Büro- und Hotelneubau ka3









SHORT DESCRIPTION

Implenia is building the new office and hotel building KA3 at Karlsruhe Central Station in turnkey and with optimised planning and construction processes.

THE PROJECT

The building branches in Munich and Karlsruhe are processing the contract for the new office and hotel building KA3. Directly at Karlsruhe Central Station, Implenia is building turnkey two
building, a hotel, retail space and an underground car park in an existing construction pit.
The underground car park, commercial space and hotel were completed in autumn 2023. The tenant expansion of the offices is expected to be completed in spring 2024.

Project website: **KA3-karlsruhe.de**

SERVICES IN DETAIL

Future tenants of the office buildings can design the layout of the area in a variety of ways with possibilities of use from

the cell office to the open-space solution. Office units of various sizes can be realized in both horizontal and vertical distribution. All features, such as floors, walls or the final layout of the room, can be designed according to individual wishes and requirements.

Access to Office 1 is via an inviting staircase, which gives the building ensemble its unique character. The Entree with its exclusive, spacious lobby area and an impressive roof terrace underline the character.

On the ground floor of the Building Hotel, Office 1 and Office 2, a total of four retail spaces complete the use. The buildings of the hotel and the office buildings form an ensemble, so that a
uniform architectural image at the Stadtentree to the main railway station. Within this urban framework, each building receives its own face according to its use. All facades are clad in a bright natural stone.

An important part of the architectural concept is the inclusion of green structures in building planning. For example, there is partly an intensive roof greening with terraces on the basement floor with an extensive stock of shrubs, tree plantings in the courtyard of the hotel and along the southern border of the scope towards the railway areas and extensive roof greening in the area of the other roof areas.

FURTHER INFORMATION

Visualisierungen: raumgleiter ag

FACTS

Location	Victor-Gollancz-Straße 3, Karlsruhe , Germany
Status	completed
Construction volume (value of our services)	62.7 M EUR
Start of construction	March 2021
Completion	September 2023
Building owner	Qcoon Real Estate GmbH; FORTOON Development GmbH
Architect	Kohlbecker Gesamtplan, Gaggenau; ATP, München
Build volume	133935 m^2
Commercial space	33140 m^2
Number of upper floors	6
Number of parking spaces	121

SUSTAINABILITY

LEED Gold Certified

https://implenia.com/en/references/detail/ref/buero-und-hotelneubau-ka3/

Creation: 17.11.2026 11:00