

Mehr Zukunft pro m²



unverbindliche Darstellung

GRAND CENTRAL

Erkrather, Kölner,
Moskauer Straße
40233 Düsseldorf

Neubau

Stand
03 | 2022

ADLER
GROUP

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KENNZAHLEN

Fertigstellung:	ca. 2028/2029
Nutzung:	Wohnen, Gewerbe, Hotel, Parkhaus
Wohneinheiten:	ca. 914
Wohnfläche:	ca. 61.084 m ²
Gewerbefläche:	ca. 25.000 m ²
Stellplätze:	ca. 591 Tiefgarage + 429 Parkhaus

Architekten: Jürgen Mayer H., Berlin; Delugan Meissl Associated Architects, Wien; KEC/Pysall Architekten, Berlin; Eller+Eller Architekten, Düsseldorf; HGMB Architekten, Düsseldorf; Kondor Wessels Planungsgesellschaft, Ratingen

Alle Angaben nach Planungsstand Q1/2022

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BAURECHT

Mit dem Grand Central – Düsseldorfs derzeit größtem Wohnungsbauprojekt – wird auf dem Gelände des ehemaligen Postverteilzentrums in unmittelbarer Nähe des Hauptbahnhofs ein zukunftsweisendes, lebendiges Stadtquartier entstehen. Das neue Viertel zwischen Erkrather Straße, Moskauer Straße und der Bahntrasse ergänzt damit den „Masterplan Areal Düsseldorf Hauptbahnhof“ zur Aufwertung des kompletten Gebietes rund um den Konrad-Adenauer-Platz und ist zudem eingebunden in das Konzept zur neuen Mobilität der Landeshauptstadt. Auf den elf Baufeldern der ca. 39.000 m² großen Brutto-Grundstücksfläche ist eine Mischnutzung aus Wohnen, Einzelhandel, Gastronomie, Fitnesscenter, Kita, Hotel, Parkhaus

und gemeinschaftlicher Tiefgarage geplant. Rund 900 Wohnungen für alle Alters- und Einkommensklassen sorgen für Vielfalt im Quartier – darunter freifinanzierte, öffentlich geförderte und preisgedämpfte Einheiten. Im Grand Central verbindet sich pulsierendes Großstadtleben mit privatem Rückzug und grünen Ruheoasen. Einerseits sind Düsseldorfs Highlights wie die Altstadt und die „Kö“ dank der Lage mitten in der City ganz nah. Andererseits wird das neue Quartier komplett autofrei konzipiert und der ruhende Verkehr unter die Erde verbannt. So kann oben auf den öffentlichen Freiflächen viel Grün das Mikroklima des Stadtquartiers fördern.

- Bebauungsplan liegt rechtsverbindlich vor seit 03.03.2018
- Baugenehmigungen bauteilweise erteilt zwischen Januar und Juli 2019

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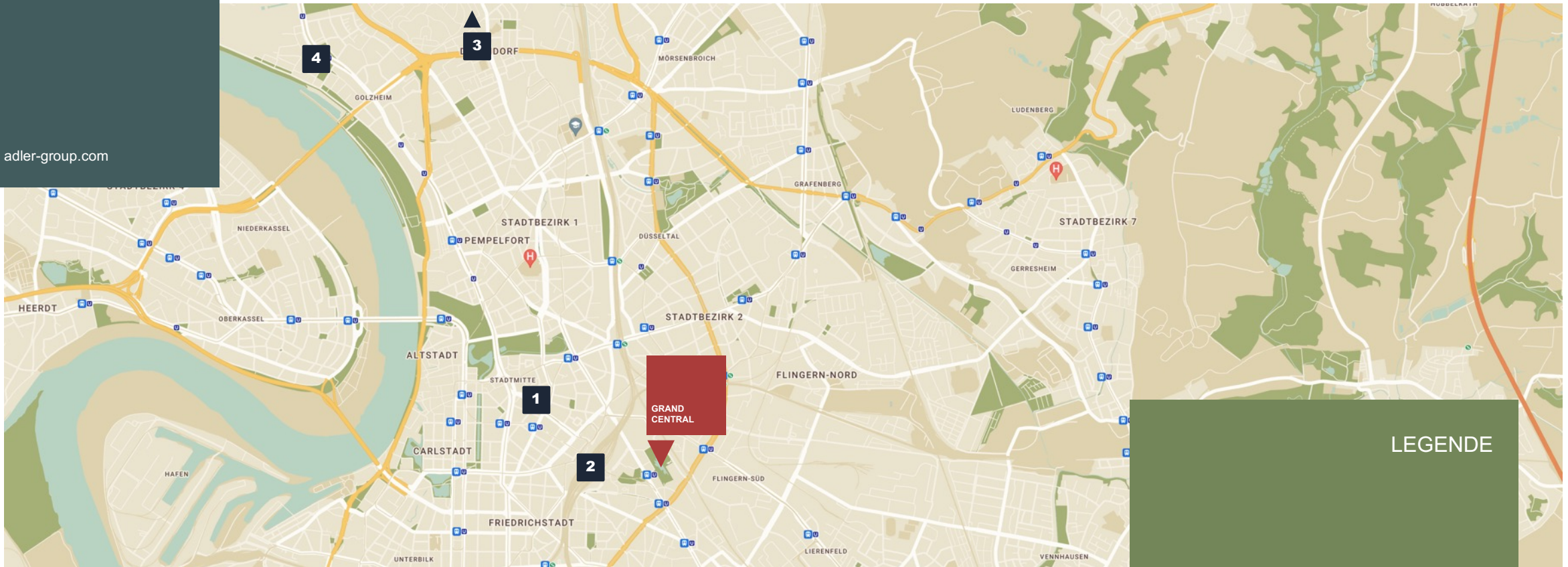
NUTZUNGSMIX

- 1. Wohnhochhaus ETW
- 2. Hotel
- 3. Parkhaus / Supermarkt
- 4. preisgedämpfter Wohnungsbau
- 5. freifinanzierter und preisgedämpfter Wohnungsbau
- 6. freifinanzierter Wohnungsbau
- 10. Fremdeigentum

STANDORT

Makrolage

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LEGENDE

1. Zentrum	ca. 2.5 km
2. Hauptbahnhof	ca. 0.8 km
3. Flughafen	ca. 10 km
4. Messe	ca. 7 km

Das Grand Central liegt in Düsseldorfs Bezirk Oberbilk, einem bunt durchmischten Stadtteil angrenzend an Düsseldorfs Stadtmitte. Die zentrale Lage des neuen Quartiers macht den Standort attraktiv für zukünftige Unternehmen und Bewohner, welche die Vorzüge eines urbanen Lebens zu schätzen wissen. Hier trifft Großstadtrubel auf Picknickflair im Volksgarten. Oberbilk hat eine optimale Anbindung an den ÖPNV über den Hauptbahnhof und ist einen Katzensprung von der Königsallee entfernt. Das Grand Central bettet sich perfekt in die umliegende Wohnstruktur

im Stadtteil ein. Durch den neu entstehenden Lebensmitteleinzelhandel und die zusätzlich geplanten Parkplätze wird die Umgebung stark aufgewertet. Zudem werden die Quartiersarchitektur und die neuen Grünflächen den Stadtteil optisch hervorheben. Im direkten Umfeld befinden sich zudem vielfältige gastronomische sowie Kultur- und Freizeitangebote wie das Tanzhaus NRW, das Theater Capitol, der UFA-Palast und der Bürgerpark mit viel Raum für Erholung, Sport und Spiel.

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