Alram 14





SHORT DESCRIPTION

Implenia is constructing an apartment building with a daycare center, commercial space, and an underground parking garage in Munich's most prominent construction site, the "Sendlinger Loch."

THE PROJECT

ALM Projektentwicklung GmbH commissioned Implenia Hochbau, as the technical partner in a joint venture, to construct a new, turnkey apartment building comprising approximately 186 residential units, two retail spaces, a daycare center, a three-story underground parking garage, and outdoor facilities.

Prior to signing the contract, the contracting parties had already identified various opportunities for technical and economic optimization as part of a joint preconstruction agreement.

CHALLENGES

The building is located in the city center, which means that only very limited space is available for the construction site facilities and material delivery. The apartment building has three basement levels. In the area of the adjacent development to the east, there is an internal horizontal shoring system in place, as back-anchoring is not permitted there.

SUSTAINABILITY

The project follows a modern, urban sustainability concept with a focus on land-use efficiency and infill development, green spaces and planting with native species, mixed-use development (residential + daily life), and combined mobility solutions (bicycles, car-sharing, charging stations)

- Use of low-carbon concrete (approx. 50% of the volume)
- Use of wood from sustainably managed forests with PEFC or FSC certification
- Use of water-saving fixtures with at least a 40% reduction in water consumption

FURTHER INFORMATION

Visualization © CommAG

Projektwebsite

FACTS

Location	Alramstr. 14, München , Germany
Status	Under construction
Construction volume (value of our services)	30 M EUR
Start of construction	February 2026
Completion	October 2028
Usage	Wohnen, Kindertagesstätte, Gewerbe
Building owner	ALM Projektentwicklung GmbH, München
Architect	ab LP 5: Frick Krüger Nusser Plan2 GmbH, München
ARGE	✓
Build volume	33000 m^2
Number of upper floors	7
Number of basement floors	3
Number of flats	186

SERVICES

Hochbau (Deutschland)

Beraten und Planen

Schlüsselfertiges Bauen