



PRESSE-INFORMATION

Saxony-Anhalt Presents Current and Future Investment Opportunities at Expo Real

From October 7 to 9, 2024, the Investment and Marketing Corporation of Saxony-Anhalt (IMG), together with the European Metropolitan Region of Central Germany and 25 exhibitors from the region, will showcase a cross-section of the commercial real estate portfolio from Saxony-Anhalt at EXPO REAL in Munich, Europe's largest B2B trade fair for real estate and investment.

International industry professionals will have the opportunity to learn about the plans for the High-Tech Park Saxony-Anhalt, which, with approximately 700 hectares of available land, represents Europe's largest investment opportunity on the outskirts of our state capital, Magdeburg. Additionally, they will be introduced to 18 other attractive commercial and industrial sites, each offering at least ten hectares of contiguous land, all with valid development plans. Furthermore, strategically important sites with near-term development potential will be presented, including locations in Leuna, Köthen, Sangerhausen, Staßfurt-Brumby, Barleben, Stendal, Quedlinburg-Quarmbeck, and Sandersdorf-Brehna.

"Saxony-Anhalt is currently experiencing remarkable investment momentum. Numerous innovative companies from various sectors have deliberately chosen our location – a testament to the attractiveness of our region. In addition to excellent location advantages, such as our central location and well-developed infrastructure, we offer attractive spaces for new projects. We will be highlighting these strengths at Expo Real to attract further investors to Saxony-Anhalt and fully leverage our region's growth potential," emphasized **Dr. Robert Franke, Managing Director of IMG.**

Sven Schulze, Minister for Economy, Tourism, Agriculture, and Forestry of Saxony-Anhalt, stated, "The economy in the eastern German states has become a driving force for Germany. Saxony-Anhalt plays a special role in this, especially with the recent investments from Daimler Truck, Avnet, Wacker, and others. We aim to continue this positive development and are working to convince more companies of Saxony-Anhalt's economic advantages."

For the first time at Expo Real, Saxony-Anhalt will present investment opportunities in its growing tourism sector. As a diverse tourist destination, Saxony-Anhalt impresses its domestic and international visitors with spectacular offerings such as its UNESCO World Heritage sites, gardens, parks, and unspoiled nature, all contributing to a continuous rise in guest and overnight stay numbers. From January to July 2024, the number of guest arrivals reached approximately 1.92 million, up 1.9%, while overnight stays, totaling nearly 4.82 million, increased by 2.8% compared to the same period last year.

In the spa town of Flechtingen, a hotel is planned opposite the MEDIAN Clinic to meet the growing demand for accommodations. Additionally, a new hotel is planned in the lake district of Geiseltalsee, featuring a 190-meter-long pier offering a unique view over the lakes. The marina is designed for



approximately 165 berths, while commercial spaces for maritime and gastronomic services are being developed along the new promenade, with vacation homes planned on the slope behind the promenade.

At the southern shore of Geiseltalsee, the city of Braunsbedra is offering two adjacent plots for sale, measuring 1.5 hectares for a hotel development and 1.9 hectares for a vacation home complex. Near Bergwitzsee in the Anhalt-Dessau-Wittenberg World Heritage region, a roughly 4-hectare area is set to be developed for tourism and water sports. The historic Kulturpalast in Bitterfeld and the historic hotel and theater building "Reichskrone" in the cathedral city of Naumburg also offer future potential, with both properties seeking investors.

IMG Managing Director Dr. Robert Franke will also participate in the inaugural stage forum, "Global Players Welcome – Large-Scale Industrial Sites in Eastern Germany," on October 7, 2024, from 12:00 to 12:50 pm. In this forum, the five eastern German states will present existing and ongoing large-scale development projects on the "Exhibitor Stage," addressing both site developers and industrial investors. The forum will also explore specific challenges and solutions for these large-scale projects. Franke will join representatives from the cities of Halle (Saale), Magdeburg, and Dessau-Roßlau afterward at the traditional 17th Central German Investors' Evening.

Besuchen Sie uns vom 7.-9.10.2024 auf
dem Gemeinschaftsstand der Europäischen
Metropolregion Mitteldeutschland.
Messe München, Halle C1, Stand 220/320



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PRESSE-INFORMATION

The HTP in Saxony-Anhalt:

A new high-tech hotspot is being created near Magdeburg

It is Europe's largest investment opportunity: The HTP is a project with a special appeal that is being created at the gates of the city of Magdeburg. Planned as a compact industrial and commercial area and center of the semiconductor industry, companies and research institutions will settle and network around a vibrant campus. Above all, innovative companies and suppliers from high-tech industries are to write technology history here in the future.

The HTP, short for High-Tech Park, in the southwest of Magdeburg is to develop into one of the most modern industrial areas in Europe. It was founded in January 2024 by the state of Saxony-Anhalt together with the state capital Magdeburg, the municipality of Sülzetal and the city of Wanzleben-Börde. Close to numerous research facilities and ideally located in terms of transport, the new industrial and commercial area offers a total of around 1,100 hectares of space, of which more than 700 hectares are freely available. Construction to develop the area has already started.

Centrally located between Leipzig, Berlin and Hanover, the HTP is close to the federal highways 2 and 14 and just a few kilometers from the main train station and the Elbe port of the city of Magdeburg. The international airports of Leipzig/Halle and Hanover can each be reached in an hour. This means that the industrial park is regionally connected - and easily accessible worldwide.

A mobility concept for the HTP on the outskirts of the state capital is currently being developed on behalf of the Ministry of Infrastructure and Digital Affairs of the State of Saxony-Anhalt. In the future, up to a quarter of the traffic to and from the industrial park is to be handled using public transport, and bicycle paths are also being planned. This will not only optimize the volume of traffic, but also meet today's conditions for environmental compatibility and sustainability.

Central point of contact for innovations and networks

Within this business park, the US chip manufacturer Intel® has bought 400 hectares of land and plans to invest more than 30 billion euros there. Construction is scheduled to start in 2026.

Skilled workers and affordable housing

The high-tech park will also be a magnet for attracting talent and skilled workers to the region. In addition to the new jobs being created, the reason for this is the existing research and development facilities. These include the Otto von Guericke University Magdeburg and the science port of the state capital, including facilities from the Max Planck and Fraunhofer Society.



In addition, new courses of study are planned or already offered at the university in the areas of information technology, nanotechnology, microtechnology and engineering. Training opportunities and a network for further education are also being created.

Saxony-Anhalt is particularly attractive for families because the state continues to offer affordable housing. Prices for rents, condominiums, houses and building land are below the German average in most places. At the same time, the state scores points with the second highest childcare rate for children under three in Germany.

State supports settlements

The first companies are already setting up in the area around the future high-tech park in Saxony-Anhalt. This includes SIOUX Technologies in Barleben near Magdeburg. SIOUX develops strategic high-tech solutions for international companies in a wide range of markets, such as semiconductors and laboratory and medical technology. The globally active company AVNET, with its location in Bernburg between Magdeburg and Halle (Saale), also brings comprehensive expertise and a broad portfolio of electronic components, semiconductors and services to the region in and around Saxony-Anhalt.

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PRESSE-INFORMATION

Off to the Center. Saxony-Anhalt Offers Space for Ideas Here

Saxony-Anhalt has become an attractive location for companies. Whether high-tech, pharmaceuticals, green chemistry, or sustainable energy, many industrial parks offer ideal conditions for businesses across various sectors, thanks to optimal transport connections, developed land, growth-friendly conditions, and potential business partners. In addition, regions from the Altmark in the north to the Harz foothills boast further advantages: The central German state is increasingly becoming home to people seeking high quality of life away from major cities.

Stendal – Efficiency and Skilled Workers in the Altmark
The Industrial and Aeropark in Stendal, the capital of the Stendal district in northern Saxony-Anhalt, is an economic hub that offers excellent opportunities, particularly for companies in the fields of industry, logistics, and aviation, with generously developed land. Investors in the commercial area of the Hanseatic city can rely on a combination of airport infrastructure and advanced industrial areas. Located directly at Stendal-Borstel Airport, this site guarantees efficient transport links and flexible logistics solutions. The Industrial and Aeropark is also connected to the B189 and B188 highways, with proximity to the A14 motorway and the Magdeburg-Berlin railway line. Additionally, companies benefit from the nearby Magdeburg-Stendal University of Applied Sciences, providing access to highly skilled workers and innovative research partnerships. Another plus: In recent years, the city in the heart of the Altmark has visibly transformed. In addition to fully developed industrial spaces, entrepreneurs and employees can enjoy an attractive environment, affordable housing, and a diverse cultural landscape.

Barleben – Vision in the Börde
Barleben is widely known beyond Saxony-Anhalt as an innovative economic location, thanks to forward-looking decisions. The once rural area has grown into an emerging hub for production and technology. Political leaders have capitalized on the region's ideal conditions for business settlements in recent years. This unified municipality in the Börde district benefits from excellent logistics conditions – with connections to the main East-West freight corridor, proximity to the A2 motorway and the A2/A14 motorway interchange, as well as the Elbe-Mittelland Canal waterway junction. "With a favorable business tax rate of 330% and top-notch infrastructure, Barleben offers optimal conditions for businesses to enhance their value creation," says Mayor Frank Nase. About 1,000 companies, primarily from the automotive, IT, renewable energy, mechanical and plant engineering, medical technology, publishing, printing, pharmaceuticals, and R&D sectors, are already benefiting from these conditions. The Ostfalen Technology Park carries the state's seal of approval, marking it as a designated future location. The innovative design of the industrial area is already integrated into a landscaped park. A notable example of innovation in the Technology Park is the Center for Electromobility and Energy Efficiency, where companies develop integrated mobility services.

Köthen – World Capital in Anhalt-Bitterfeld
Köthen has many facets. It is the world capital of homeopathy and a city of



Bach. Two masters in their fields – Samuel Hahnemann and Johann Sebastian Bach – made their mark here. Today, this district capital of Anhalt-Bitterfeld is also an attractive site for business, offering ideal conditions with direct access to the A9 and A14 motorways and proximity to Leipzig/Halle Airport. Additionally, the nearby Anhalt University ensures access to skilled professionals and promotes knowledge transfer. With the "Industrial Park and Future Quarter Köthen South," the city offers commercial land that guarantees flexible development opportunities. Mayor Christina Buchheim calls it "one of the most ambitious projects in Köthen's history and one that significantly ensures the long-term viability of the location."

Leuna – The Chemical Park Expands Toward Green Chemistry
In the Leuna Chemical Park in southern Saxony-Anhalt, more than 100 companies from 11 nations, including Dow Chemical, BASF, Shell, and Total Energies, operate. The park is also home to over 15,000 employees. Covering 13 square kilometers, Leuna is already one of the largest chemical parks in Europe. The park is now expanding with the Leuna III project, which will develop an additional 200 hectares of land west of the current production facilities. This space will be available to the chemical industry, with a focus on bioeconomy and biochemistry, particularly the production of base materials from renewable resources using renewable energy. Closely linked to this expansion is the establishment of a Bioeconomy Hub in Leuna, aiming to create a start-up and transfer center for young biochemical and bioeconomy companies. The applied research conducted by the Fraunhofer Center for Chemical-Biotechnological Processes (CBP) will be integrated with the bioeconomy network and cluster at this site, allowing for a faster and more effective transition from product and production trials to market readiness.

Sandersdorf-Brehna – Trade and Transformation in Anhalt-Bitterfeld
The Sandersdorf-Brehna economic hub stands out for its central location within the Halle-Leipzig metropolitan area and its excellent transport links, with direct access to the A9 motorway and proximity to Leipzig/Halle and Berlin airports. The city boasts modern commercial spaces and a business-friendly environment. The industrial area Stakendorfer Busch also offers perfect conditions – thanks to generously developed commercial spaces and modern infrastructure, it is especially attractive for companies in logistics, production, and trade. Mayor Steffi Syska highlights the numerous advantages of the location, including excellent transport connections, dynamic infrastructure, and a strong network of partners and companies. The city in the Anhalt-Bitterfeld district is considered a future-oriented place for business development and is also distinguished by a high quality of life. "We place great emphasis on a family-friendly environment, a wide range of educational opportunities, and diverse recreational activities. It's important to us that not only the businesses but also the employees and their families feel at home here," says the mayor.

Quarmbeck – A Unique Mix in the Harz Foothills
The Harz foothills have much to offer. In Quarmbeck, a district of Quedlinburg, businesses find ideal conditions for growth and development. The industrial area is well connected to the national transport network – the A36 and A14 motorways are easily accessible, and Leipzig/Halle and Hannover airports are within reach. In Quarmbeck, developed commercial spaces are available, making it particularly attractive for companies in manufacturing, trade, and craftsmanship. Thanks to its proximity to the UNESCO World Heritage city of



Quedlinburg, companies here benefit from a vibrant economic structure and a unique environment. The region is particularly strong in tourism, plastics technology, healthcare, retail, metalworking, construction, and seed cultivation. The combination is key: The historical flair of the former royal palace at the northern edge of the Harz is complemented by a business-friendly environment that fosters innovation. Mayor Frank Ruch sums up Quedlinburg's success with "three W's": "Business – World Heritage – Well-being."

Sangerhausen – Opportunities in Mansfeld-Südharz Sangerhausen proudly bears the titles "Mining and Rose City." The town's history is shaped by mining, and the Europa-Rosarium, the world's largest rose garden, is located here. The district capital of Mansfeld-Südharz is in the midst of a structural transformation as coal power is phased out. This offers many opportunities, and Sangerhausen is taking advantage of them to further establish itself as an economic location. A 145-hectare industrial site is currently being developed near the Sangerhausen West motorway junction, close to the A38 and A71 motorways, and the Südharz interchange. The project, aimed primarily at larger manufacturing companies employing highly skilled workers, is set to be completed by 2029. The city of Sangerhausen is available as a contact point for investors.

More than just Business – Discover and Experience

- Stendal is the "Heart of the Altmark," a Hanseatic city of brick Gothic architecture and the birthplace of Johann Joachim Winckelmann (1717–1768), the founder of classical archaeology and modern art history. Visitors and locals alike enjoy strolling through the well-preserved medieval city center, with its four large brick Gothic halls, churches, and gate towers.
- Barleben is fondly referred to as "The Best Village in the World." Residents value the close-knit community, as well as proximity to the Barleber See recreation area and the state capital, Magdeburg.
- Köthen shines with a castle that serves multiple purposes. It is home to the Cultural Foundation of Saxony-Anhalt, a center for events, baroque music, and the former workplace of Johann Sebastian Bach, who served as court conductor here from 1717 to 1723.
- Leuna is primarily known worldwide as a chemical site, but less so for its garden city, built in the 1930s, and its location along the Saale River. A notable site in Ockendorf is the Baroque Gnadenkirche, built between 1710 and 1714, considered a gem among the churches in the region.
- Sandersdorf-Brehna surprises with its churches, historic buildings, and well-preserved mills. Those seeking fresh air are not far from lakes, such as the "Grube Vergissmeinnicht," or wooded areas.
- Quedlinburg is a World Heritage city and justifiably proud of it. With more than 2,000 half-timbered houses, museums, churches, and a rich



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history, the city has a magnetic appeal. Moreover, it is only a "witch's leap" away from the Brocken, the highest mountain in the Harz.

- Sangerhausen is renowned for its Rosarium, the show mine in Wettelrode, and the Spengler Museum. The surrounding areas also offer attractions, such as the dam and large reservoir in Wippra.

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PRESSE-INFORMATION

The Kulturpalast, Landmark of Bitterfeld:

A Temple of the Arts dreams of a Buyer

Rightly so, it bears the name "Kulturpalast" (Palace of Culture). A monumental structure like this from the early 1950s can only be found in Bitterfeld today. Standing tall in the truest sense of the word, it patiently awaits a new life. Once a temple of the arts, it now dreams of a buyer interested in transforming it into a venue for musicals.

Although the neoclassical façade no longer gleams as brightly as it once did, it still hints at how this architectural landmark once radiated throughout the Bitterfeld region, an area otherwise dominated by chemical industry and lignite mining. The local community has deep-rooted memories tied to the Kulturpalast, from youth initiations, company celebrations, and leisure activities to concerts and televised shows.

If walls could speak, they would tell of their construction, beginning with the cornerstone laid in 1952 and completion in 1954. Nearly every family had someone who contributed to building this palace for the people. Citizens themselves contributed 310,000 so-called "construction hours." The result was an architecturally impressive building with a lavish interior, featuring a theater stage, two halls, and additional spaces for social and dining functions. Such a grand temple of the arts was something usually reserved for major cities.

Reviving the public attraction and emotions

Andrea Goßler opens one of the three large, heavy entrance doors. The reception hall is breathtaking, with its high mirrored walls, pillar balconies, and grand staircase. If only these walls could recount the Christmas fairy tales, concerts, ballets, and performances by international stars that once graced this space.

Andrea Goßler, originally from Sandersdorf, just five kilometers outside of Bitterfeld, has personal memories here, especially of her youth initiation ceremony. Today, she is the mistress of the house. "My husband once told me, over dinner, that he wanted to buy me a palace," she recalls, noting that she already had everything she needed to be happy and didn't need a palace. But after sleeping on it for three nights, she knew: she would support her husband's vision to acquire the now "lifeless" palace. His goal was to restore the KuPa, as it's affectionately known, to its former status as a public attraction and rekindle the positive emotions associated with the place.

In 1997, Matthias Goßler founded SPLITTER Manufaktur GmbH to manage and operate real estate, organize, and conduct events. He had since gained expertise in hosting large-scale events in venues like this.

The demolition news was a desperate wake-up call

The decision to purchase was sparked by the news that "the Kulturpalast is going to be demolished," which circulated through the media in 2016. Its monumental size had become its downfall, with no investor showing interest.



The Bitterfeld-Wolfen Chemical Park, as the owner, needed a solution, as it could no longer afford the maintenance and upkeep of the palace. “If no one wants the KuPa anymore, it will have to be torn down,” recalls Patrice Heine, Managing Director of the Chemical Park. A native of Schwerin, Heine knows all too well that the political transition following the reunification of Germany often came with wrecking balls. “We must preserve what remains of identity-defining buildings,” he asserts. Matthias Goßler, who had regularly attended a student writing circle at the KuPa during his school years in Sandersdorf, heard and understood this cry for civic engagement.

From a temple of the arts to a multimedia event venue

We step into the grand hall, featuring wood and marble paneling, 1,000 red-upholstered seats across the orchestra and balcony, and original lighting. It’s breathtaking. “The technology fascinated my husband most of all. The backstage made his heart skip a beat,” Andrea Goßler explains, looking toward the revolving stage. She recounts his vision to transform the venue into a state-of-the-art multimedia event space for trade shows, conferences, seminars, and concerts. The State Office for Heritage Preservation and Archaeology of Saxony-Anhalt confirmed that the transformation into a flexible event venue was both feasible and worthy of support. Following this, Matthias Goßler and Patrice Heine built a network of prominent supporters and secured over eight million euros in funding. In June 2022, Ronny Bednarek, another Sandersdorf local, joined the team to oversee the renovation and eventually manage the technical operations of the new KuPa.

However, on June 20, 2022, Matthias Goßler tragically passed away in a car accident. With him, his vision died too. Nevertheless, the first OSTEN Festival, which he had been instrumental in organizing as a farewell celebration for the old KuPa, still took place in July. The last event in the KuPa was Matthias Goßler’s memorial service. Since then, Ronny Bednarek visits the dreaming building two to three times a week, ensuring everything is in order, making small repairs to prevent major damage.

A vision: Reviving the KuPa as a venue for musicals

“The greatest legacy my husband left me is the friendship with Patrice Heine,” says Andrea Goßler. Both shared a positive outlook on the Bitterfeld-Wolfen region and saw the KuPa as a place born from the community, where generations of people came together for shared experiences, and where that should happen again in the future. She and the Chemical Park director are now doing everything they can to find an investor and operator for the property, ideally someone passionate about transforming the KuPa into a venue for musicals. This is also the hope of musical producer Willem Metz, who has fallen in love with the KuPa. It’s no wonder: the consultants involved in its construction included the former director and technical director of the Dessau Theater, as well as the stage construction team from the Volksbühne in Berlin. If these walls could speak, they would tell of the Kulturpalast’s inauguration in 1954, with a performance of Wagner’s *Die Meistersinger von Nürnberg*.

Andrea Goßler and Patrice Heine now share a new vision for the KuPa: it could become a magnet for the touring musical community. How fitting it would be if



its rebirth began with the world premiere of a musical production by Willem Metz, which is already written and orchestrated.

State government supports redevelopment with funding

The state government of Saxony-Anhalt is also supporting the search for a buyer for the Kulturpalast. Its resurrection, particularly as a musical venue, would add another economic pillar to the UNESCO World Heritage region, which includes the Dessau-Wörlitz Garden Realm, the Bauhaus sites in Dessau, Lutherstadt Wittenberg, and the Middle Elbe Biosphere Reserve.

The federal funding originally promised for the renovation is still available until the end of 2024, Andrea Goßler and Patrice Heine emphasize.

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Photo Captions:

The Kulturpalast Bitterfeld-Wolfen welcomes its visitors with an impressive entrance hall featuring marble columns and mirrored walls.

Andrea Goßler, Ronny Bednarek, and Patrice Heine (from left) sit in the grand hall of the Kulturpalast Bitterfeld-Wolfen, with its original furnishings. Andrea Goßler looks down from the gallery onto the stage of the Kulturpalast.



PRESSE-INFORMATION

Seeking Investors for Historic Buildings, Hotels, and Scenic Lake Landscapes

UNESCO World Heritage Sites, historic buildings, parks and gardens, lakescapes... Saxony-Anhalt is an attractive travel destination for both national and international tourists. Investors are also increasingly interested and are welcome in the region to add more attractions to its tourism offerings.

In southern Saxony-Anhalt, at the confluence of the Unstrut and Saale rivers, lies the historic cathedral city of Naumburg, located in the heart of a wine and tourism region. Since 2018, Naumburg Cathedral "St. Peter and Paul" has been listed as a UNESCO World Heritage Site. Much of Naumburg's old town was designated a redevelopment area in 1994, resulting in an attractive historic city center that draws thousands of visitors each year.

One historic building awaiting restoration and use is the "Reichskrone." Countess Ida von Hoffmannsegg had the "Reichskrone" theater and hotel building constructed between 1881 and 1883. The three-story structure featured a magnificent neo-Renaissance exterior, a stage tower, a hall with a domed ceiling and two galleries, and an imposing forecourt. Over the years, this grand architectural ensemble was used by leading political parties—until 1945 by the NSDAP. After World War II, the SED district leadership moved into the building, converting the hotel into office space. The theater became the "House of the People."

Starting in 2019, the city of Naumburg funded extensive stabilization and restoration work on the building complex, which is listed as a monument by the state of Saxony-Anhalt. To ensure the "Reichskrone" can be fully restored and modernized, the property and its parcels are available for sale. The listed building is intended to become another attraction in the old town, open to the city's numerous visitors. A digital tour of the property is available at www.reichskrone-naumburg.de.

Directly opposite the "Reichskrone" is a stop for the legendary streetcar "Wilde Zicke," also a popular tourist attraction. The cathedral is about a 15-minute walk away. Naumburg is conveniently located near the A9 highway and federal roads B87, B88, and B180, with Halle, Leipzig, and Jena reachable within an hour.

Spa Hotel in Flechtingen

The health resort of Flechtingen lies on the Flechtingen Heights, surrounded by hornbeam forests. Hiking trails wind past ponds, quarries, and clearings through this restorative natural environment. The center of this 1,000-year-old village is a water castle with a romantic park. Originally built in the early 14th century, the castle was converted into a hunting lodge at the beginning of the 15th century. Today, boat rides can be enjoyed on the lake. Many visitors arrive via the Aller-Elbe cycle path, which runs from Seggerde to Hohenwarthe near Magdeburg, and stop by local cafés and restaurants by the lake. Flechtingen is also easily accessible via the A2 highway and the B1 road.



Benefiting from the healthy spa climate is the MEDIAN Clinic, a rehabilitation clinic for cardiology, pulmonology, and neurological diseases. Patients and their visitors come here, as Flechtingen offers pure relaxation. As a result, the demand for guest accommodations and the need for a well-maintained thermal spa in the health resort is rising. Therefore, the city plans to sell a nearly 5-hectare plot for the construction of a spa and thermal hotel. The area is located directly on the Aller-Elbe cycle path, between the castle lake and the spa park, and adjacent to the Flechtingen Heights nature reserve. Cooperation with the MEDIAN Clinic is possible, such as organizing a shuttle service to the train station, which is four kilometers away.

“Resort for Living & Vacationing” in Arendsee

Vacations at Arendsee in the northern Altmark have long been one of the most cherished summer memories for many generations. Saxony-Anhalt's largest natural lake, with 5.5 square kilometers of water surface, continues to attract thousands of visitors seeking relaxation by the water and in the air health resort of the same name. The beach features a 72-meter-long water slide and water play areas. You can take a ride on the legendary paddle steamer “Queen Arendsee” around the lake and enjoy the onboard dining or rent a boat yourself. The lake can also be explored on foot.

A 55-meter-long and six-meter-high grandstand by the lake offers seating for up to 500 guests, who can watch various events such as the Concordia Arendsee Triathlon, children's triathlon, sailing regattas, or the race around the lake. Arendsee also boasts a yacht harbor and a diving club. Nature lovers flock to the large breeding and resting grounds for wild geese. The cities of Salzwedel, Stendal, Wolfsburg, Braunschweig, Magdeburg, and Schwerin are between 25 and 120 kilometers away.

To accommodate more nature and water tourists for longer stays, and to provide modern housing in the air health resort, two local investors have secured the 41.5-hectare Waldheim area for development. The Waldheim recreation home, built in the 1920s and operated until the early 1990s, was demolished in 2019. The Waldheim area is now ready for construction. The vision for the "Resort for Living & Vacationing" includes the construction of multi-family houses, single-family homes, and a condominium complex. The primary focus is on building a large-scale hotel complex in a prime location by the forest and water. The plans for the large-scale project are flexible, and the investors are seeking a management company for the project's operation, with the concept open to adjustments.

Tourist Hotel on the Geiseltalsee

The renaturation of the Geiseltal area south of Halle (Saale) began in 1990, following the cessation of 300 years of lignite mining. Four new lakes were formed from the flooded mine pits, adjacent to the city of Braunsbedra. These lakes are used for recreation and are increasingly attracting tourists and vacationers. One of these is the Geiseltalsee, featuring a 190-meter-long pier offering unique views of the lake landscape. The marina accommodates approximately 165 boat slips. Along the new promenade, commercial spaces for maritime and dining services have been developed, and vacation homes are planned on the hillside behind the promenade.



On the southern shore of the Geiseltalsee, the city of Braunsbedra is offering two adjacent plots for sale—1.5 hectares for hotel construction and 1.9 hectares for a vacation home settlement. A 27-kilometer asphalted path around the lake runs directly between the properties. The city center and train station are two kilometers away. Other regional attractions, extending into Thuringia, include the cultural landscape of the Saale and Unstrut wine region, the "Romanesque Road," the "Sky Paths" tourist route, and historic garden landscapes with three imposing saltworks. Demand for accommodations along these tourist routes is growing.

Tourism and Water Sports at Bergwitzsee

The Bergwitzsee was formed decades ago from a former mining pit near Kemberg and has since become one of the most popular bathing and recreational lakes in the Wittenberg district. Nestled in the idyllic Dübener Heide, it boasts excellent water quality, attracting numerous guests to its beaches each year, especially campers, many of whom stay year-round due to the area's high recreational value in the heart of nature. Vacationers can also rent bungalows, holiday apartments, or even floating vacation homes.

The European walking route R1, the Berlin-Leipzig cycle path, and the Coal|Steam|Light|Lakes cycle route pass by Bergwitzsee. The lake is set to be further developed, following the exemplary model of Lake Goitzsche in Bitterfeld, to become an even more attractive destination for water sports enthusiasts, cyclists, and hikers.

To this end, the Wittenberg district has designated a nearly 60-hectare plot as a special "Tourism and Water Sports" area directly on the Bergwitzsee, seeking an investor. The plot can also be subdivided. Sailing, surfing, diving—many things are possible here. The site also includes a former waterworks building, which is intended for repurposing. The location is accessible via the A9 highway (Berlin-Coswig-Dessau-Bitterfeld-Wolfen-Leipzig) and the ICE train connection from Hamburg via Berlin, Wittenberg, and Leipzig to Munich.

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