Heaven - Bruckmannquartier









SHORT DESCRIPTION

Modern inner-city office location as new build and refurbishment of existing buildings: Implenia is planning, constructing and modernizing five buildings in Munich's Bruckmann Quarter.

THE PROJECT

Implenia has been commissioned by the client, following a successful pre-construction phase with regard to the feasibility of the construction project, to carry out the planning of LP 5 and the turnkey construction or conversion in parallel with LP 3. The different services on the individual buildings and their staggered execution are an important part of the contract.

SERVICES IN DETAIL

The client is the owner of the properties located at Nymphenburger Strasse 84-86 and the adjacent Lothstrasse 3-5, which together form the so-called "N84 - Bruckmann Quartier". The client has developed the implementation of an overall project consisting of an extensive revitalization of existing buildings (components B, C and E - one of which is a listed building) and the construction of new buildings (components A and D). The aim is to transform the site into a modern office and commercial location.

CHALLENGES

In addition to the ambitious schedule concept, the construction process and construction logistics, which are being implemented together with Implenia BCL, are very important for the inner-city construction site with limited access options and the section-by-section conversion and new construction.

SUSTAINABILITY

The project is to achieve LEED Core and Shell (Platinum) certification from the U.S. Green Building Council and WiredScore (Platinum) certification.

FURTHER INFORMATION

Project website

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FACTS

Location	Lothstraße / Nymphenburger Straße 84-86, München-Neuhausen , Germany
Status	Under construction
Construction volume (value of our services)	109 M EUR
Start of construction	December 2025
Completion	February 2029
Usage	Büro, Gewerbe
Building owner	Nymphenburger Grundvermögen GmbH, Rock Capital Group, 82031 Grünwald
Architect	Hillmer Sattler Architekten Ahlers Albrecht, 80799 München
Build volume	28000 m^2
Number of upper floors	5
Number of basement floors	1
Number of parking spaces	165

SERVICES

- Schlüsselfertiger Neubau
- Beraten und Planen
- Schlüsselfertiges Bauen
- Sanieren, Umbauen und Revitalisieren