



tucher  park

Welcome to
the future.
The new
Tucherpark in
the Eisbach
district.

Munich's first inner-city district set **in the green.**

On a total area of 14 hectares, Tucherpark is being developed into a holistic urban and residential concept.

A symbiosis of urban, rural and riverine settings, where architecture and sustainability, nature and innovation, work and leisure combine.

Today, it is called Green Urban Living. Tomorrow, this way of living will be the norm.





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Home – the focal point of life

Visit us at eisbachviertel.de

Rethinking a city, not rebuilding it

Sustainable thinking and management are more than reporting figures. Sustainability starts when we think about how to meaningfully change what already exists. When we develop things to add genuine, long-term value at every level.

The redevelopment of Tucherpark is a prototype for future urban living. A lively district where nature and people come first. An ecosystem that combines living, working, healthcare, data and leisure.



The new Tucherpark in figures.

10

hectares of nature, two-thirds
of the premises

1,600

trees and three biotopes

In the summer

3

degrees cooler than on
Maximilianstrasse

Approx.

90,000

sqm of office space, approx. 5,000 sqm
floor space for gastronomic enterprises
and 2,500 jobs/desks/workstations

600

new apartments in the district

3

daycare centres within walking
distance and a supermarket

1

new wave for surfing on the
Eisbach River and public
sports facilities

New mobility concept with more than

3,000

bicycle and car parking spaces and
numerous public transport links

1

hotel with a public rooftop bar

The first office space to be completed in

2026

And much more...



Looking to the future even then.

Designed by Sep Ruf, one of the most important German architects of the 20th century, the listed ensemble of today's Tucherpark - an office complex with sports facilities and a hotel - was built from 1969 onwards.

At the time, the American-style office park, built in a park-like setting, was state-of-the-art and is still unique in Bavaria. The light, transparent buildings also set new standards regarding technical equipment. Thanks to their open design, they have lost none of their topicality.

It is only logical that we honour the DNA of this special place, incorporate its architectural characteristics into our plans, and develop it into an innovative Munich district that will pave the way for the city's future.



Floating buildings, glazed facades, elegance, spaciousness, and airiness are the modern architectural language of Sep Ruf, which we are using in Tucherpark.

Tucherpark: Carbon-neutral showpiece

Tucherpark is between the English Garden and the Isar River, surrounded by 10 hectares of nature. It features mature trees, biotopes and the Eisbach River, which runs through the entire district like a lifeline. They provide the setting for a new urban lifestyle and the foundation for our “nature first” approach at Tucherpark. Here, we are systematically integrating nature to reduce our carbon footprint.

For example, we are revitalising previously denatured plots and encouraging their development by using solar energy and waste heat recovery, unsealing areas, and the (re)use of sustainable and natural materials.





Powered by nature.

The entire district is crossed by the Eisbach River, which ensures a high-quality environment and enables the use of a hydroelectric power plant on the site. Photovoltaic panels on all roofs supply the district with green energy. In the future, the Eisbach River will be used to cool the data centre at the site, with the residual waste heat being used to heat the premises.

About **20%** lower operating costs due to approx

60%

savings in heat generation

100%

EU taxonomy-compliant and CO₂-neutral

Green building meets new work.

Tomorrow's talents expect tomorrow's sustainable office designs. At Tucherpark in the Eisbach district, combining open-air and indoor workspaces is the key to significantly higher productivity and satisfaction. Offices are comfortable and well-designed, including end-of-trip facilities with showers, changing rooms, bicycle storage and more.

The settlement of a wide range of companies in the district and a high-quality and varied leisure and gastronomy on-site also create a strongly networked business community—a place for dialogue and new work and career opportunities.



15%*

more productivity due to reduced stress over time /in the long run



* Source: HUMAN SPACES - The Global Impact of Biophilic Design in the Workplace (2015), p. 19

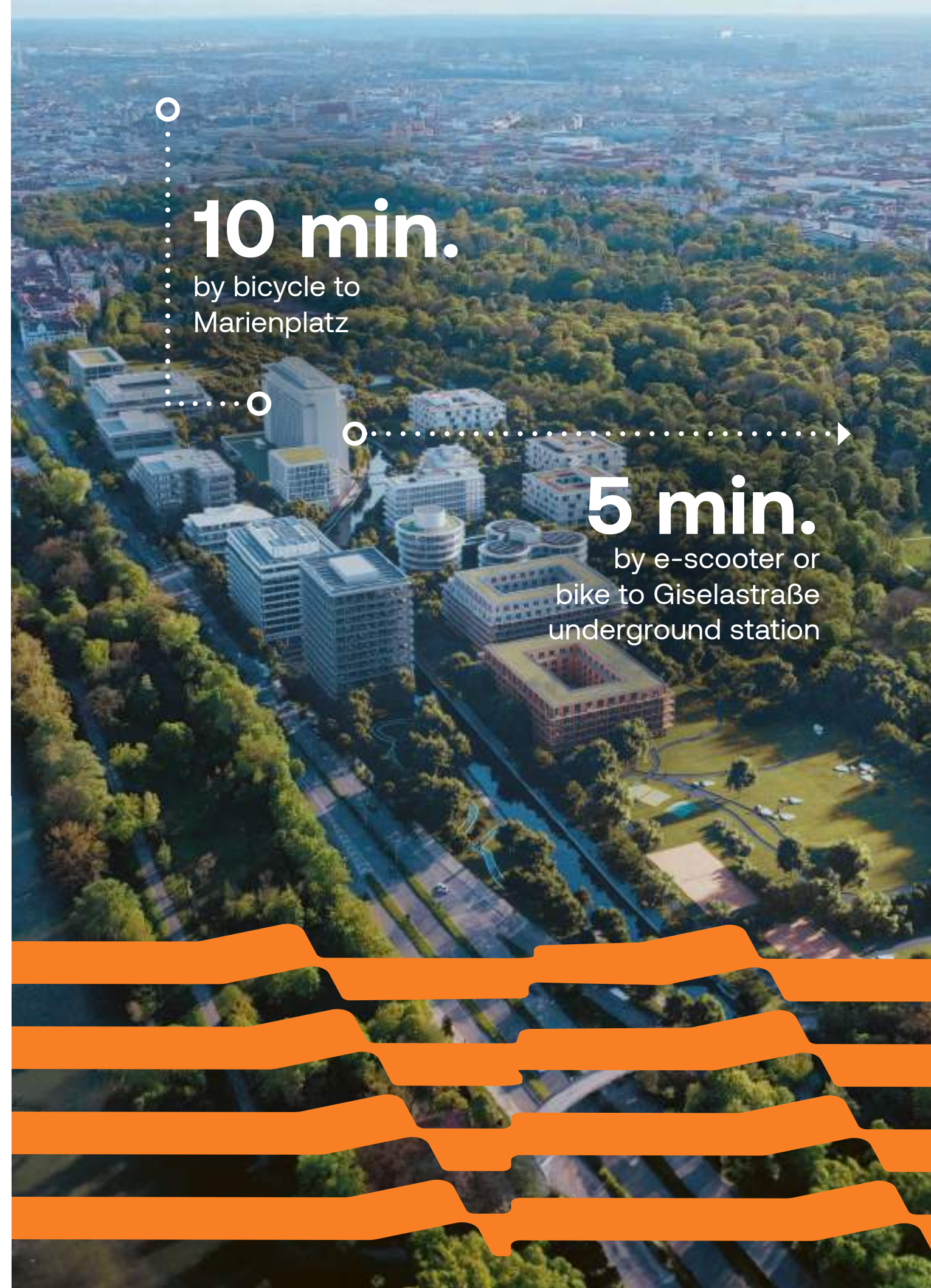
Mobile and connected.

Short distances and new mobility concepts characterise the district around the new Tucherpark. Healthcare and local amenities, daycare centres, sports facilities, and bustling gastronomy are all within 15 minutes.

The previously car-centric infrastructure gives way to low-emission multi-mobility: mobility hubs with bicycle, e-bike and scooter hire, underground car parks and e-charging stations for commuters, residents and guests. Car-sharing, on-demand buses and an expanded public transport network ensure quick and easy access to the city and add to its appeal.



It's just a short bike ride or walk through the park to the office, daycare centre and supermarket.





A dedicated **surf wave** on the Eisbach River. A sports facility. And a **rooftop bar** at what may be Europe's most beautiful hotel.

Living well and living swell in one place.

A home in the green and yet in the city: light-flooded apartments right in the park, some of which have been designed to be barrier-free and inclusive. Daycare from dusk till dawn. State-of-the-art sports facilities include a high-quality gym, outdoor activities, and a new wave on the Eisbach River. All in one place—a significant advantage in attracting talent.

At the heart of the district, the Hilton Hotel will be one of Europe's most up-to-date hotel complexes - accessible to residents and visitors alike. Cultural events will also encourage the development of a lively and diverse community in the new Tucherpark.



For a new attitude to health.

Following our nature-first approach, the new district is all about enjoying the natural quality of life. The overall concept of the Eisbach river, the natural landscape, the infrastructure and the architecture offer space for relaxation and recreation in the middle of the city.

When it comes to wellbeing, the new innovative health centre will be a highlight. Equipped with state-of-the-art technology, it will offer premium preventive medicine & therapy, holistic and efficient care, and a full range of wellness services such as sauna, salt water pool, ice bath, onsen, massage and more—all under one roof.



The new Hilton, with its rooftop bar open to the public, and the health centre next door, share the same location in the heart of the district.



The new **Tucherpark in the Eisbach district** hands back a piece of the city to all Munich residents and sets new standards for future projects.

Welcome to the
future.
Welcome to the
Eisbach district.

There is more to the new Tucherpark than its premium location by the English Garden. It is a prototype for how people will live and work in the city of tomorrow.

With 10 hectares of nature across the entire site, Tucherpark is based on the principle of regenerative cycles in a functioning ecosystem and combines the best of both worlds—city and nature. This idea reflects an unequivocal stance: Nature first. It is a positive vision of the future for the city. A green, social and climate-friendly city where people and businesses can flourish in tune with nature. The new Tucherpark is set to become a vibrant and innovative district in Munich, where living, working, and leisure merge naturally - and where nature and people come first.



Modern, combined indoor and outdoor office spaces offer employees plenty of room for concentrated work, meetings and networking.

Tucherpark has powerful partners.

For hausInvest, Commerz Real and Hines, Tucherpark is a matter close to our hearts. We are pursuing a long-term development strategy for this unique location—designed by people for people. We value dialogue and participation. Get in touch if you have any suggestions or questions, and visit us at the new Tucherpark in the Eisbachviertel. We welcome you.

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hausInvest

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Around 750,000 small investors are invested in our open-ended property fund hausinvest - and thus in Munich's Tucherpark.

Hines

www.hines.com

As a family business, we have been developing projects worldwide for more than 70 years and have been active in Munich since 2001. In joint work with our team, we create habitats for all. Sustainability and a zest for life shall also take centre stage at Tucherpark.

COMMERZ REAL

www.commerzreal.com

We create sustainable and inspiring living environments. For the citizens of Munich, our Hausinvest, and its investors, we want to develop Tucherpark in the future.

All information and images presented in this brochure correspond to the current planning state. They are non-binding as changes may occur in further planning and construction progress. The information provided does not constitute an offer. Completion of the first office space is planned for 2026, as of August 2024



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