Reference

Franz Marc Quartier - Büro- und Geschäftshaus Schwanthaler Straße



SHORT DESCRIPTION

Implenia is transforming two existing properties in Munich's Bahnhofsquartier into a modern and sustainable mixed-use building.

THE PROJECT

Implenia is working with Starnberg-based project developer Ehret + Klein to revitalize two vacant buildings in Munich's up-and-coming Bahnhofsviertel district. The investor is planning a modern and sustainable mixed-use property with restaurants, stores and offices at Schwanthaler Strasse 55 and 57.

SERVICES IN DETAIL

The project is characterized by listed facades and spacious inner courtyards. The construction contract includes the complex demolition and new construction of large parts of the rear buildings, wall and ceiling additions, stairwells, elevator and supply shafts in several construction phases. The reconstruction requires the manual strengthening of existing foundations and the installation of new foundations using HDI and micropiles, as well as the installation of a new reinforced concrete "white tank" construction in large parts of the basement levels.

The façades and roofs of the front buildings will be refurbished in line with listed building requirements and optimized in terms of energy efficiency. The rear buildings will have large balconies including greenery on almost all courtyard façades. The contract is for a finished fit-out including all technical installations and tenant fit-out on call by the client.

SUSTAINABILITY

Pre-certification in accordance with the DGNB Gold Standard has been achieved. DGNB Platinum is the target for the finished property. Use of sustainable building materials according to the cradle-to-cradle approach: low-CO2 concrete.

FURTHER INFORMATION

Picture: (c) COMM AG

Implenia media release

FACTS

Location	Schwanthaler Straße 55-57, München , Germany
Status	Under construction
Construction volume (value of our services)	40 M EUR
Start of construction	April 2024
Completion	April 2027
Usage	Büro- und Geschäftshaus
Contracting entity	Ehret + Klein, Starnberg
Architect	UNStudio, Rotterdam; BKLS Architekten BDA, München
Commercial space	13000 m^2
Number of upper floors	6
Number of basement floors	1

SUSTAINABILITY

Deutsche Gesellschaft für Nachhaltiges Bauen DGNB Gold

SERVICES

- Sanieren, Umbauen und Revitalisieren
- Beraten und Planen
- Schlüsselfertiges Bauen
- Hochbau (Deutschland)