



LIVING
CONNECTS



FRÖBEL HÖFE

— DRESDEN —

PROJECT OF
CTR



For the past 15 years, I have been working on the Friedrichstadt district, exploring its history from its origins as a former craftsmen's quarter to its current status as a trendy residential area. Having been severely damaged during the Second World War, Friedrichstadt is undergoing a revival. Since 2016, we have been developing concepts for the neighbourhood on Fröbelstraße, drawing up plans and organising competitions.

The FröbelHöfe are being built based on our plans. Now that CTR has acquired the site, I am delighted that we can continue to be part of an innovative process and play a part in a fantastic investment project. Our architecture is diverse and urban, a blend of contemporary architecture and historicist approaches. A design manual guides those involved towards a shared, high-quality product.

Thomas Hanselmann
A3 Architekten



Dreßler Bau places great importance on quality, functionality and sustainability. Our task is to implement well-conceived plans in a durable way, using responsibly selected materials. The buildings will feature modern amenities, including triple-glazed windows with electric sun protection, underfloor heating, integrated cooling on the uppermost floors and sanitary fittings from leading manufacturers. Many of the underground parking spaces will be prepared for electric mobility, while generously sized bicycle parking facilities will also be provided.

Rainwater will be collected and used for the automatic irrigation of the inner courtyard. All apartments will be accessible without steps, with many designed to be barrier-free. Together with all project partners, we are committed to ensuring that FröbelHöfe will become a future-ready home for many people.

Steffen Herzer
Dreßler Bau



With the FröbelHöfe, we are bringing to life an ambitious project in a location that has inspired us. Dresden-Friedrichstadt is a district steeped in history and brimming with potential. Our aim is to breathe new life into this area – through modern housing that combines an urban lifestyle with a high quality of life.

We are committed to energy-efficient construction, high-quality materials and well-thought-out planning. With over 2,500 homes – 750 of which are in Dresden – and numerous commercial spaces, we bring extensive experience to the table. This expertise is now being channelled into our new residential project, which combines quality and responsibility.

I am convinced that the FröbelHöfe will fulfil modern housing aspirations – for families as well as for individuals.

Ján Horváth
CTR Real Estate



**FRÖBEL
HÖFE**
—DRESDEN—

Key data

99 Owner-occupied flats

Dresden Old Town, Friedrichstadt district

Fröbelstraße / Löbtauer Straße / Wölfnitzstraße

*compact 2-room flats up to spacious
5-room flats*

high-quality fittings

traffic-calmed courtyard

excellent transport links

outstanding public infrastructure

ready for occupancy: Q4 2027

References in residential construction



Marina Garden, Dresden



Residenz am Zwinger, Dresden



Viktoria Center, Prague



Boulevard Wallstraße, Dresden



Marina Apartments, Regensburg

*CTR Real Estate has been
building in Dresden since 2012.
We ensure maximum security
and predictability.*

CTR

 **Cement**

The CTR Group is an owner-managed company founded in Germany with over 40 years of experience.

Our business is built on three strong pillars: Cement, Transport and Real Estate. This structure makes us a reliable partner – particularly for families, owner-occupiers and, of course, investors who value security and long-term stability.

As a holding company, we finance the majority of our construction projects independently. For our clients, this means: maximum predictability, high reliability and smooth project execution – from the initial idea to the handover of the keys.

In Dresden, Regensburg, the Czech Republic and Slovakia, we have already successfully completed over 2,500 flats and more than 40,000 m² of commercial space. With CTR Real Estate, you have a strong and reliable partner at your side for your modern residential project.

 **Transport**

 **Real Estate**



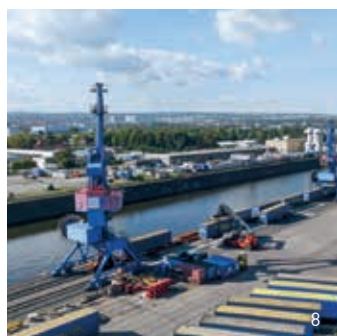
1 | Ostra-Dome
2 | Yenidze
(former cigarette
factory)



3 | Großer Garten
4 | World-Trade-Center
5 | International School



6 | Hospital
Friedrichstadt
7 | Sports School
8 | Alberthafen



Dresden Old Town Friedrichstadt district

12
MINUTES FROM
THE MOTORWAY/
DRESDEN OLD
TOWN

Friedrichstadt is located south of the Elbe, between the Inner Old Town and the district of Cotta – this is where our FröbelHöfe will be built. Since 1990, it has been one of the fastest-growing districts in Dresden. During this period, the population has risen by over 50 % to more than 11,500. According to forecasts by the City of Dresden, by 2035 Friedrichstadt will be the youngest district in Dresden, with an average age of 37.4 years.

To the north lies the Alberthafen, where the Dresdener Mühle and the Dresden Exhibition Centre are also located. The ensemble comprising the landmark Yenidze and the numerous surrounding sports facilities significantly characterises this district.

At the heart of Friedrichstadt stands the listed Dresden Friedrichstadt Hospital. It is one of the

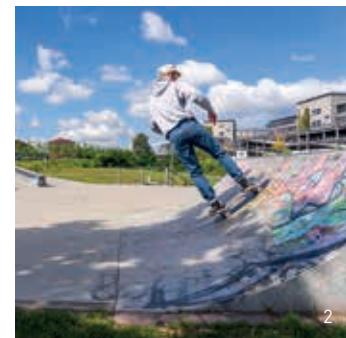
largest hospitals in the region. Its magnificent entrance portal, the Palais Brühl-Marcolini, dates back to 1727. A park within the hospital grounds, open to all, is set to be renovated in the coming years in accordance with conservation guidelines. Parks such as this contribute to a healthy urban environment and make Friedrichstadt an even better place to live. Visitors and local residents enjoy visiting the park as an oasis in their daily lives.

Alongside St Matthew's Church, the historic streets are lined with numerous residential buildings in the Baroque and Wilhelminian styles. The modern residential buildings constructed in recent years blend confidently into the historic streetscape – creating a successful symbiosis of historic buildings and new living concepts.

The Frauenkirche in Dresden stands as a Baroque landmark and a symbol of reconciliation and reconstruction.

An impressive masterpiece by George Bähr, which brings together history, art and faith.





1 | Climbing hall
and club centre of the Saxon Mountaineering
Association (Sächsischer Bergsteigerbund e.V.)

2+3 | The Weißeitz Green Corridor
links the districts of Plauen, Löbtau, Friedrichstadt
and Dresden's Old Town



1+2 | Kraftwerk Mitte
an excellent location,
impressive architecture,
innovative ideas and a wide
range of cultural venues



A vibrant community centre Diversity in motion

Many young families and students live in Friedrichstadt. An excellent location, with short distances to the Elbe meadows and the city centre, contributes to this district's high quality of life – everything can be reached on foot, by bike or by public transport. You live right in the heart of it all yet still enjoy a peaceful residential atmosphere with plenty of green spaces and numerous leisure activities – art, culture and sport – there is something for everyone to suit their tastes.

The Ostra Sports Park is a real mecca for sports enthusiasts. The spacious grounds feature, among other things, a fitness trail, Badminton, volleyball and climbing facilities. It is also home to the Ballsportarena, the home ground of Bundesliga handball team HC Elbflorenz, and the JOYNEXT Arena, home ground of the Dresdner Eislöwen. Both venues can also be used by amateur athletes. The Heinz-Steyer-Stadion is a training and event

venue for the Dresden's elite athletics team, the American football club Dresden Monarchs, and the finish line for the two largest running events, the Dresden Marathon and the Oberelbe Marathon. The swimming and diving hall and the climbing hall of the Saxon Mountaineering Association expand the range of sporting activities.

Right on the doorstep of our residential area runs the Weißeitzgrünzug, a cycle path offering plenty of opportunities to relax, get active and experience the city's history.

As soon as the sun goes down, the dome of the Yenidze becomes a unique venue for theatre inspired by the arts of the Orient. It's just as quick to reach Kraftwerk Mitte – a unique hub for art, culture and creativity. A magnet right in the heart of Dresden, home to the Staatsoperette, the t.j.g. Theater junge generation, the Zentralkino, the Academy of Music, modern workspaces and trendy restaurants.

140
MUSEUMS / THEATRES
CONCERT HALLS
GALLERIES
AND MORE...

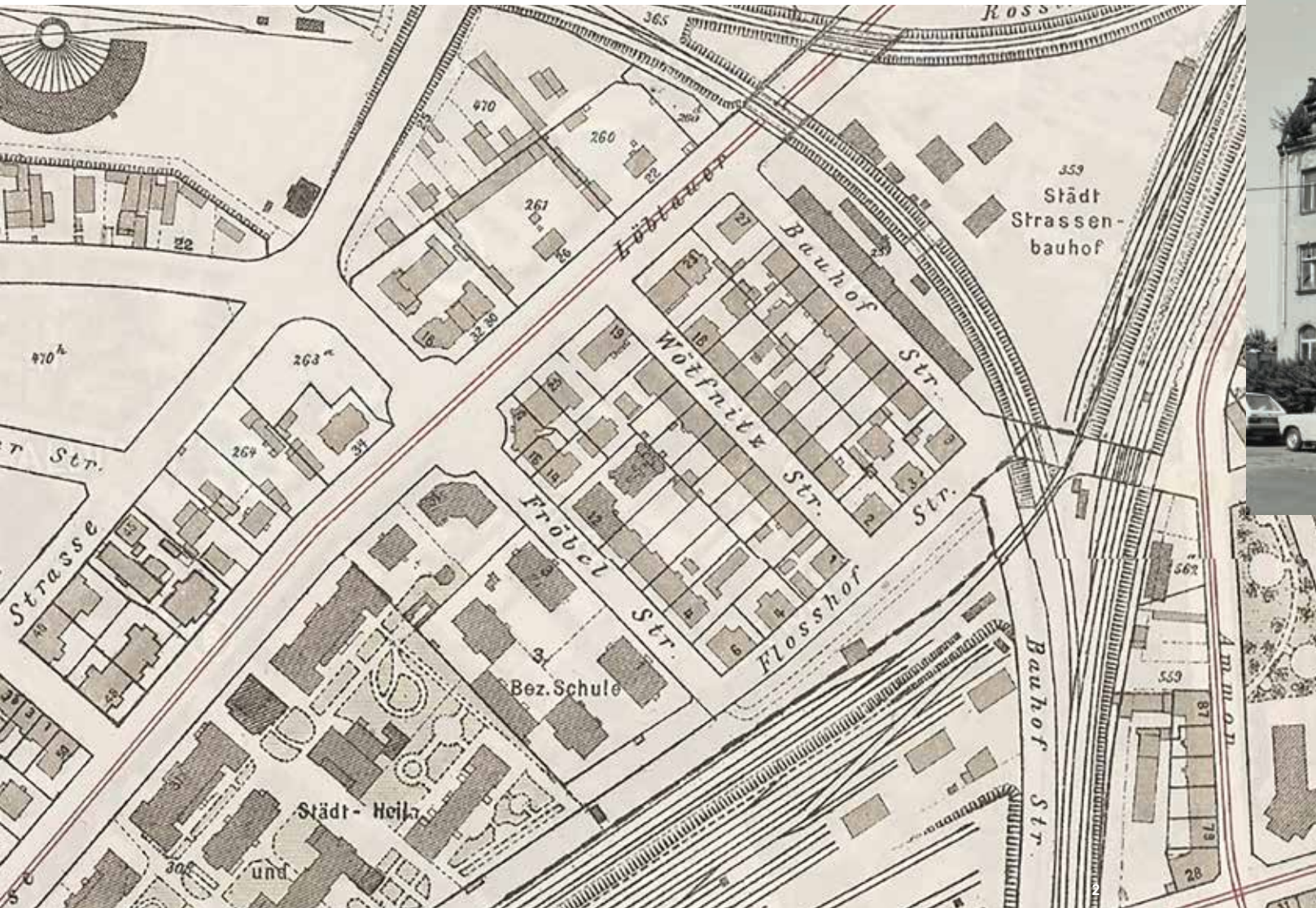
Brushed by the flutter of world history

Founded in the 6th century as a Slavic settlement (Insel), today's Friedrichstadt developed in the triangle between the Elbe and the Weißeritz. It looks back on a long and eventful history. With the establishment of the suburban parish of Friedrichstadt, named after Elector Frederick Augustus I (August the Strong), settlement and development began in 1730, the rectangular street layout of which still exists today. It was only the extension of Ostra-Allee that enabled uninterrupted carriage traffic from Dresden's Royal Palace to Ostra-Vorwerk via Friedrichstraße.

In the late 19th century, the settlement developed into a bustling industrial and working-class residential district as well as an important transport hub. The city of Dresden now saw the flourishing Friedrichstadt as a lucrative source of tax revenue. It was incorporated into the city in 1835. Fröbelstraße was built in 1887 between Löbtauer Straße and

Dresden's coal station and was named after the educationalist Friedrich Fröbel (1782–1852). In 1837, he founded the first German kindergarten in Blankenburg, Thuringia. In 1838–39, Fröbel stayed in Dresden and initiated the establishment of a 'play centre'.

On our building plot stood, as corner buildings, residential houses housing the restaurant Fröbelschlösschen, the hairdresser's shop Friedrich Heilmann and a tobacco wholesaler. Until 1945, there were two schools on Fröbelstraße, as well as the chapel of an Apostolic Church from 1896 onwards. During the Second World War, these buildings were destroyed or severely damaged. The group of residential buildings at Fröbelstraße 51–57, built in 1905 in the Neo-Baroque style, survived. With a total of 440 destroyed buildings, Friedrichstadt was the most heavily bombed district of Dresden.



1 | Residential building (built in 1905),
Fröbelstraße 14, 1992

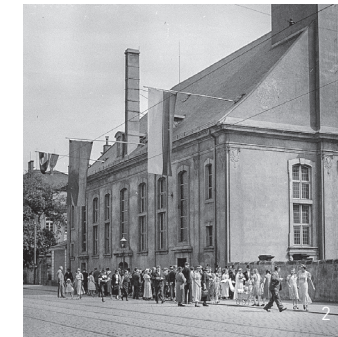
2 | Town map, 1911

3 | Restaurant „Fröbel-Schlösschen“
Löbtauer Straße 29/Fröbelstraße, 1930

Thumbs up. Pencil; 345 x 210 mm.
Illustration from the sketchbook Nr. 71,
Blatt 9 v. Berlin: Academy of Pedagogical
Sciences: Fröbel, Friedrich

4 | Löbtauer Straße 31, 1926

5 | City Hospital,
Dresden-Friedrichstadt,
garden approx. 1930



1 | Marcolini Palace,
approx. 1898

2 | Wedding party
in front of St Matthew's
Church, approx. 1936

3 | Neptune Fountain in the
garden of the Brühl-Marcolini
Palace, approx. 1898



Where dreams take root – the idea behind the project

Creating unique living spaces embodies CTR Real Estate's vision for the FröbelHöfe neighbourhood. We combine history, innovation and sustainability. With well-designed floor plans and a careful selection of materials, we offer comfortable living for present and future generations.

The terraced houses blend harmoniously into the neighbourhood's existing Wilhelminian-style buildings and together form a cohesive ensemble. With the FröbelHöfe, we are creating new living spaces that offer all the amenities of modern living and where communities are nurtured and fostered. A connection to nature becomes an integral part of everyday life.

In the green and imaginatively designed courtyard, every condition is created to foster

community life and an imaginative atmosphere, and to convey a sense of security.

In designing the courtyard, we have drawn on the idea developed by Friedrich Fröbel that children can learn and develop through play and creative activities. A central element of his pedagogy was the concept of 'play gifts' – a contrast to the era in which obedience and rote learning were emphasised. He relied on play materials that help children to discover and understand fundamental concepts such as shapes, colours and numbers in a playful way. His ideas are still integrated into our education systems today.



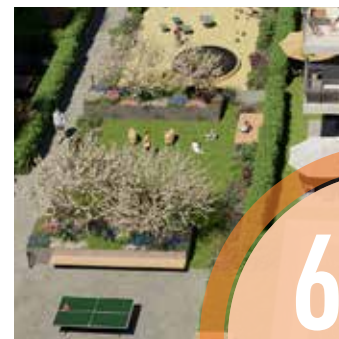
Fröbel stars and toy set, inspired by Friedrich Fröbel





Children can have fun at the FröbelHöfe, make friends and develop their physical skills.

The play equipment, made from natural materials, blends harmoniously into the peaceful courtyard setting.



62%

OF THE CITY'S LAND AREA IS COVERED BY WOODS AND GREEN SPACES

A vibrant living concept that brings people together

The design of the courtyard is intended to delight all residents as part of our residential complex. Our green oases in the FröbelHöfe can be used for relaxation even on hot summer days. The landscaping of the courtyard is brought to life and made varied through the use of varying ground levels. The courtyard takes on its own unique atmosphere and individual character – spaces for movement transition into spaces for relaxation.

The paths in the courtyard are designed as a connecting element with creative ground patterns and, in true Fröbel spirit, invite you to explore and experiment.

With cosy quiet zones featuring seating, our courtyard design offers all residents, across all generations, areas for relaxation. Our concept of creating a green space is complemented by the front gardens of the ground-floor flats. Hedges provide the necessary privacy here.

Imagine stepping straight out of your living room into your own garden and enjoying a cosy cup of tea in the fresh air – a green living room right in the heart of the city centre – something you don't often find in Dresden's Old Town.

By planting the courtyard, we are creating a safe and welcoming space for people to come together.





Sustainable construction: Conserving resources, securing the future



When planning our FröbelHöfe project, we placed great emphasis on sustainability – reducing CO₂ emissions, adapting to future climate change, and creating a healthy indoor environment.

By selecting a site with existing buildings, we are protecting valuable farmland, making efficient use of the existing infrastructure and thereby reducing CO₂ emissions throughout the entire construction phase, which minimises the ecological footprint of the building project.

90%
OF CONSTRUCTION
WASTE IS RECYCLED
OR REUSED

We place great importance on the recycling of construction waste. Our main contractor has introduced a centralised recycling management

system, which enables 90% of the construction waste from the project to be recovered and reused.

This helps to reduce the volume of waste sent to landfills, conserve natural resources, reduce greenhouse gas emissions and protect the environment.

Our housing projects can only be carried out by main contractors who have calculated their corporate carbon footprint in accordance with DIN EN ISO 14064 and whose production facilities for precast concrete elements are certified by the Concrete Sustainability Council (CSC). This approach ensures that we work with partners who are committed to reducing their environmental impact and adhering to the highest sustainability standards.



6 million
LITRES OF
DRINKING WATER
SAVED PER YEAR



**FRÖBEL
HÖFE**
— DRESDEN —

Smart planting

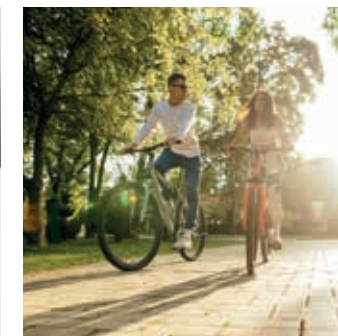
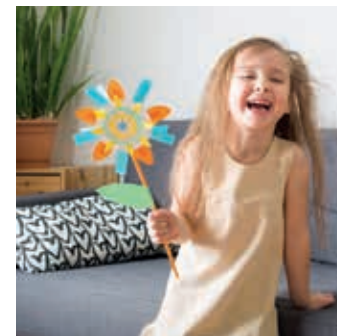
By using native plants that are adapted to local conditions, as well as automatic irrigation of the greenery, which is controlled by moisture sensors and uses collected rainwater, we save valuable drinking water.

Green roofs

Green roofs help improve air quality, reduce urban heat islands, promote biodiversity and also serve as natural rainwater reservoirs.

Rainwater management

All rainwater seeps into the ground, which plays a key role in maintaining the natural water cycle, reduces the risk of flooding, improves groundwater quality and prevents the water table from falling.



100 %
RENEWABLE
CARBON-NEUTRAL
ELECTRICITY



Water conservation

Plumbing installations and built-in fittings limit the water flow to an environmentally friendly level without compromising functionality. In the FröbelHöfe, this saves up to 6.24 million litres of drinking water annually. Thermostatic fittings and a self-regulating system to maintain the water temperature in the pipes enable a 30% cost saving on hot water heating.

Green electricity

We promote sustainable and low-emission mobility by installing infrastructure for the fitting of charging stations for electric vehicles in all car parks. Charging is powered 100% by green and emission-free electricity. The extensive cycling infrastructure, which reduces traffic congestion and greenhouse gas emissions, also improves air quality, promotes the ecological stability of the urban environment and supports a healthier lifestyle for residents.

Air conditioning

The environmentally friendly refrigerants used in the air conditioning systems of the top-floor flats significantly reduce greenhouse gas emissions, protect the ozone layer and thus contribute to environmental protection.





2mins

SHORT WALK TO 153RD
PRIMARY SCHOOL
FRÖBELSTR. 1



FRÖBEL
HÖFE
— DRESDEN —

198

bicycle parking spaces,
including 20 for cargo bikes

There is also plenty of storage space in the underground car
park for you to park your bikes securely.

81

car parking spaces in
the underground car park

Several of these are extra-wide, designed for people
with reduced mobility.

All residents enter and exit the underground car park via
Fröbelstraße. The flats in blocks 1 to 7 can each be reached
by lift. Block 8, located in the inner courtyard, has a separate
staircase right next to the building.

Ready for E-Mobility
Getting started is easy. Simply
install your own wallbox
or order one directly from
SACHSEN ENERGIE.



Car Sharing
Residents have access to
a shared vehicle provided
by the local car-sharing
company teilAuto, conve-
niently located on an outdoor
parking space directly
on Fröbelstraße.



Excellent Connectivity
The future TSMC semiconductor plant is just
19 minutes (12.4 km) away by car. Production is
scheduled to start in 2027, accompanied by planned
public transport improvements, including the
extension of Tram Line 8 and S-Bahn Line 2.

21
Living in the FröbelHöfe

What really matters is often just a step away.

In our neighbourhood developments, the
implementation of modern, well-thought-out
mobility concepts plays a significant role. Thanks to
the prime city-centre location of our FröbelHöfe, you
benefit from excellent connections to the city's well-
developed public transport network. Trams, buses
and the S-Bahn are all within easy walking distance.

**Young residents also have it easy – the primary
school on Fröbelstraße is located directly opposite
our FröbelHöfe. Several secondary schools and
grammar schools can be reached by bike in
20 minutes or by public transport.**

By incorporating accessible pathways and ample
parking facilities for cars, bicycles and e-bikes, we
ensure that all generations are well catered for.
An outdoor parking space is available for our car-
sharing scheme.

The underground car park is easily accessible by lift
from the flats via the building entrances on Löbtauer
Straße and Fröbelstraße, which makes access to the

parking spaces considerably easier. Our garden shed
in the courtyard is connected to the underground car
park via a separate staircase. It is located right next
to the building. An innovative feature is the technical
infrastructure of the parking spaces. All spaces
offer the option to charge an electric car.

By locating our project on an unused brownfield site
in the immediate vicinity of the city and providing
an extensive range of bicycle parking spaces,
including those for cargo bikes, we are committed to
sustainable mobility that protects the environment.

DIRECTION				
POWER PLANT MITTE	–	2 min	3 min	11 min
CENTRAL S-BAHN STATION	8 min	2 min	4 min	13 min
OSTRA SPORTS PARK	18 min	3 min	7 min	22 min
SHOPPING IN THE CITY CENTRE	13 min	4 min	7 min	27 min
SILICON SAXONY	36 min	20 min	31 min	1 h 50 min





Homes for Every Stage of Life

We believe that people of all ages should feel comfortable in our residential community and be able to live together on equal terms, without barriers or limitations.

When designing the apartment layouts, we carefully considered the individual needs of future residents across all age groups. Our cosy one-bedroom apartments feature walk-in showers and a spacious balcony or terrace, making them ideal for singles, young couples and seniors. For families, we offer generously sized two-, three- and four-bedroom apartments with one or two bathrooms, providing ample space for children as well as a dedicated home office.

A video intercom system integrated into every apartment adds an extra level of comfort and security, helping residents feel safe and connected at all times.

The peaceful courtyard has been designed as a green oasis, offering inviting seating areas and communal spaces that encourage neighbours to meet, relax and connect with one another.



All apartments in Buildings 1–7 can be accessed barrier-free directly from the underground parking garage. In addition, a selection of apartments has been designed in accordance with DIN 18040-2 accessibility standards. The underground garage includes several extra-wide parking spaces reserved for residents with reduced mobility, ensuring convenient and comfortable access to their homes.

Throughout the planning process, we made sure that everyone and everything has its place at FröbelHöfe – creating an inclusive residential environment designed for people of all ages and lifestyles.





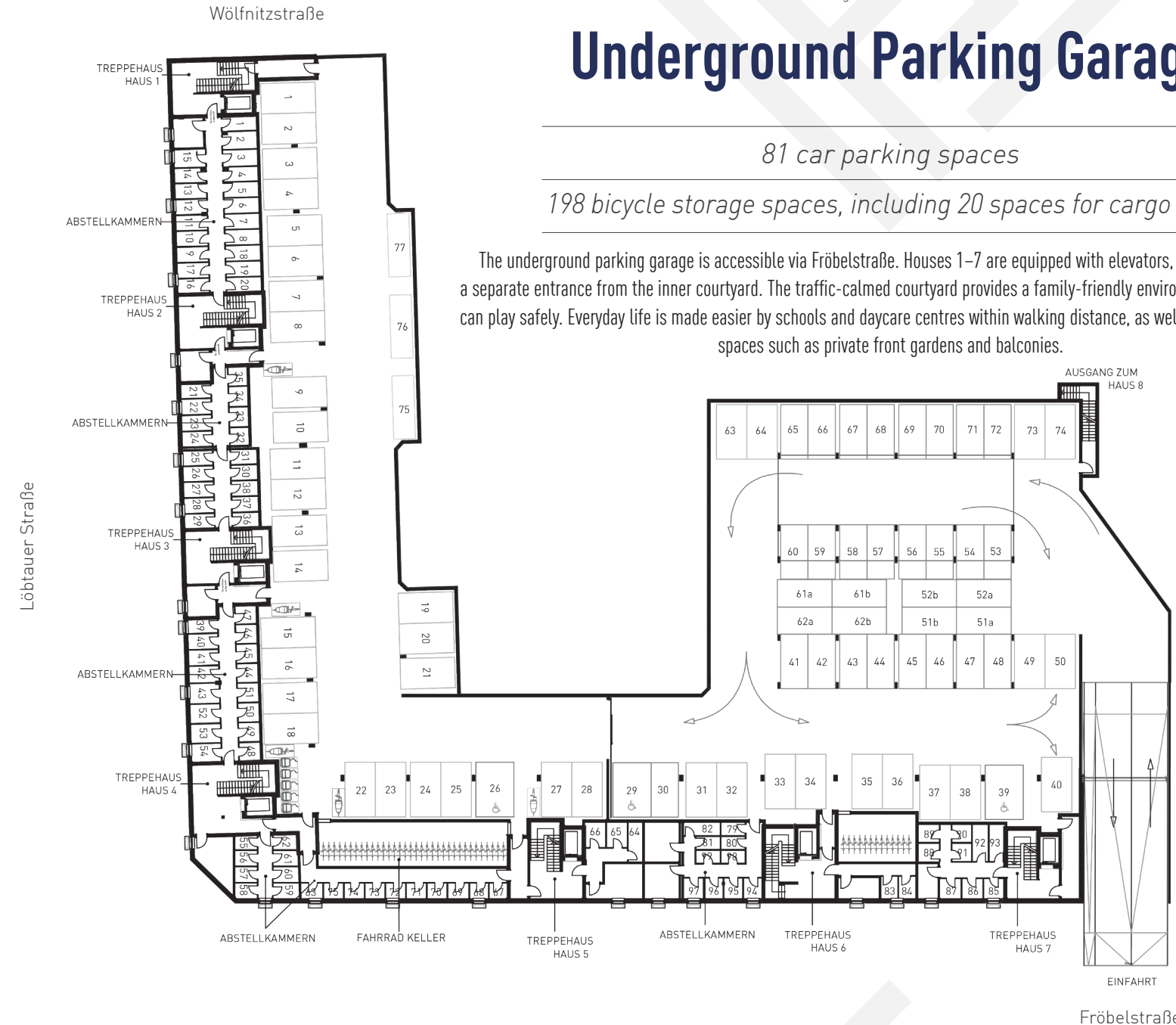
Outdoor Areas

Underground Parking Garage

81 car parking spaces

198 bicycle storage spaces, including 20 spaces for cargo bikes

The underground parking garage is accessible via Fröbelstraße. Houses 1–7 are equipped with elevators, while House 8 has a separate entrance from the inner courtyard. The traffic-calmed courtyard provides a family-friendly environment where children can play safely. Everyday life is made easier by schools and daycare centres within walking distance, as well as generous outdoor spaces such as private front gardens and balconies.





Löbtauer Straße
Facade design



Löbtauer Straße
Facade design
Courtyard

Apartment Overview

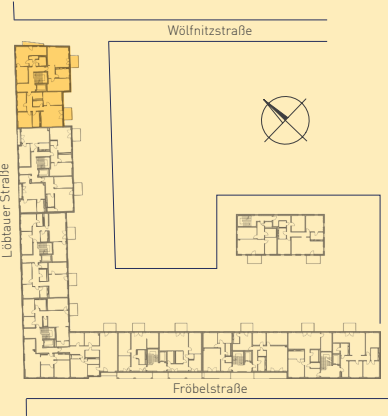
Access via Löbtauer Straße: Houses 1 – 4



Building 1 15 Apartments

The thoughtfully designed mix of apartments includes 2- to 4-room homes ranging from 48.6 m² to 95.7 m², as well as a spacious 112.5 m² three-room penthouse apartment, offering a variety of layouts to suit different lifestyles and needs.

Positioned at the entrance to the development from the city centre, Building 1 forms a striking gateway to the residential complex. Its prominent corner location provides views in three directions, creating bright and airy living spaces. The façade draws inspiration from the historic listed building on the opposite side of Wölfnitzstraße, reinterpreting its architectural character through elegant plaster cornices and façade detailing. Distinctive asymmetrical balcony railings complete the contemporary design while paying homage to the building's historic surroundings.



RF	1.5.1 3-Room 112,5 m ² 1 Roof terrace		
	1.4.1 4-Room 95,4 m ² 1 Balcony	1.4.2 2-Room 48,6 m ² 1 Balcony	1.4.3 2-Room 61,9 m ² 1 Balcony
	1.3.1 4-Room 95,4 m ² 1 Balcony	1.3.2 2-Room 48,6 m ² 1 Balcony	1.3.3 2-Room 61,9 m ² 1 Balcony
	1.2.1 4-Room 95,4 m ² 1 Balcony	1.2.2 2-Room 48,6 m ² 1 Balcony	1.2.3 2-Room 61,9 m ² 1 Balcony
	1.1.1 4-Room 95,4 m ² 1 Balcony	1.1.2 2-Room 48,6 m ² 1 Balcony	1.1.3 2-Room 61,9 m ² 1 Balcony
GF	1.0.1 3-Room 83,6 m ² 1 Terrace + 2 Front gardens	1.0.2 3-Room 95,7 m ² 1 Terrace + 2 Front gardens	



LÖBTAUER STRASSE



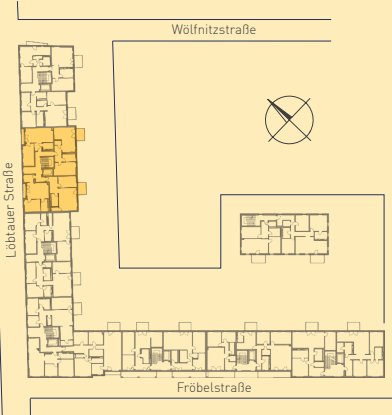
COURTYARD

Building 2 20 Apartments

Building 2 primarily offers two-room apartments ranging from a cosy 47.2 m² to a spacious 81.0 m². The selection is complemented by three four-room apartments—two on the ground floor and one penthouse apartment—offering generous living spaces between 96.5 m² and 112.4 m².

The building’s façade is defined by a dynamic interplay of windows and loggias, creating depth and visual interest. Horizontal balcony railings add a sense of balance to the vertical composition, giving the architecture a refined and contemporary character.

RF	2.5.1 4-Room 112,4 m² 1 Roof terrace		2.5.2 2-Room 81,0 m² 1 Roof terrace	
4 th FL.	2.4.1 2-Room 59,8 m² 1 Balcony	2.4.2 2-Room 47,4 m² 1 Loggia	2.4.3 2-Room 51,5 m² 1 Loggia	2.4.4 2-Room 64,7 m² 1 Balcony
3 rd FL.	2.3.1 2-Room 59,8 m² 1 Balcony	2.3.2 2-Room 47,4 m² 1 Loggia	2.3.3 2-Room 51,4 m² 1 Loggia	2.3.4 2-Room 64,7 m² 1 Balcony
2 nd FL.	2.2.1 2-Room 59,8 m² 1 Balcony	2.2.2 2-Room 47,4 m² 1 Loggia	2.2.3 2-Room 51,5 m² 1 Loggia	2.2.4 2-Room 64,7 m² 1 Balcony
1 st FL.	2.1.1 2-Room 59,8 m² 1 Balcony	2.1.2 2-Room 47,2 m² 1 Loggia	2.1.3 2-Room 51,2 m² 1 Loggia	2.1.4 2-Room 64,7 m² 1 Balcony
GF	2.0.1 4-Room 96,5 m² 1 Terrace + 2 Front gardens		2.0.2 4-Room 108,1 m² 1 Terrace + 2 Front gardens	





LÖBTAUER STRASSE



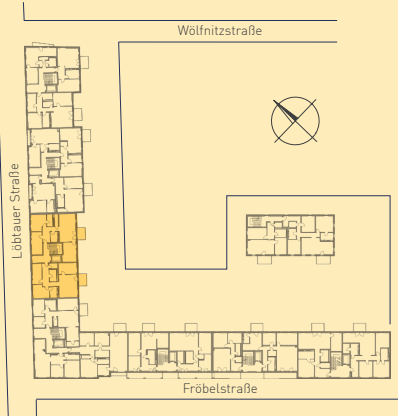
COURTYARD

RF	3.5.1 2-Room 67,6 m² 1 Roof terrace	3.5.2 2-Room 64,2 m² 1 Roof terrace
4 th FL.	3.4.1 4-Room 95,1 m² 1 Balcony	3.4.2 4-Room 103,3 m² 1 Balcony
3 rd FL.	3.3.1 4-Room 95,1 m² 1 Balcony	3.3.2 4-Room 103,3 m² 1 Balcony
2 nd FL.	3.2.1 4-Room 95,1 m² 1 Balcony	3.2.2 4-Room 103,3 m² 1 Balcony
1 st FL.	3.1.1 4-Room 95,0 m² 1 Balcony	3.1.2 4-Room 103,4 m² 1 Balcony
GF	3.0.1 3-Room 83,1 m² 1 Terrace + 2 Front gardens	3.0.2 4-Room 89,5 m² 1 Terrace + 2 Front gardens

Building 3 12 Apartments

Building 3 predominantly features four-room apartments ranging from 89.5 m² to 103.3 m², making them ideal for families or anyone seeking additional space for a home office. The selection is complemented by two attractive two-room penthouse apartments with rooftop terraces and a spacious 83.1 m² three-room apartment on the ground floor.

The facade is characterised by an eye-catching arrangement of windows that creates a distinctive architectural rhythm. Glass-fronted balcony railings enhance the building's contemporary appearance, while bold horizontal plaster cornices extending 70 cm from the façade add depth and visual interest, with selected sections angled into the window reveals for a refined architectural detail.





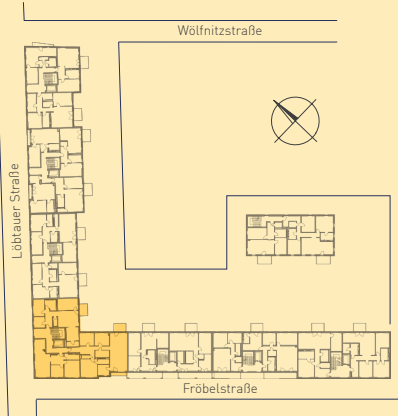
LÖBTAUER STRASSE
 FRÖBELSTRASSE
 COURTYARD

4.5.1 3-Room 104,8 m² 1 Roof terrace		4.5.2 2-Room 78,3 m² 1 Roof terrace			
4.4.1 5-Room 127,1 m² 1 Balcony + 1 Loggia		4.4.2 3-Room 74,7 m²		4.4.3 4-Room 95,5 m² 1 Balcony	
4.3.1 5-Room 127,1 m² 1 Balcony + 1 Loggia		4.3.2 3-Room 74,7 m²		4.3.3 4-Room 95,5 m² 1 Balcony	
4.2.1 5-Room 127,1 m² 1 Balcony + 1 Loggia		4.2.2 3-Room 74,7 m²		4.2.3 4-Room 95,5 m² 1 Balcony	
4.1.1 5-Room 127,1 m² 1 Balcony + 1 Loggia		4.1.2 3-Room 74,7 m²		4.1.3 4-Room 94,0 m² 1 Balcony	
4.0.1 3-Room 80,0 m² 1 Terrace + 2 Front gardens		4.0.2 3-Room 94,6 m² 1 Terrace + 2 Front gardens			

Building 4 16 Apartments

Building 4 offers a diverse selection of two- to five-room apartments with living areas ranging from 74.7 m² to a generous 127.1 m², providing ideal homes for families, couples and individuals alike. A café is planned for the ground floor, adding to the vibrant atmosphere of the neighbourhood.

The building’s architectural character is defined by a projecting bay with a flat roof, creating a distinctive focal point on the façade. Dormer windows reflect the height and rhythm of the neighbouring buildings along Löbtauer Straße, while the frontage on Fröbelstraße is divided into two sections. One section is set back and transitions to a lower height with a flat roof, creating a seamless architectural connection to Building 5.





Fröbelstraße
Facade design



Fröbelstraße
Facade design
Courtyard

Apartment Overview

Access via Fröbelstraße: Buildings 5 – 7



Building 4
15 Apartments
Access Löbtauer Straße

Building 5
12 Apartments

Building 6
9 Apartments

Building 7
9 Apartments



Building 7

Building 6

Building 5

Building 4

Building 5

12 Apartments



FRÖBELSTRASSE



COURTYARD

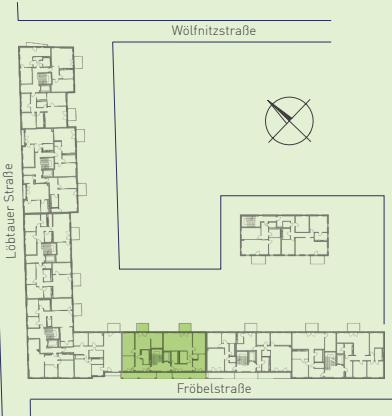
5 th FL.	5.5.1 3-Room 96,8 m ² 1 Balcony + 1 Loggia	5.5.2 3-Room 94,0 m ² 1 Balcony + 1 Loggia + 1 Terrace
4 th FL.	5.4.1 3-Room 96,8 m ² 1 Balcony + 1 Loggia	5.4.2 3-Room 84,5 m ² 1 Balcony + 1 Loggia
3 rd FL.	5.3.1 3-Room 96,8 m ² 1 Balcony + 1 Loggia	5.3.2 3-Room 84,5 m ² 1 Balcony + 1 Loggia
2 nd FL.	5.2.1 3-Room 96,8 m ² 1 Balcony + 1 Loggia	5.2.2 3-Room 84,5 m ² 1 Balcony + 1 Loggia
1 st FL.	5.1.1 3-Room 96,8 m ² 1 Balcony + 1 Loggia	5.1.2 3-Room 84,5 m ² 1 Balcony + 1 Loggia
GF	5.0.1 2-Room 68,6 m ² 1 Terrace + 2 Front gardens	5.0.2 3-Room 83,0 m ² 1 Terrace + 2 Front gardens

All apartments in Building 5 are barrier-free.



All apartments in Building 5 are barrier-free, with the majority designed as three-room homes ranging from 83.0 m² to 96.8 m². A particular highlight is the 17.5 m² rooftop terrace of Apartment 5.5.2, offering beautiful views across the rooftops of Dresden’s city centre.

The street-facing façade features a distinctive checkerboard-inspired design, where generous windows alternate with recessed loggias that provide welcome shade during warmer months. This interplay creates a striking sense of depth, complemented by alternating glass and metal balcony railings, while the recessed ground floor visually lightens the building’s appearance.





FRÖBELSTRASSE



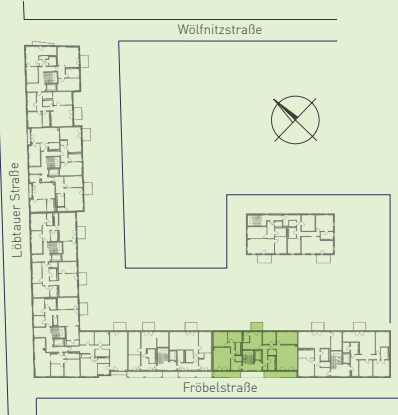
COURTYARD

4 th FL.	6.4.1 4-Room 109,9 m² 2 Balconies	6.4.2 3-Room 71,8 m² 1 Balcony
3 rd FL.	6.3.1 4-Room 109,9 m² 2 Balconies	6.3.2 3-Room 71,8 m² 1 Balcony
2 nd FL.	6.2.1 4-Room 109,8 m² 2 Balconies	6.2.2 3-Room 71,8 m² 1 Balcony
1 st FL.	6.1.1 4-Room 109,8 m² 2 Balconies	6.1.2 3-Room 71,1 m² 1 Balcony
GF	6.0.1 3-Room 69,5 m² 1 Terrace + 2 Front gardens	

Building 6 9 Apartments

Building 6 offers a selection of three- and four-room apartments, perfectly suited to a variety of household sizes. The spacious four-room apartments on the upper floors feature two private balconies, while many homes enjoy open views across the neighbouring primary school's sports grounds.

With fewer storeys than Building 5, the architecture creates a distinctive transition within the development. The façade is defined by horizontally arranged balconies with alternating concrete parapets and elegant steel railings. Large glazed sections at the centre of the building highlight the staircase, while a ground-floor passageway provides direct access to the landscaped inner courtyard.





Building 7 9 Apartments



FRÖBELSTRASSE

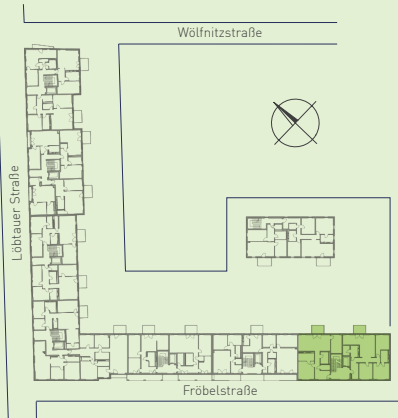


COURTYARD

4 th Fl.	7.4.1 4-Room 116,1 m² 1 Balcony	7.4.2 3-Room 100,9 m² 1 Balcony
3 rd Fl.	7.3.1 4-Room 116,1 m² 1 Balcony	7.3.2 3-Room 100,9 m² 1 Balcony
2 nd Fl.	7.2.1 4-Room 116,1 m² 1 Balcony	7.2.2 3-Room 100,9 m² 1 Balcony
1 st Fl.	7.1.1 4-Room 116,1 m² 1 Balcony	7.1.2 3-Room 100,5 m² 1 Balcony
GF	7.0.1 4-Room 102,4 m² 1 Terrace + 2 Front gardens	

Each upper floor of Building 7 features one three-room and one four-room apartment, offering generous living spaces of approximately 100.5 m² and 116.1 m². The ground-floor four-room apartment includes two private front gardens and a south-west facing terrace. All apartments throughout the building are designed to be barrier-free.

The façade creates a harmonious transition to the neighbouring buildings through its balanced window arrangement. Smooth plaster surrounds of varying widths add subtle architectural detail and soften the building's symmetrical appearance. The two-part windows are complemented by elegant glass safety balustrades, enhancing the clean and contemporary design.



All apartments in Building 7 are barrier-free.





Building 8 6 Apartments

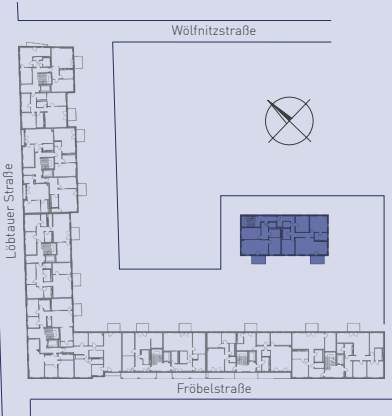
Nestled within the peaceful, landscaped inner courtyard, Building 8 offers a quiet and private living environment. The three-storey building features two barrier-free apartments on the ground floor—a four-room apartment with its own private entrance and a two-room apartment. The upper floors comprise three- and four-room apartments with generous living areas of 71.8 m² and 111.3 m².

The building's clean architectural design emphasises its simple geometric form. Floor-to-ceiling windows and elegant, linear balconies highlight the symmetry of the façade, while its understated appearance allows it to blend seamlessly into the overall residential ensemble.

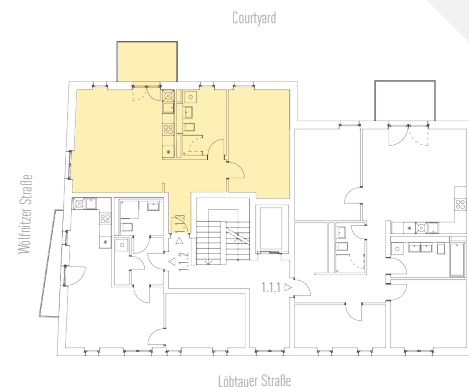


2 nd FL.	8.2.1 4-Room 111,3 m ² 1 Balcony	8.2.2 3-Room 71,8 m ² 1 Balcony
1 st FL.	8.1.1 4-Room 111,3 m ² 1 Balcony	8.1.2 3-Room 71,8 m ² 1 Balcony
GF	8.0.1 2-Room 69,3 m ² 1 Terrace + 1 Front garden	8.0.2 4-Room 112,3 m ² 1 Terrace + 1 Front garden separate apartment entrance

Both ground floor apartments in Building 8 are barrier-free.  



Apartment Example



BUILDING 1 . APARTMENT 1.1.3

1./ 2./ 3./ 4. Upper floor 2-Room

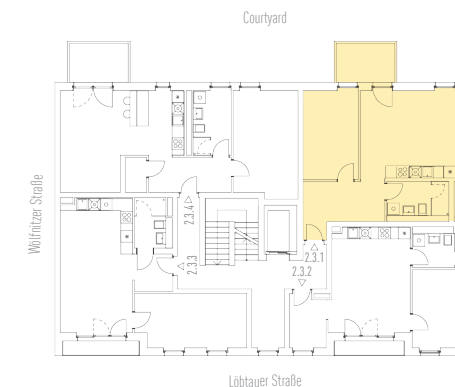
Entrance Hall	7,6 m ²
Living/Dining/Kitchen	26,1 m ²
Bedroom	17,0 m ²
Bathroom	8,0 m ²
Balcony (6,3 m ²)	3,2 m ²

Total Living Area: approx. 61,9 m²

Living area calculated in accordance with the German Living Area Ordinance (WoFlV). Balconies, loggias and terraces are included at 50% of their actual area. Floor plans and specifications reflect the planning status as of 26 June 2025.



Apartment Example



BUILDING 2 . APARTMENT 2.3.1

1./ 2./ 3./ 4. Upper floor 2-Room

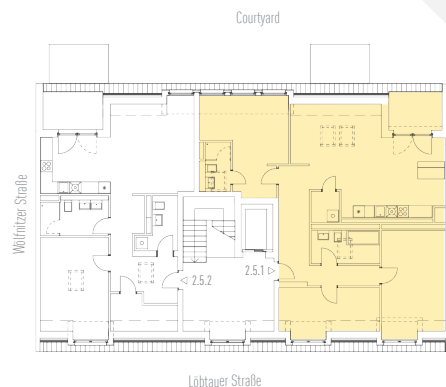
Entrance Hall	9,7 m ²
Living/Dining/Kitchen	26,2 m ²
Bedroom	13,0 m ²
Bathroom	6,0 m ²
Storage room	1,7 m ²
Balcony (6,4 m ²)	3,2 m ²

Total Living Area: approx. 59,8 m²

Living area calculated in accordance with the German Living Area Ordinance (WoFlV). Balconies, loggias and terraces are included at 50% of their actual area. Floor plans and specifications reflect the planning status as of 26 June 2025.



Apartment Example



BUILDING 2 . APARTMENT 2.5.1

Roof floor 4-Room

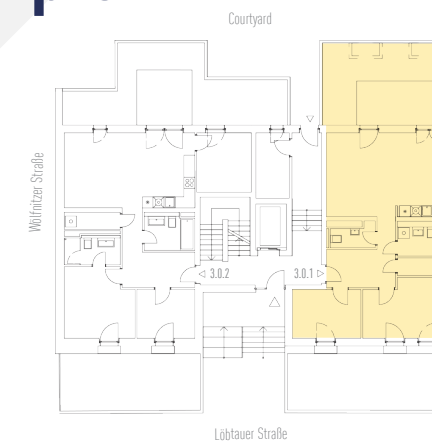
Entrance Hall	13,5 m ²
Living/Dining/Kitchen	36,3 m ²
Bedroom	18,2 m ²
Room 1	11,9 m ²
Room 2	17,7 m ²
Bathroom 1	6,2 m ²
Bathroom 2	3,9 m ²
Storage room	2,4 m ²
Terrace (5,0 m ²)	2,5 m ²

Total Living Area: approx. 112,4 m²

Living area calculated in accordance with the German Living Area Ordinance (WoFlV). Balconies, loggias and terraces are included at 50% of their actual area. Floor plans and specifications reflect the planning status as of 26 June 2025.



Apartment Example



BUILDING 3 . APARTMENT 3.0.1

Ground Floor 3-Room

Entrance Hall	9,5 m ²
Living/Dining/Kitchen	31,6 m ²
Bedroom	15,3 m ²
Room	10,0 m ²
Bathroom	5,2 m ²
WC	2,8 m ²
Storage room	2,7 m ²
Terrace (12,0 m ²)	6,0 m ²

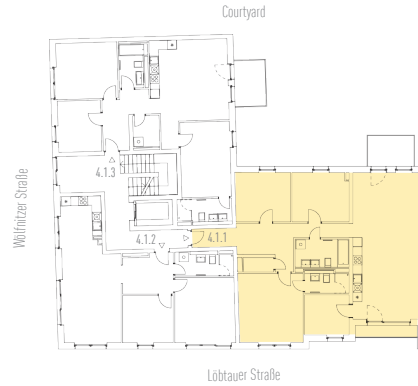
Total Living Area: approx. 83,1 m²

Front garden 1	20,1 m ²
Front garden 2	30,6 m ²

Living area calculated in accordance with the German Living Area Ordinance (WoFlV). Balconies, loggias and terraces are included at 50% of their actual area. Floor plans and specifications reflect the planning status as of 26 June 2025.



Apartment Example



BUILDING 4 . APARTMENT 4.1.1

1./2./3./4. Upper floor 5-Room

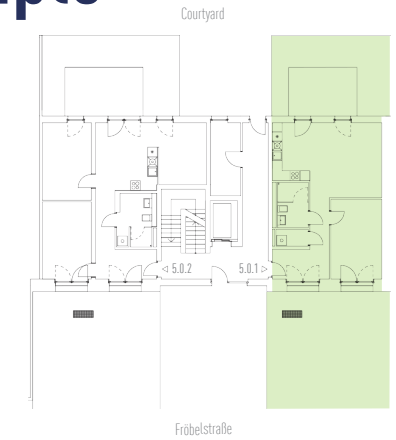
Entrance Hall	16,1 m²
Living/Dining/Kitchen	42,7 m²
Bedroom	19,4 m²
Room 1	11,8 m²
Room 2	12,2 m²
Workspace	7,9 m²
Bathroom 1	6,4 m²
Bathroom 2	4,1 m²
Storage room	1,9 m²
Balcony (6,4 m²)	3,2 m²
Loggia (3,6 m²)	1,8 m²

Total Living Area: approx. 127,2 m²

Living area calculated in accordance with the German Living Area Ordinance (WoFIV). Balconies, loggias and terraces are included at 50% of their actual area. Floor plans and specifications reflect the planning status as of 26 June 2025.



Apartment Example



BUILDING 5 . APARTMENT 5.0.1

Ground Floor 2-Room

Entrance Hall	10,5 m²
Living/Dining/Kitchen	28,9 m²
Bedroom	15,7 m²
Bathroom	5,2 m²
Storage room	2,0 m²
Terrace (13,0 m²)	6,5 m²

Total Living Area: approx. 68,6 m²

Front garden 1	24,5 m²
Front garden 2	60,2 m²

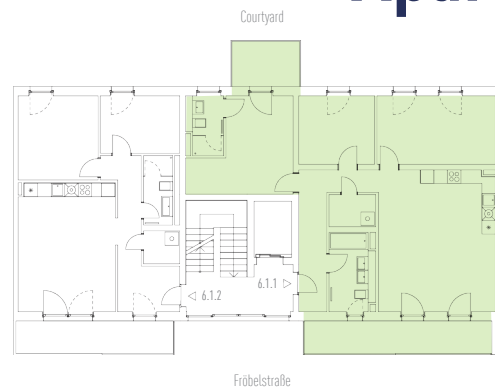
Living area calculated in accordance with the German Living Area Ordinance (WoFIV). Balconies, loggias and terraces are included at 50% of their actual area. Floor plans and specifications reflect the planning status as of 26 June 2025.



barrier-free apartment



Apartment Example



BUILDING 6 . APARTMENT 6.1.1

1./ 2./ 3./ 4. Upper floor 4-Room

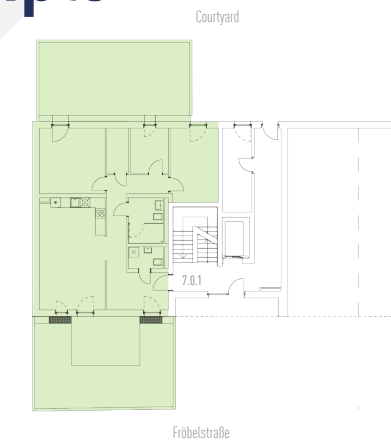
Entrance Hall	11,0 m ²
Living/Dining/Kitchen	32,9 m ²
Bedroom	16,1 m ²
Room 1	10,4 m ²
Room 2	16,4 m ²
Bathroom 1	7,0 m ²
Bathroom 2	4,3 m ²
Storage room	2,1 m ²
Balcony 1 (12,8 m ²)	6,4 m ²
Balcony 2 (6,2 m ²)	3,1 m ²

Total Living Area: approx. 109,8 m²

Living area calculated in accordance with the German Living Area Ordinance (WoFIV). Balconies, loggias and terraces are included at 50% of their actual area. Floor plans and specifications reflect the planning status as of 26 June 2025.



Apartment Example



BUILDING 7 . APARTMENT 7.0.1

Ground Floor 4-Room

Entrance Hall	19,2 m ²
Living/Dining/Kitchen	27,7 m ²
Bedroom	16,4 m ²
Room	13,5 m ²
Workspace	6,6 m ²
Bathroom	6,0 m ²
WC	2,8 m ²
Storage room	3,7 m ²
Terrace (13,0 m ²)	6,5 m ²

Total Living Area: approx. 102,4 m²

Front garden 1	37,0 m ²
Front garden 2	46,5 m ²

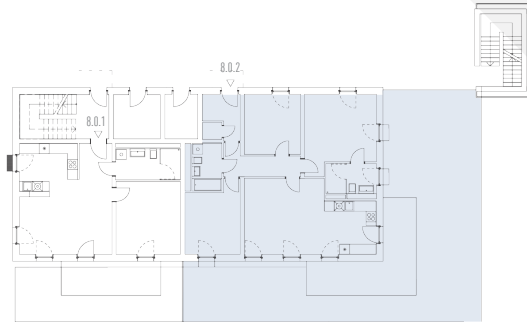
Living area calculated in accordance with the German Living Area Ordinance (WoFIV). Balconies, loggias and terraces are included at 50% of their actual area. Floor plans and specifications reflect the planning status as of 26 June 2025.



barrier-free apartment



Apartment Example



BUILDING 8 . APARTMENT 8.0.2

Ground Floor 4-Room

Wardrobe	4,9 m²
Entrance Hall	6,6 m²
Living/Dining/Kitchen	32,9 m²
Bedroom	19,1 m²
Room 1	13,0 m²
Room 2	12,5 m²
Bathroom 1	5,2 m²
Bathroom 2	6,2 m²
Storage room	1,2 m²
Terrace [21,6 m²]	10,8 m²

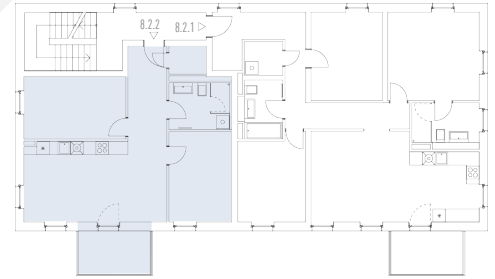
Total Living Area: approx. 112,3 m²

Front garden	110,6 m²
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Living area calculated in accordance with the German Living Area Ordinance (WoFlV). Balconies, loggias and terraces are included at 50% of their actual area. Floor plans and specifications reflect the planning status as of 26 June 2025.



Apartment Example



BUILDING 8 . APARTMENT 8.2.2

1./ 2. Upper Floor 3-Room

Entrance Hall	7,8 m²
Living/Dining/Kitchen	25,5 m²
Bedroom	12,5 m²
Room	14,1 m²
Bathroom	6,2 m²
Storage room	2,3 m²
Balcony [7,0 m²]	3,5 m²

Total Living Area: approx. 71,8 m²

Living area calculated in accordance with the German Living Area Ordinance (WoFlV). Balconies, loggias and terraces are included at 50% of their actual area. Floor plans and specifications reflect the planning status as of 26 June 2025.



FröbelHöfe

Extract from the Building Specification

AN INTERIOR DESIGNED FOR LIFE

At FröbelHöfe, every detail has been carefully selected to combine lasting quality with contemporary living. Drawing on our extensive experience in residential development, we deliver premium specifications that offer exceptional comfort and excellent value.

Every apartment features either a private balcony or, on the ground floor, a private terrace. Bathrooms are fitted with high-quality ceramic tiles and elegant sanitaryware from leading German manufacturers. All windows are equipped with electrically operated external roller shutters, providing effective solar shading, enhanced privacy and improved indoor comfort.

Living spaces are finished with premium multi-layer engineered oak flooring featuring a matt lacquered surface. During the colder months, underfloor heating connected to Dresden's district heating network ensures a comfortable and energy-efficient indoor climate throughout every apartment.

SPECIFICATION HIGHLIGHTS

-  Floor-to-ceiling windows with triple glazing
-  Underfloor heating connected to the district heating network throughout all living areas
-  Premium multi-layer engineered oak flooring, available in five finishes
-  Walk-in showers with glass enclosures and hinged doors
-  Contemporary Geberit Renova Plan sanitaryware with thermostatic fittings
-  Kaldewei Saniform Plus Star enamelled steel bathtub
-  Choice of four large-format wall and floor tile designs (60 x 60 cm)
-  Suspended ceilings with recessed spotlights in the main bathroom and guest WC
-  Wooden interior doors with matching frames, available in white or three wood finishes
-  Electrically operated external roller shutters on all windows for sun protection and privacy



Sales

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Ostra-Allee 13 . 01067 Dresden

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