estate market, selling premium apartments and investment spaces. Recently, the group has expanded its business activities to the office sector. In the course of 30 years of experience, the ATAL Group has built nearly 17,000 apartments spanning a total area of approximately one million square metres.

[www.ataldevelopment.de](http://www.ataldevelopment.de)

#### **About TOWNSCAPE**

Based in Berlin but active throughout Germany, Townscape is a project developer focusing on modern, premium-quality residential and commercial properties. Owned and run by a group of managing partners, the Townscape Group supervises projects from cradle to completion. This includes all aspects from purchasing land to drafting concepts, arranging financing, coordinating projects and marketing the finished buildings. The four managing partners of Townscape – Sebastian Grabianowski, Henrik Sassenscheidt, Philipp Grabianowski and Filip Aulin – form a strong and united team as they head the Group together.

[www.townscape.de](http://www.townscape.de)

#### **About SASSENSCHEIDT**

The Sassenscheidt Group focuses on project development and portfolio management. Sassenscheidt's existing portfolio, which has grown over time, and the project developments are primarily commercial and residential in nature. In 1925, the foundation stone was laid for a group of companies that has changed time and time again in the course of its almost 100-year history: from blacksmith's shop and building locksmithery to a window and facade construction group and finally a real estate company under modern management in the 4th generation.

[www.sassenscheidt.com](http://www.sassenscheidt.com)

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