# Charkovstrasse residential complex



## SHORT DESCRIPTION

Implenia builds residential complex with serial construction elements, flexible floor plans and façades in timber frame construction.

## THE PROJECT

Implenia has been commissioned by Siedlungswerk Nürnberg to build a turnkey residential complex with underground parking and outdoor facilities including a playground on a previously undeveloped plot in the Röthenbach district.

A residential complex with 108 partially subsidized 2-4 room apartments will be built. The apartments will be accessed via a continuous, free-standing arcade, with the apartment entrances linked via short, private bridges. A greening concept with cable constructions is planned for the balconies and the pergola.

The project is funded by the Federal Ministry of Housing, Urban Development and Building and the Bavarian State Ministry of Housing, Building and Transport

## SERVICES IN DETAIL

The floor plans are based on a grid system that achieves a wide variety of apartments with a high quality of living and living space ~~through~~flexible floor plan design.

Elements of ~~serial~~ construction are implemented in the building project: completely prefabricated façade elements in timber frame construction, which enable a high degree of prefabrication, short assembly times and a consistently high quality of execution, and building services in register construction, in which recurring installation zones are planned and

executed in a standardized manner. By combining both approaches, construction time, interfaces and execution risks can be significantly reduced and efficiency and cost-effectiveness sustainably increased.

## SUSTAINABILITY

DGNB certification of the construction site.

## FURTHER INFORMATION

Image: © bildstaerke (www.bildstaerke.de)

## FACTS

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|---|---|
| **Location** | Charkovstraße , Nürnberg , Germany |
| **Status** | Under construction |
| **Construction volume (value of our services)** | 22 M EUR |
| **Start of construction** | March 2026 |
| **Completion** | February 2028 |
| **Usage** | Wohnen |
| **Building owner** | Siedlungswerk Nürnberg GmbH, Nürnberg, ein Unternehmen der Baunova Bayern |
| **Architect** | Peck.Daam Architekten GmbH, München ; Jühling & Köppel Landschaftsarchitekten GmbH, München |
| **Build volume** | 14200 $m^2$ |
| **Living area** | 7077 $m^2$ |
| **Number of upper floors** | 5 |
| **Number of basement floors** | 1 |
| **Number of flats** | 108 |
| **Number of parking spaces** | 73 |

## SUSTAINABILITY

DGNB nachhaltige Baustelle

Deutsche Gesellschaft für Nachhaltiges Bauen DGNB für Baustellen

## SERVICES

Hochbau (Deutschland)

Schlüsselfertiges Bauen