



MARINA GARDEN

— DRESDEN —

FIRST-CLASS LIVING ON THE ELBE WATERFRONT



**MARINA
GARDEN**
— DRESDEN —

KEY FACTS

Leipziger Straße 35, Dresden

- 189 apartments for sale
- Completed: 06/2024
- Sustainable buildings
- Chilled ceilings in living areas
- High-quality finishes
- 90% window-to-wall ratio
- Triple-glazed timber windows
- Landscaped courtyard
- The Elbe Cycle Path right on the doorstep



- 1 Grumbtsche Villa
- 2 Courtyard Garden
- 3 Promenade
- 4 Children's Playground
- 5 Eco Zone
- 6 Elbe Cycle Path
- 7 Citybeach



MARINA GARDEN is a bold development with a distinctive character. From the very beginning, we were inspired by the unique atmosphere of Dresden's Neustadt district, particularly the Leipziger Vorstadt, and by the exceptional location of the site itself.

The ongoing transformation of Leipziger Straße, the Harbour City and the historic Leipziger Bahnhof is creating a vibrant, modern urban quarter. Excellent connections to the lively city centre and the unique "Canaletto View" across Dresden's rooftops and church spires make this location truly exceptional.

The contemporary architecture of MARINA GARDEN and the historic Villa Grumbt create a remarkable dialogue between old and new. Here, Dresden's architectural heritage seamlessly meets our new development, which extends through landscaped green spaces all the way to the natural banks of the Elbe.

Above all, our focus has always been on the people who will call MARINA GARDEN home. Every aspect of the development—inside and out—has been designed with great attention to detail. In addition to the highest contemporary residential standards, the project also reflects our experience gained from developing more than 2,000 owner-occupied apartments, as well as our expertise in serviced living concepts, including the renowned Residenz am Zwinger.

Ján Horváth
CTR Group



For us, MARINA GARDEN has always been closely connected to the Elbe. The ever-changing character of the river is almost tangible, giving the project a truly unique atmosphere and appeal.

The concept differs significantly from conventional residential developments. Beyond the outstanding quality of the apartments themselves, the urban design creates additional value by arranging the buildings around a spacious, park-like central courtyard that encourages community life and social interaction.

Its location directly on the river also presented a number of unique planning challenges that are rarely encountered at less demanding sites. Bringing together all these requirements into one coherent concept was a rewarding challenge for our planning team.

If I had to choose an apartment in the development, it would be the one on the second floor of Building B. From there, you can enjoy views of the garden and, through the surrounding buildings, even catch a glimpse of the Elbe.

Thomas Knerer
Knerer und Lang Architekten



MARINA GARDEN enjoys an exceptional location directly on the banks of the Elbe. Looking back, I believe we achieved an outstanding team effort. Everyone involved in the project has shared highly positive feedback about the construction process.

One of the project's defining features is its focus on sustainability, including the use of renewable energy sources such as groundwater for cooling.

Compared to other residential developments, MARINA GARDEN stands out for its generous façade design and, above all, for the geometry of its apartments, which feature an exceptionally high proportion of floor-to-ceiling windows. We also greatly valued the close collaboration with the design team in shaping the façades, the landscaped courtyard and the outdoor spaces facing the Elbe.

If I were to choose one of the apartments, it would definitely be one of the penthouses with views over the Elbe.

Steffen Herzer
Dreßler Bau GmbH

„Unique homes designed
for living. Comfortable living
spaces made for life.“

MARINA GARDEN is taking shape along the banks of the Elbe — a residential quarter designed for all generations.

The MARINA GARDEN Dresden development owes its name to its exceptional location. Tucked away from the traffic of Leipziger Straße, yet situated directly beside the popular Elbe Cycle Path, it offers its residents a contemporary home in a truly unique setting. From the exterior to the interior finishes, only high-quality, sustainable materials have been used throughout the project. The urban planning competition for the development was won by BARCODE Architects from Rotterdam with their visionary design featuring organically curved building forms. The architectural concept was then further developed through to detailed planning by Knerer und Lang Architects. The project's distinctive architecture is reflected in every apartment. Across four individual buildings, MARINA GARDEN offers a carefully considered selection of homes—from intelligently

designed one-bedroom apartments to spacious four-bedroom residences. The development also meets the requirements of the KfW 55 energy efficiency standard and incorporates sustainable building technologies and modern residential systems. A wide variety of apartment layouts and sizes ensures that MARINA GARDEN appeals to residents of all generations. Every apartment features either a private loggia or terrace, inviting residents to enjoy spectacular views of the Elbe or the publicly accessible landscaped courtyard at the heart of the development. With its striking architecture and expansive glazed façades, MARINA GARDEN creates a truly distinctive presence—not only from within, but also as a landmark on Dresden's riverside.



CHERISH
WHAT
WE HAVE

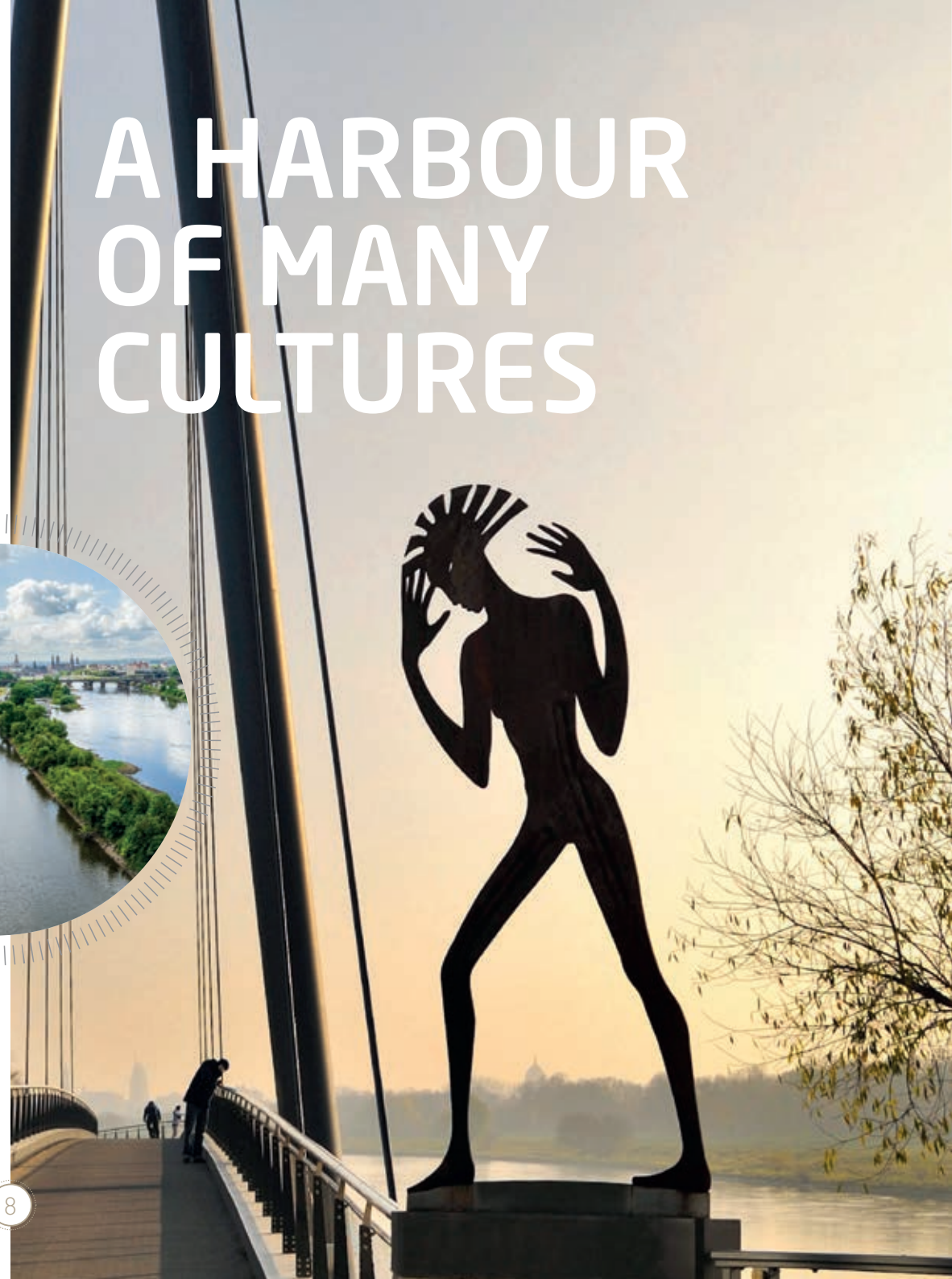


Delicatessen stores such as Savoir Vivre, the French restaurant Petit Frank, and the Rausch bar offer a wide variety of culinary experiences for every taste.

The many charming side streets invite you to explore, with countless hidden gems waiting to be discovered.



A HARBOUR OF MANY CULTURES



“MARINA GARDEN is perfectly located, bringing the Elbe and the city centre as neighbours.”

Experience contemporary urban living at Leipziger Straße 35.

Situated directly on the banks of the Elbe, between the popular Elbe Cycle Path and Leipziger Straße, MARINA GARDEN Dresden enjoys one of the city’s most attractive locations. A leisurely walk or a short bike ride is all it takes to reach Dresden’s historic city centre—just one of the many advantages of this exceptional address. The surrounding neighbourhood offers everything needed for everyday life, including supermarkets, restaurants, cafés, hairdressers, beauty salons and a wide range of local services. The Alexander-Puschkin-Platz tram stop is located right outside the development, providing excellent public transport connections. Tram lines 4 and 9, as well as bus line 81, offer direct access to the city centre, the Elbepark shopping centre and even the neighbouring

town of Radebeul. Just next door, Citybeach provides a relaxing riverside retreat with a beach bar and numerous beach volleyball courts—an ideal place to unwind after work. Only a short stroll away lies the vibrant district of Äußere Neustadt, renowned for its independent boutiques, lively bars and charming cafés. Nearby, the Alte Schlachthof Dresden cultural venue hosts concerts, comedy performances, cinema screenings and a wide variety of cultural and social events throughout the year. For even greater convenience, three vehicles from the local car-sharing provider teilAuto are available directly on the property. The underground garage also includes 16 dedicated parking spaces for cargo bikes.



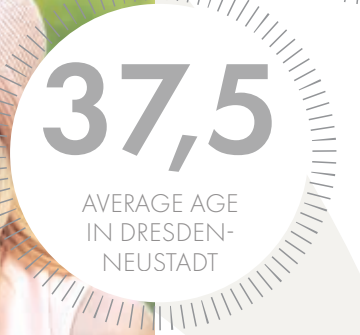
NEUSTADT
Population: approx. 51,200
Area: 1,479 ha
Green spaces: 148 ha

DRESDEN
Population: approx. 560,000
Area: 328 km²
Parks & green spaces: 63%





What could be better than spending a sunny day with friends or family on the Elbe meadows?



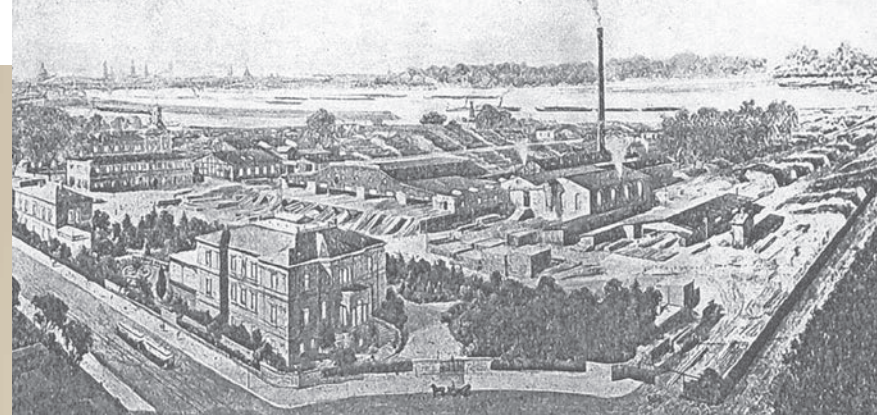
The Citybeach along the Elbe Cycle Path brings a true holiday atmosphere throughout the sunny months.

Exploring Dresden's historic city centre by stand-up paddleboard is an unforgettable experience, with convenient access points available all along the Elbe meadows.



DIRECTION			
NEUSTADT S-BAHN STATION	2 min	3 min	5 min
DRESDEN CENTRAL STATION	18 min	9 min	15 min
LEIPZIG	1 h 02 min	1 h 10 min	6 h 24 min
BERLIN	1 h 44 min	1 h 50 min	12 h 15 min
PRAGUE	2 h 20 min	1 h 30 min	9 h 37 min

URBAN LIVING MEETS NATURE

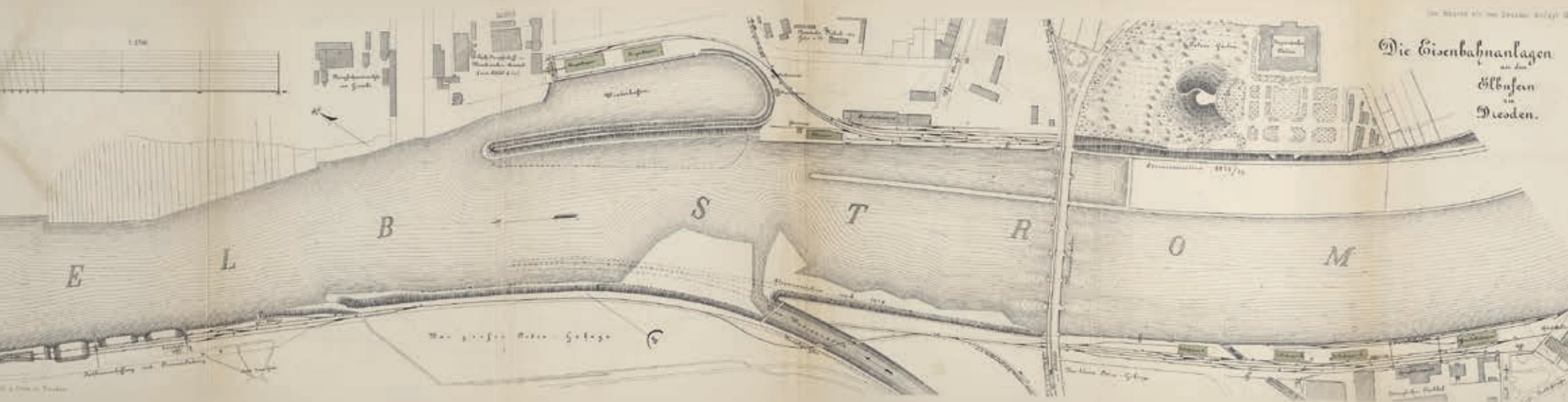


From 1869 onwards, timber from the Czech Republic, Sweden and Russia was transported along the Elbe to the Neustadt Timber Yard and the steam-powered sawmill of Carl Ernst Grumbt—a thriving business that helped shape the area’s industrial heritage.



Villa Grumbt – built in 1888 in the Italian Neo-Renaissance style and today a protected historic monument.

A LOCATION RICH IN HISTORY



“Our future may be virtual.
The place we come from is not.”

An Industrial Site in Transition

The history of the Leipziger Vorstadt district is closely linked to the industrial boom of the Gründerzeit era. In 1878, the district was officially designated as an industrial area. It became home to major industrial companies, including the Clemens Müller sewing machine factory, the Villeroy & Boch stoneware factory, the Saxon Steamship and Mechanical Engineering Works, the municipal slaughterhouse — today known as Alter Schlachthof — and the Grumbt steam sawmill.

A decisive factor in the development of this industrial location was the expansion of the railway connection. Today’s Old Leipzig Station was once the terminus of Germany’s first long-distance railway line, which opened between Leipzig and Dresden in 1839. MARINA GARDEN is located on the former site of the steam sawmill acquired in 1869 by timber merchant Ernst Grumbt, who built considerable wealth through the business. The required timber was mostly transported to Dresden by water, processed mechanically and then resold as building material. For his achievements, Grumbt was awarded the title of Kommerzienrat and served for a time as a member of the Saxon State Parliament and, from 1897, also of the German Reichstag. On

the edge of the factory site, facing today’s Leipziger Straße, he had a representative villa built in 1888 in the Italian Neo-Renaissance style. The villa, which now bears his name, is a protected historic monument.

The entrepreneur’s family lived on the upper floor, while a service apartment was located beneath the roof. The ground floor housed the company offices, and rooms were occasionally rented out to wealthy individuals.

This listed building played a central role in the development plan for MARINA GARDEN. The aim was to strengthen the villa’s standalone character, including its protected garden, by giving it a more prominent setting. In doing so, the plan highlights the significance of the villa within the existing urban context and its historic role as a precursor to the Leipziger Vorstadt district.

Together with the emerging HafenCity and the planned conversion of the Old Leipzig Station, MARINA GARDEN is intended to contribute to contemporary urban development and transform the genius loci of this former industrial site into a vibrant new neighbourhood.



ONE- TO FOUR-BEDROOM APARTMENTS

„Dream Homes“

MARINA GARDEN is a place where you'll feel at home—today and for years to come.

Every apartment at MARINA GARDEN Dresden has been designed to the highest standards of quality and comfort. Carefully planned layouts comply with current building regulations and have been tailored to meet the expectations of contemporary living. With privacy in mind, each home features a spacious loggia or terrace, generous living areas and efficiently designed bedrooms. Every apartment also benefits from a section of the building's fully glazed façade, allowing abundant natural light to fill the interiors while offering exceptional views. The development offers one- to four-bedroom apartments ranging from 30 m² to 121 m², providing the ideal home for a wide variety of lifestyles and life stages. The underground garage includes 154 parking spaces, 70 of which are pre-equipped for electric vehicle charging stations. In addition, dedicated bicycle storage areas provide space for up to 236 bicycles.



RELIABLE SUSTAINABLE

“From vision to action —
the beginning of a new era.”

We have the opportunity to shape the future for the better. Now is the time to take action and embrace new paths.



Sustainable and responsible – these principles have been at the heart of the CTR Marina Dresden GmbH approach to MARINA GARDEN from the very beginning.

With an annual primary energy demand of 18 kWh/(m²·a) and a final energy consumption of 54.7 kWh/(m²·a), the buildings achieve low CO₂ equivalent emissions of just 10.27 kg/(m²·a), ensuring environmentally responsible energy use as well as reduced operating costs.

Highly efficient, water-saving sanitary fittings reduce drinking water consumption by up to 47%, resulting in annual water

savings of approximately 13.9 million litres across the entire development.

Every apartment is equipped with chilled ceilings that are cooled using groundwater, providing an energy-efficient and comfortable indoor climate. Landscaped areas are irrigated with collected rainwater, while native and drought-tolerant planting significantly reduces the need for additional irrigation. Floor-to-ceiling windows throughout the development maximise natural daylight, creating bright, comfortable living spaces while reducing the need for artificial lighting.



THE ELBE CYCLE PATH – CYCLING ACROSS BORDERS

For many years, the Elbe Cycle Path has ranked among Germany's most popular cycling routes. Stretching approximately 1,270 km, it follows the course of the Elbe from its source in the Czech Krkonoše Mountains to Cuxhaven, where the river flows into the North Sea.

200

KILOMETRES
OF THE ELBE CYCLE
PATH IN SAXONY



18



16

Cargo bike spaces

As cargo bikes continue to grow in popularity, the underground garage includes 16 dedicated parking spaces designed specifically for them.

236

Bicycle parking SPACES

There is sample room for bicycles throughout the development. Residents can store their bikes safely and securely in the underground garage.

MOBILITY AT MARINA GARDEN



3

3 CAR-SHARING
VEHICLES AVAILABLE
ON SITE

Car Sharing

Three vehicles from the local car-sharing provider teilAuto are located directly within the development, offering convenient mobility whenever you need it.

Ready for E-Mobility

Getting started is easy. Simply install your own wallbox or order one through SACHSEN ENERGIE.



70

PARKING SPACES
PRE-EQUIPPED FOR
E-MOBILITY

154

Underground Parking Spaces

All apartments have direct access to the underground garage, which provides 154 parking spaces for residents.

19





“The way you live is reflected
in the way you live.”

An Interior Designed for Life

At MARINA GARDEN Dresden, only premium-quality materials have been selected for both the exterior and interior of the development. Every apartment features one or more private loggias or terraces, creating generous outdoor living spaces. Bathrooms are finished with full-height 60 × 60 cm tiles and fitted with elegant sanitaryware and fittings from Grohe and Laufen. Energy-efficient chilled ceilings provide a comfortable indoor climate throughout the year. Triple-glazed timber windows, with an impressive 90% window-to-wall ratio, are equipped with automatically adjustable external blinds to reduce heat gain while enhancing privacy. The living areas feature high-quality oak parquet flooring with a matt finish, while underfloor heating in every room ensures pleasant warmth during the colder months. Premium communal areas, stylish entrance lobbies and the landscaped courtyard are enhanced by carefully designed ambient lighting, creating an inviting atmosphere throughout the development.



All apartments are fully accessible via step-free access, while a selection of homes has been specifically designed to provide barrier-free living.



CAREFULLY SELECTED

- Premium entrance lobbies
- High-quality sanitary fittings by Laufen, Grohe and Kaldewei
- Full-height 60 × 60 cm tiled bathroom walls
- Oak parquet flooring
- Underfloor heating
- Chilled ceilings in all living areas
- Video intercom system
- Lift access to the underground garage and private storage units



- Loggias with ambient lighting and WPC decking
- Electric external sun shading
- Glass and aluminium façades
- Triple-glazed timber windows
- Extensive green roofs



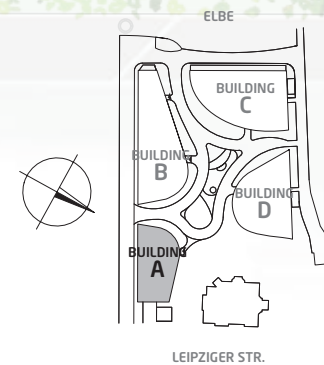
- Waterfront location directly on the Elbe
- Architecture by BARCODE Architects and Knerer & Lang
- Landscaped courtyard
- Children's playground
- Low-traffic surroundings
- New pedestrian and cycling routes
- Improved access to the river for the local community
- Extended riverside recreational area along the Elbe

Building A Ground Floor



Ground Floor Apartments on This Floor

1×	1-Bedroom-apartment
1×	2-Bedroom-apartment
2×	3-Bedroom-apartments



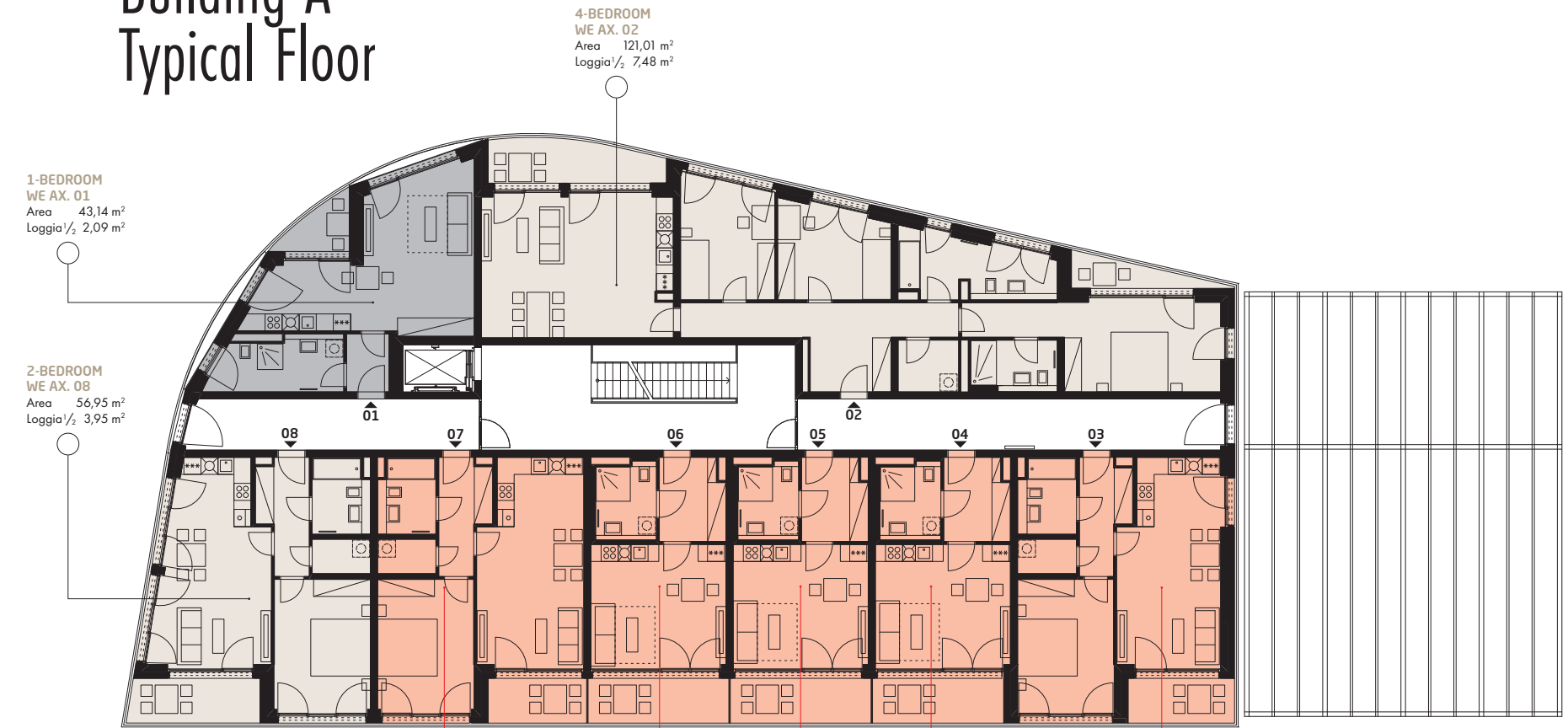
2-BEDROOM
WE A0. 05
Area 55,37 m²
Loggia 1/2 7,57 m²

NOT FOR
SALE

NOT FOR
SALE

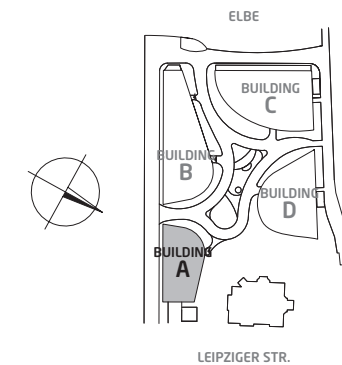
26

Building A Typical Floor



1. – 4. Upper floor Apartments on This Floor

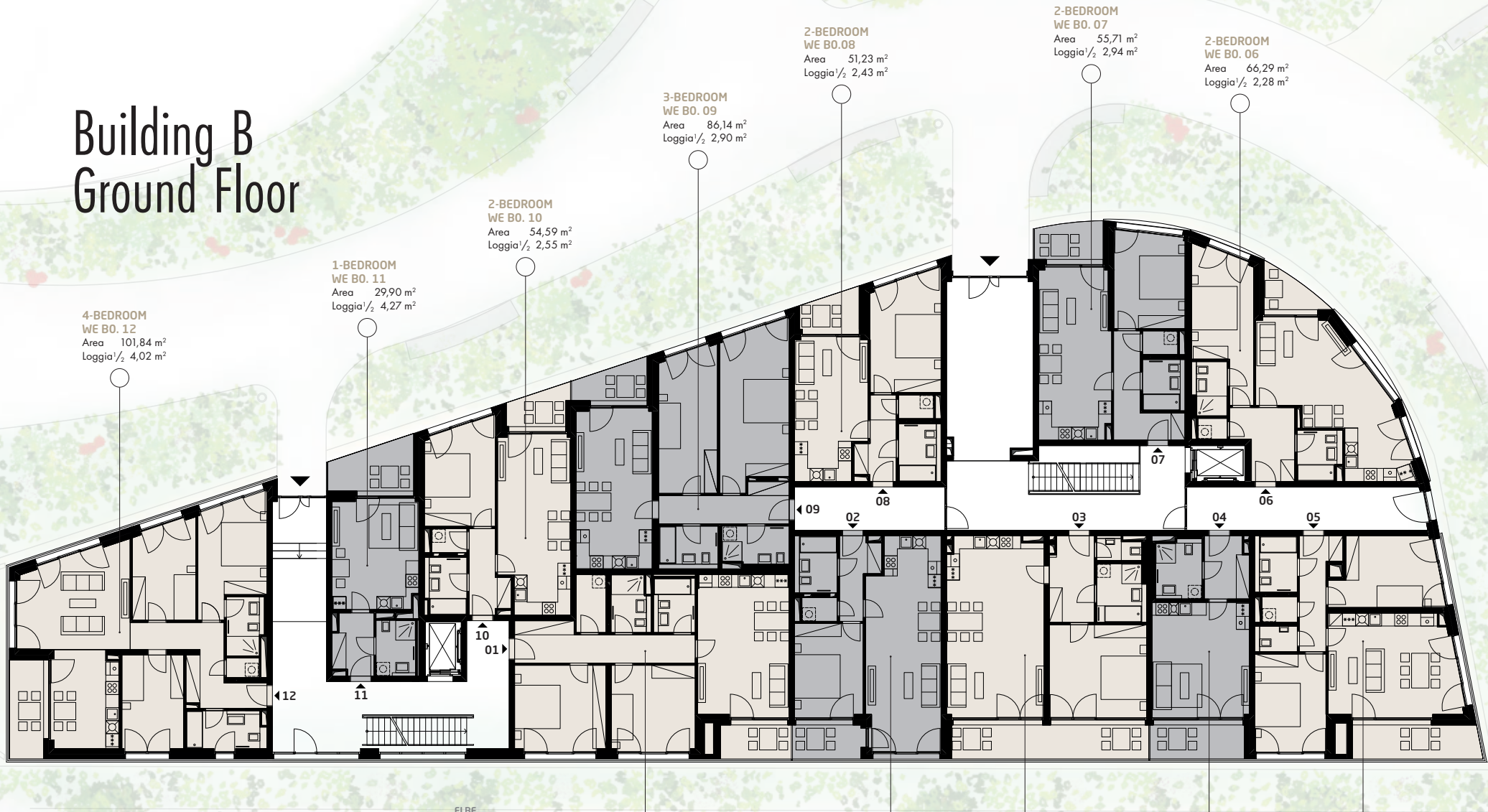
1×	1-Bedroom-apartment
1×	2-Bedroom-apartment
1×	4-Bedroom-apartment



NOT FOR
SALE

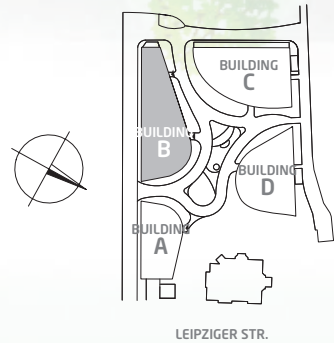
27

Building B Ground Floor

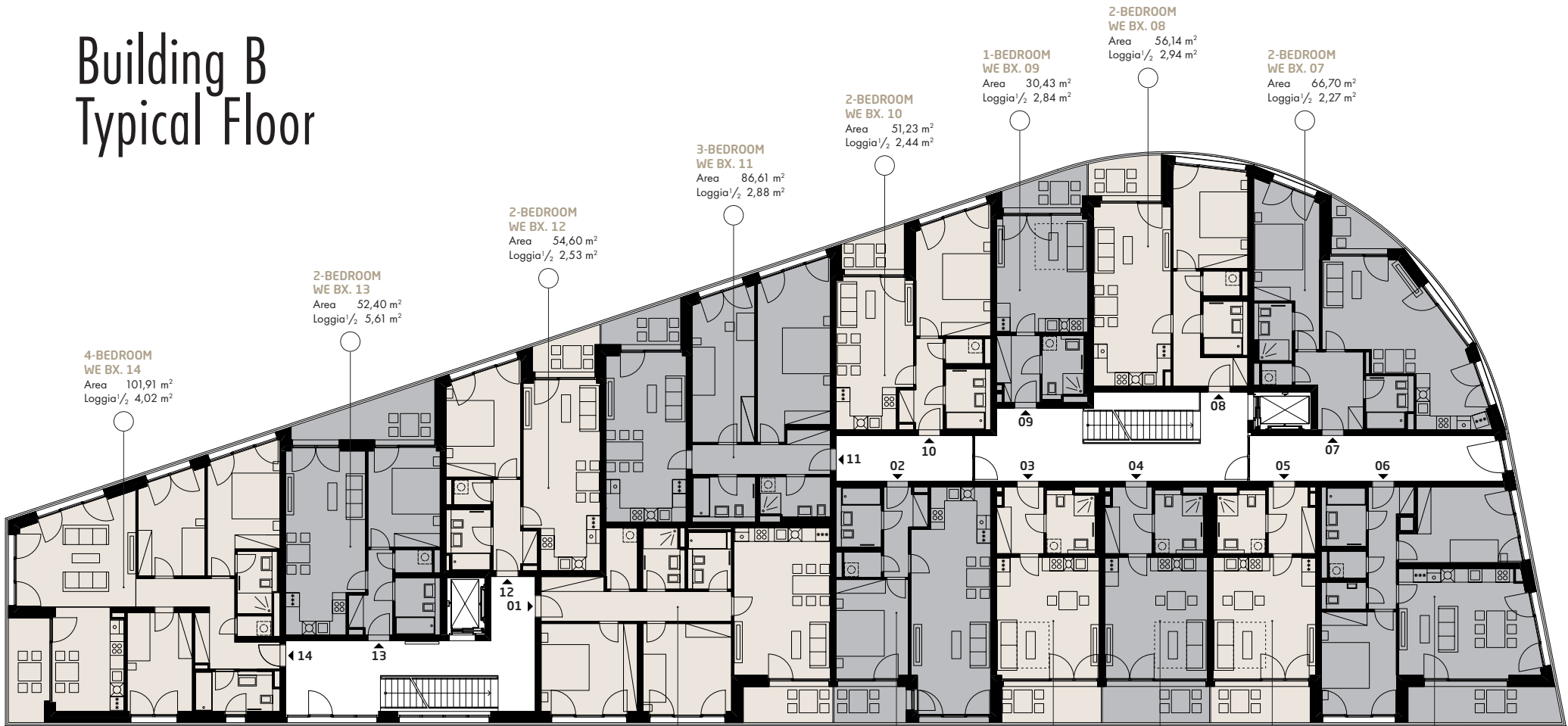


Ground Floor Apartments on This Floor

2×	1-Bedroom-apartments
6×	2-Bedroom-apartments
3×	3-Bedroom-apartments
1×	4-Bedroom-apartment

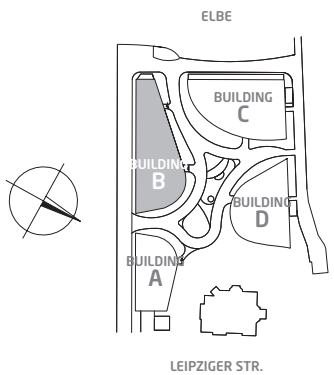


Building B Typical Floor

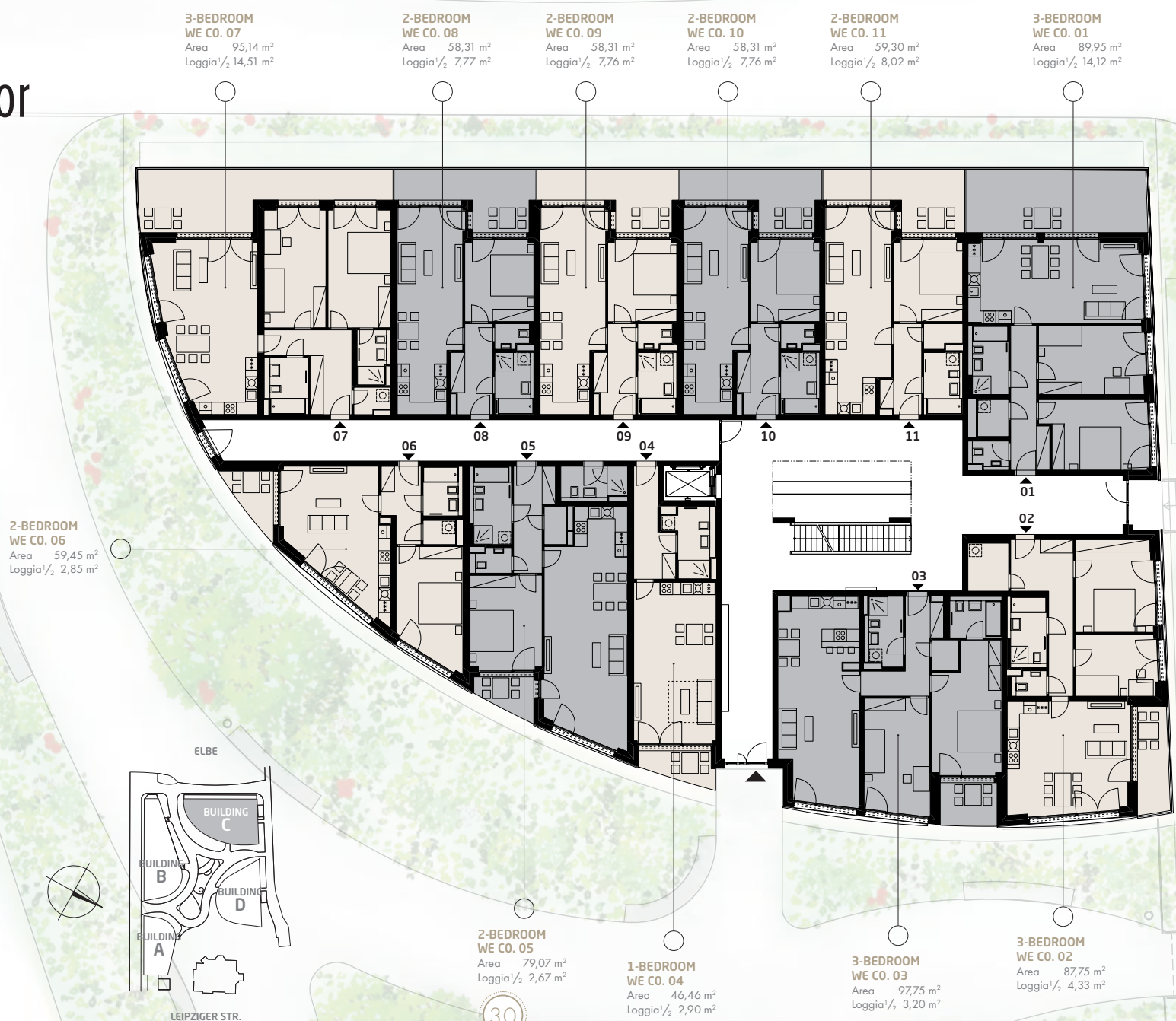


1.– 4. Upper floor Apartments on This Floor

4×	1-Bedroom-apartments
6×	2-Bedroom-apartments
3×	3-Bedroom-apartments
1×	4-Bedroom-apartment



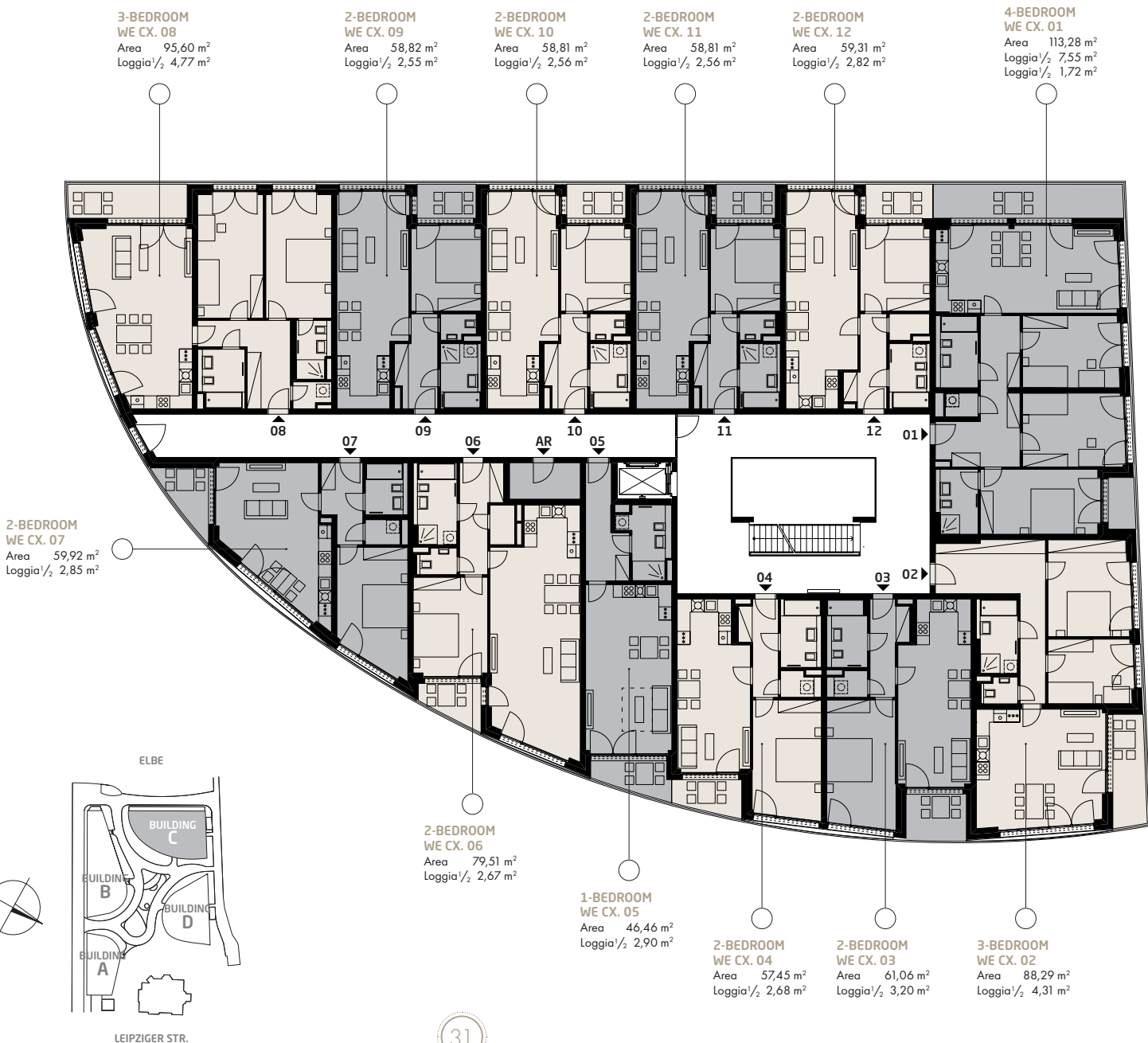
Building C Ground Floor



Ground Floor Apartments on This Floor

- 1× 1-Bedroom-apartment
- 6× 2-Bedroom-apartments
- 4× 3-Bedroom-apartments

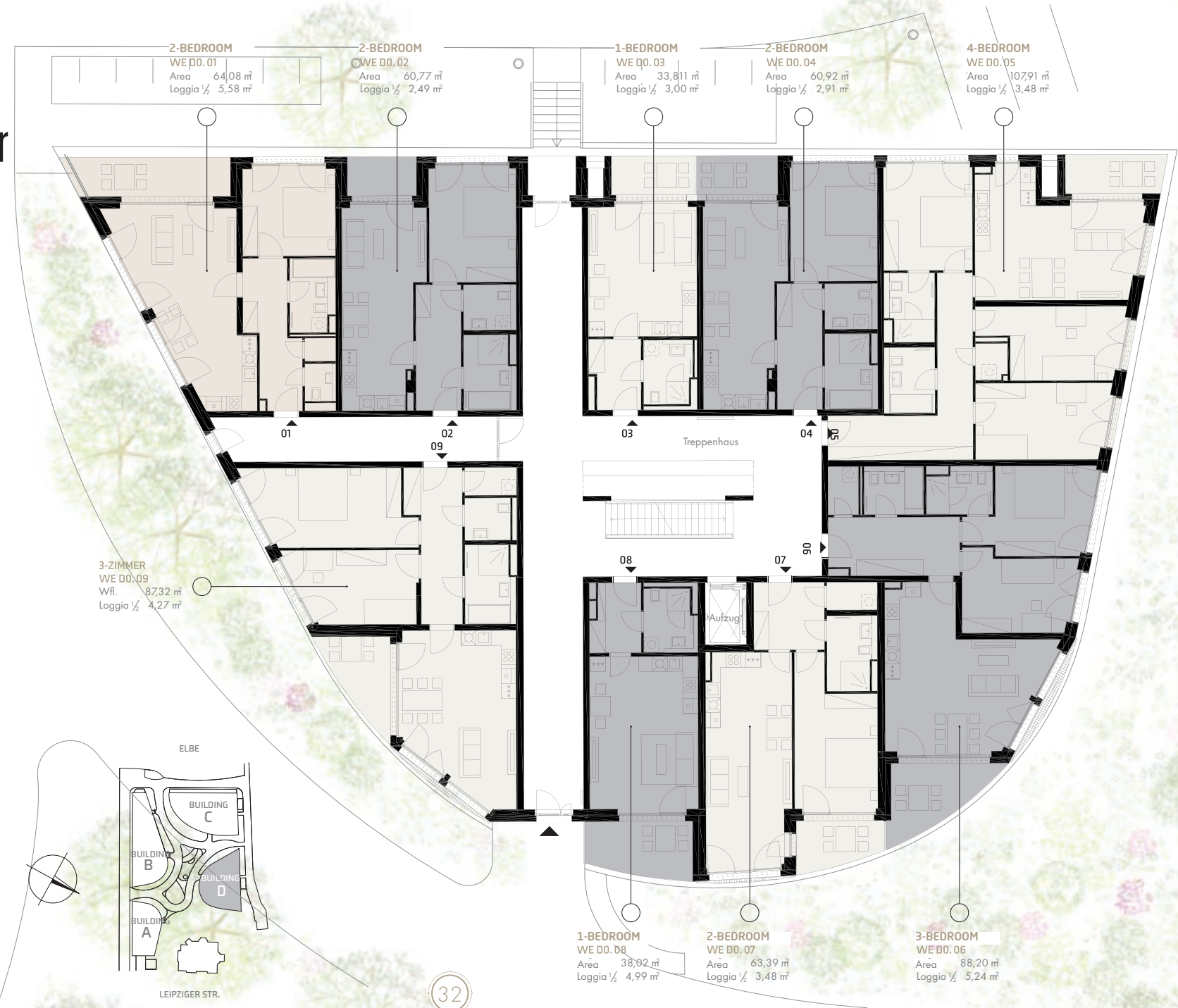
Building C Typical Floor



1. – 4. Upper floor Apartments on This Floor

- 1× 1-Bedroom-apartment
- 8× 2-Bedroom-apartments
- 2× 3-Bedroom-apartments
- 1× 4-Bedroom-apartment

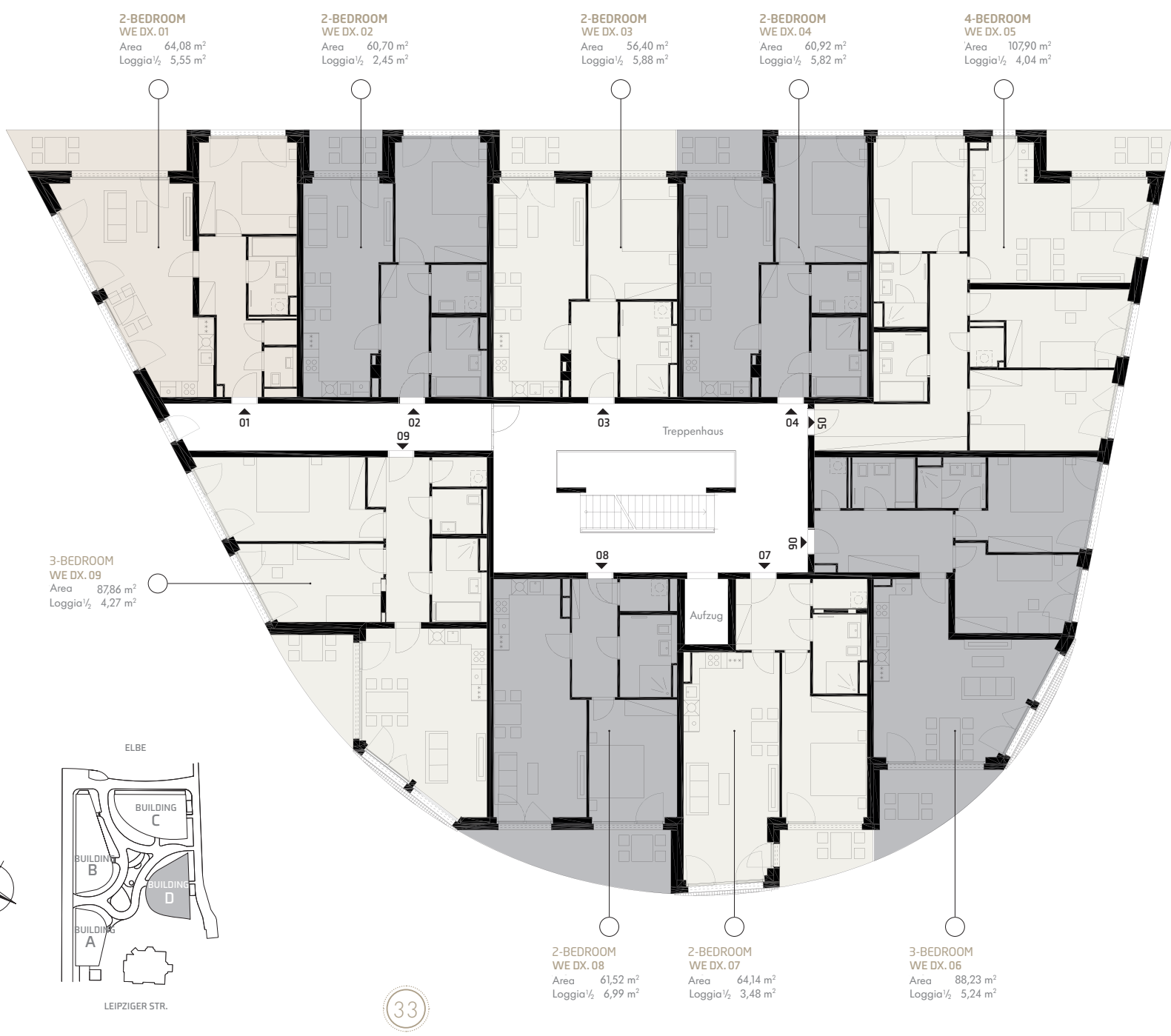
Building D Ground Floor



Ground Floor
Apartments on This Floor

2*	1-Room-apartments
4*	2-Rooms-apartments
2*	3-Rooms-apartments
1*	3-Rooms-apartment

Building D Typical Floor



1. – 4. Upper floor
Apartments on This Floor

6*	2-Bedroom-apartments
2*	3-Bedroom-apartments
1*	4-Bedroom-apartment



The areas of balconies, loggias, terraces and roof terraces are calculated at 50% up to 20 m². Terrace areas exceeding 20 m² and up to 40 m² are calculated at one-third, while areas exceeding 40 m² are calculated at one-quarter.

1-BEDROOM APARTMENT
A1.01 | A2.01
A3.01 | A4.01

Floor Area (Approx.)

Entrance Hall	3,04 m²
Living Room / Kitchen	31,49 m²
Bed	8,61 m²
Apartment	43,14 m²

Loggia (4,18 m²) 2,09 m²

Total Area: approx. 45,23 m²



Sample Apartment Layouts

2-BEDROOMS APARTMENT
A1.08 | A2.08
A3.08 | A4.08

Floor Area (Approx.)

Entrance Hall	6,51 m²
Living R. / Kitchen	26,63 m²
Bedroom	16,02 m²
Bed	5,31 m²
Service	2,48 m²

Apartment 56,95 m²

Loggia (7,89 m²) 3,95 m²

Total Area: approx. 60,90 m²



The areas of balconies, loggias, terraces and roof terraces are calculated at 50% up to 20 m². Terrace areas exceeding 20 m² and up to 40 m² are calculated at one-third, while areas exceeding 40 m² are calculated at one-quarter.

Sample Apartment Layouts

4-BEDROOM APARTMENT
A1.02 | A2.02 | A3.02 | A4.02

Floor Area (Approx.)

Entrance Hall	17,37 m²
Living R. / Kitchen	34,02 m²
Bedroom	22,49 m²
Children's Room 1	13,79 m²
Children's Room 2	12,92 m²
Bathroom 1	11,20 m²
Bathroom 2	5,35 m²
Service	3,88 m²

Apartment 121,02 m²

Loggia 1 (9,99 m²) 5,00 m²

Loggia 2 (4,96 m²) 2,48 m²

Total Area: approx. 128,50 m²





The areas of balconies, loggias, terraces and roof terraces are calculated at 50% up to 20 m². Terrace areas exceeding 20 m² and up to 40 m² are calculated at one-third, while areas exceeding 40 m² are calculated at one-quarter.

**3-BEDROOM
APARTMENT
B1.01 | B2.01
B3.01 | B4.01**

Floor Area (Approx.)

Entrance Hall	12,61 m²
Wohnen/Küche	27,66 m²
Bedroom	16,67 m²
Kind	15,44 m²
Bad 1	4,86 m²
Bad 2	4,68 m²
Service	3,68 m²

Apartment	85,60 m²
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Loggia (6,78 m²)	3,39 m²
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Total Area: approx.	88,99 m²
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Sample Apartment Layouts



**2-BEDROOM
APARTMENT
B1.13 | B2.13
B3.13 | B4.13**

Floor Area (Approx.)

Entrance Hall	5,30 m²
Living R. / Kitchen	26,78 m²
Bedroom	13,73 m²
Bad	4,94 m²
Service	1,66 m²

Apartment	52,41 m²
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Loggia (11,24 m²)	5,62 m²
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Total Area: approx.	58,03 m²
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**3-BEDROOMS
APARTMENT
B1.11 | B2.11
B3.11 | B4.11**

Floor Area (Approx.)

Entrance Hall	9,16 m²
Living R. / Kitchen	25,85 m²
Bedroom	22,82 m²
Children's Room	18,03 m²
Bathroom 1	5,28 m²
Bathroom 2	5,47 m²

Apartment	86,61 m²
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Loggia (5,76 m²)	2,88 m²
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Total Floor Area ca	89,49 m²
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Sample Apartment Layouts



The areas of balconies, loggias, terraces and roof terraces are calculated at 50% up to 20 m². Terrace areas exceeding 20 m² and up to 40 m² are calculated at one-third, while areas exceeding 40 m² are calculated at one-quarter.

**4-BEDROOMS
WOHNUNG
C1.01 | C2.01
C3.01 | C4.01**

Floor Area (Approx.)

Entrance Hall	17,29 m²
Living R. / Kitchen	34,01 m²
Bedroom	16,76 m²
Children's Room 1	16,25 m²
Children's Room 2	15,28 m²
Bathroom 1	6,62 m²
Bathroom 2	5,74 m²
Service	1,66 m²

Wohnung	113,61 m²
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Loggia 1 (15,09 m²)	7,55 m²
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Loggia 2 (3,44 m²)	1,72 m²
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Wohnfläche ca.	122,88 m²
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37

Sample Apartment Layouts

The areas of balconies, loggias, terraces and roof terraces are calculated at 50% up to 20 m². Terrace areas exceeding 20 m² and up to 40 m² are calculated at one-third, while areas exceeding 40 m² are calculated at one-quarter.



2-BEDROOM APARTMENT C3.06 | C4.06

Floor Area (Approx.)	
Entrance Hall	8,19 m²
Living R. / Kitchen	43,75 m²
Bedroom	15,74 m²
Bathroom	7,52 m²
WC	2,17 m²
Service	2,15 m²
Apartment	79,52m²
Loggia (6,78 m²)	2,68 m²
Total Floor Area ca	82,20 m²



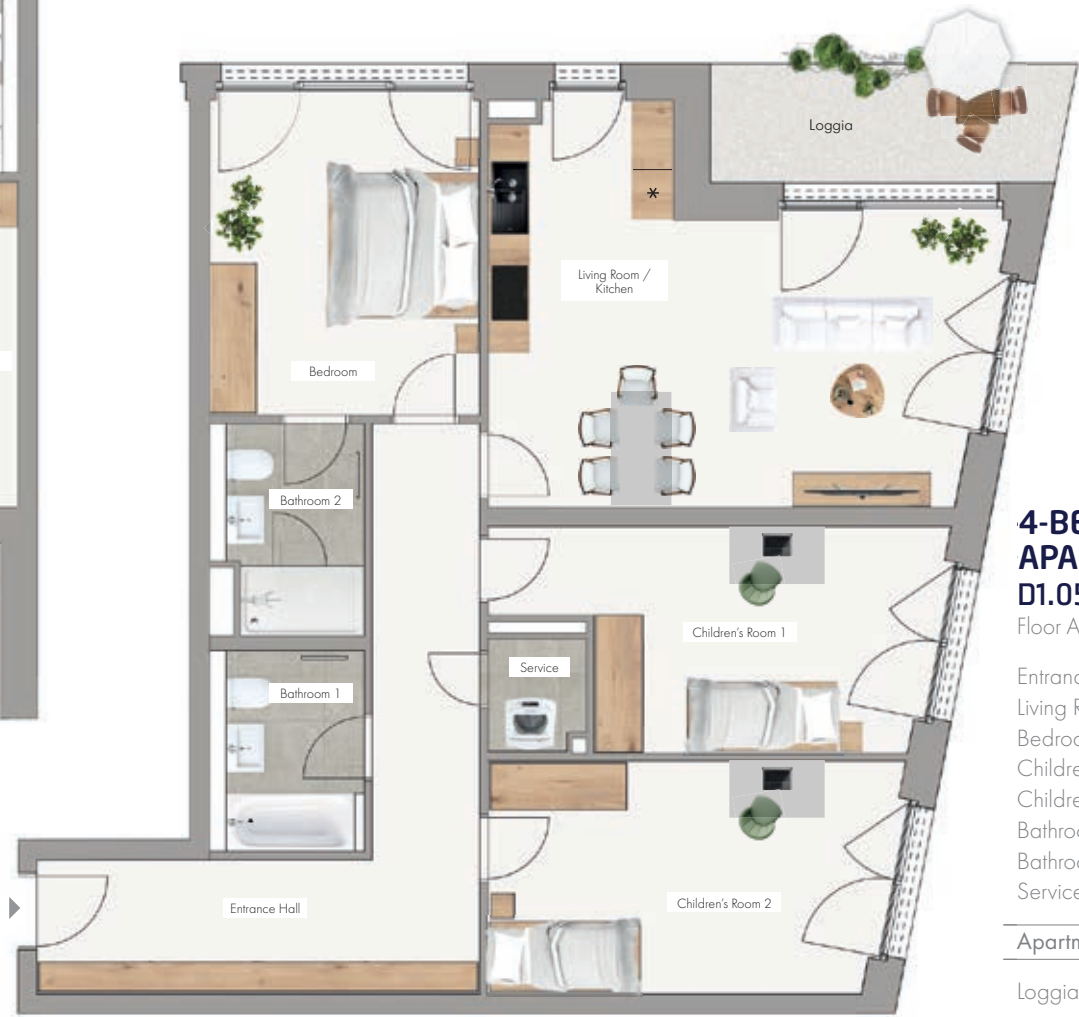
3-BEDROOM APARTMENT D1.09 | D2.09 D3.09 | D4.09

Floor Area (Approx.)	
Entrance Hall	11,80 m²
Living R. / Kitchen	29,53 m²
Bedroom	19,93 m²
Children's Room	14,73 m²
Bathroom	6,29 m²
WC	3,21 m²
Service	2,36 m²
Apartment	87,85 m²
Loggia (6,78 m²)	4,27 m²
Total Floor Area ca	92,12 m²



2-BEDROOM APARTMENT D1.08 | D2.08 | D3.08 | D4.08

Floor Area (Approx.)	
Entrance Hall	7,87 m²
Living R. / Kitchen	29,25 m²
Bedroom	15,56 m²
Bathroom	6,59 m²
Service	2,26 m²
Apartment	61,52 m²
Loggia (6,78 m²)	6,99 m²
Total Floor Area ca	68,51 m²



4-BEDROOM APARTMENT D1.05 | D2.05 | D3.05 | D4.05

Floor Area (Approx.)	
Entrance Hall	18,69 m²
Living R. / Kitchen	29,43 m²
Bedroom	15,45 m²
Children's Room 1	15,24 m²
Children's Room 2	16,44 m²
Bathroom 1	5,44 m²
Bathroom 2	5,34 m²
Service	1,87 m²
Apartment	107,90 m²
Loggia (6,78 m²)	4,04 m²
Total Floor Area ca	111,94 m²

The areas of balconies, loggias, terraces and roof terraces are calculated at 50% up to 20 m². Terrace areas exceeding 20 m² and up to 40 m² are calculated at one-third, while areas exceeding 40 m² are calculated at one-quarter.



Extract from the Building Specification

MARINA GARDEN – First-Class Living on the Elbe Waterfront in Dresden

GENERAL INFORMATION

This extract from the building specification refers to the project completed in June 2024. The residential development, including the underground parking garage, was delivered as a turnkey project using solid reinforced concrete construction with flat roofs. The development is a project of the CTR Group (hereinafter referred to as the Developer), represented by CTR Marina Dresden GmbH. Construction works were carried out by the general contractor Dreßler Bau GmbH. Project management and construction supervision for the entire development were provided by CTR Marina Dresden GmbH, while the appointment of individual subcontractors and on-site construction management were the responsibility of the general contractor.

STRUCTURE

The buildings are founded on reinforced concrete foundations. The exterior walls of the underground garage and basement are constructed in reinforced concrete in accordance with Exposure Class 1 / Utilisation Class B. The façades of the above-ground floors consist predominantly of floor-to-ceiling window elements. Solid wall sections are constructed from reinforced concrete and finished with thermally insulated curtain-wall façades. Non-load-bearing internal walls are double-layer plasterboard partitions on both sides, providing excellent layout flexibility while reducing sound transmission. Walls separating individual apartments are constructed from reinforced concrete. The ground floor features an increased ceiling height of approximately 2.80 m, while apartments on the upper floors have ceiling heights of approximately 2.50 m.

INTERNAL WALL FINISHES

Solid walls are finished with an environmentally friendly, mineral-based smooth plaster made from lightweight gypsum or lime-gypsum plaster.

WINDOWS & EXTERNAL SCREENS

The development features durable, low-maintenance triple-glazed timber windows throughout. All windows and French doors are equipped with electrically operated textile screens providing effective sun protection and privacy. At balcony access doors, the screens are divided into two independently operated sections for greater flexibility.

INTERNAL DOORS

Internal doors are JELD-WEN doors with an approximate clear height of 2.10 m, finished in white with rounded edges. Doors leading from the hallway to the living room feature glazed inserts covering approximately two-thirds of the door surface. All doors are fitted with HOPPE Amsterdam stainless steel door handles.

HEATING

The development is connected to the environmentally friendly district heating network operated by DREWAG. Every apartment is equipped with underfloor heating in all living rooms, bedrooms and children’s rooms. Bathrooms include heated towel radiators that are pre-prepared for the future installation of electric heating elements. Each room is individually controlled by its own adjustable thermostat, allowing residents to set the temperature according to their personal comfort.

CHILLED CEILINGS

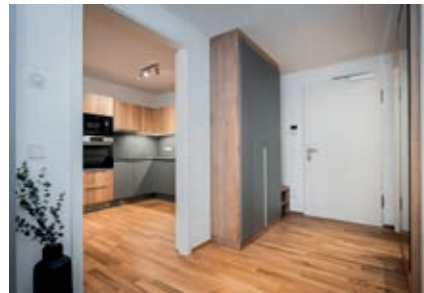
To ensure a comfortable indoor climate, every living room and children's room is equipped with a highly efficient, energy-saving and sustainable chilled ceiling system to provide base cooling. The system is cooled using groundwater supplied from on-site wells.

SANITARY INSTALLATIONS

All hot and cold water pipes are installed using corrosion-resistant plastic or stainless steel systems and are fully insulated. Water-saving sanitary fittings with low flow rates are installed throughout the development, reducing drinking water consumption by up to 47% compared with an average household. For enhanced comfort and safety, all showers and bathtubs are fitted with thermostatic mixers. Domestic hot water circulation is maintained by an energy-efficient, self-regulating trace heating system.

Bathroom Equipment

- LAUFEN PRO S washbasin, 600 × 465 mm (bathroom)
- LAUFEN PRO S hand washbasin, 480 × 280 mm (WC)
- GROHE Eurostyle Cosmopolitan basin mixer
- Wall-mounted LAUFEN PRO WC with concealed cistern and Slim soft-closing seat
- KALDEWEI SANIFORM PLUS bathtub, minimum 1,700 × 750 mm
- GROHE Grohtherm 800 Cosmopolitan thermostatic bath mixer with Grohe Tempesta 100 hand shower, three spray settings, 600 mm rail, chrome finish
- KALDEWEI SUPERPLAN shower tray, minimum 900 × 900 mm
- GROHE Grohtherm 800 Cosmopolitan thermostatic shower mixer with Grohe Tempesta 100 shower set, three spray settings, 900 mm rail, chrome finish
- Frameless shower enclosure with hinged door, Hüppe Enjoy Pure series, made of toughened safety glass with ANTIDROP protective coating



Every bathroom is a reflection of your personality.

VENTILATION SYSTEM

The apartments are equipped with a mechanical extract ventilation system featuring individual exhaust fans. Fresh air is supplied through window rebate ventilation vents (providing moisture protection during periods of absence) and external wall air inlets.

TILING

All bathrooms, shower rooms and WCs are finished with full-height large-format 60 × 60 cm tiles from the ABITARE Trust R9 collection. Depending on the floor, two colour schemes are available: Grey/White and Black/Silver.

PARQUET FLOORING

All living rooms, bedrooms, children's rooms, home offices, dining areas, dressing rooms, entrance halls, kitchens and storage rooms feature premium two-layer oak parquet flooring with a matt lacquered finish.

STAIRWELLS

The stairwells and entrance corridors are finished with porcelain stoneware tiles, matching skirting and integrated single-sided LED ambient lighting.

LOGGIAS

Every apartment includes at least one private loggia. On the upper floors, loggias are finished with premium wood-plastic composite (WPC) decking (e.g. MegaWOOD). Ground-floor loggias are finished with 60 × 60 × 2 cm porcelain outdoor paving slabs. Rainwater drainage is integrated into façade-coloured gutters and downpipes.

Comfort in every room—right down to your feet.



Design begins with the very first touch.

ELECTRICAL INSTALLATION

All lighting throughout the development uses energy-efficient, long-lasting LED technology. Apartments are equipped with BUSCH-JAEGER FUTURE® Linear switches and sockets in Studio White Gloss. Bathrooms include recessed LED spotlights (up to six per bathroom) together with a dedicated connection for illuminated mirrors. Each apartment is pre-wired with a data network for internet and telephone, including data outlets in the living room, bedroom, children's room and home office. Loggias feature integrated ambient lighting, while bedrooms, children's rooms and connecting corridors are fitted with smoke detectors.

ACCESSIBILITY & COMFORT

In accordance with Section 50 of the Saxon Building Code, a selection of apartments has been designed to be fully barrier-free. In addition, all apartments are accessible via step-free access, and every shower is designed without barriers to provide greater comfort and ease of use.



UNDERGROUND GARAGE

Access to the underground garage is provided via a remote-controlled entrance gate, while the exit operates automatically using a radar detection system. The garage consists exclusively of individual parking spaces (no parking lift systems). Residents can access the buildings directly from the garage using a secure key-chip entry system. Spacious bicycle storage rooms are also provided.

E-MOBILITY

70 underground parking spaces are pre-equipped for the future installation of electric vehicle charging stations (wallboxes).



SECURITY

Apartment entrance doors comply with RC2 security standards in accordance with ENV 1627 and are fitted with burglary-resistant security hardware meeting DIN 18257, resistance class ES. Certified smoke detectors with the Q quality mark are professionally installed and include remote maintenance, documentation and functional inspections in accordance with DIN 14676. The main building entrances are equipped with branded video intercom systems featuring nameplates, call buttons and integrated cameras.

SOUND INSULATION

Airborne and impact sound insulation throughout the apartments complies with DIN 4109-5. Apartment entrance doors provide enhanced acoustic insulation, achieving approximately 37 dB compared to the standard 27 dB requirement.

THERMAL PERFORMANCE

The highly energy-efficient building envelope, with a thermal transmittance value of approximately 0.42 W/m²K, contributes to exceptionally low energy consumption.

IMPORTANT NOTICE

The legally binding building specification is the version attached to the Purchase Agreement. Where specific brands or products are mentioned in this brochure, the Developer reserves the right to substitute them with products of comparable quality, functionality, design and technical performance should supply conditions or other circumstances require it. Minor differences in retail prices may occur. All construction works have been carried out in accordance with the recognised engineering standards and regulations applicable at the time the building permit was issued.

Reference Projects

Residenz am Zwinger Dresden



FröbelHöfe Dresden



Boulevard Wallstraße Dresden



Marina Apartments Regensburg





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The CTR Group is a well-established company with a diversified business portfolio, founded in 1982. Through its real estate division, the Group is active in the property markets of Dresden, Regensburg, the Czech Republic (Prague) and Slovakia (Košice), where it has successfully completed more than 2,500 residential units and over 40,000 m² of commercial space.

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