

COCONAT.

Location

Klein Glien 25,
14806 Bad Belzig, DE

Building Type

historic manor estate

Reuse

co-working, co-living & workation
space

Usable Area

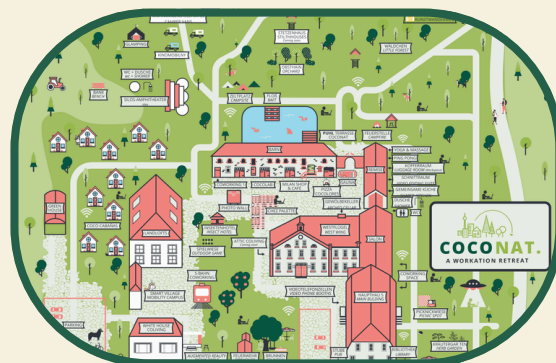
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Governance Model

privately run social enterprise

Opening

since 2017 in its current form



Initial Situation

- Historic manor estate with changing previous uses (e.g. hotel, education)
- Buildings in place & generally usable
- Rural region with limited opportunities for work & exchange
- Need for new working models outside urban areas
- Desire to revitalise existing structures

Objectives

- Creation of a place for working, living & exchange in a rural context
- Promotion of digital work & new lifestyles
- Strengthening of regional development & innovation
- Connection of community, nature & productivity

Key Actors

- **Operator:** private founding team (Coconat)
- **Partners:** regional networks, initiatives & companies
- **Users:** digital workers, creatives, teams, local population

Reuse Strategy

Strategy: conversion of an existing manor estate into a multifunctional place for working & living

Combination of:

- Coworking
- Coliving / accommodation
- Workshops, events, makerspace
- Complemented by shared offers (food, events)

Character: community-oriented, place-based, innovative

Operational Concept

- Operated as an impact-oriented business
- Revenue generated through stays, usage and events
- Combination of economic viability & social purpose

Key Features of the Project

- Use of an existing, well-preserved building
- Combination of work, living & community in one place
- Strong focus on rural development & innovation
- Integration into local structures (e.g. events)

Transferability

What makes this example particularly instructive?

- Shows new ways of reusing existing buildings in rural areas
- Demonstrates the combination of working, living & community
- Connects economic viability with social added value

Who is this model suitable for?

- Regions with existing buildings & development potential
- Initiatives in the field of co-working, tourism & regional development
- Projects focusing on new working & living models