2 Hartwicusstraße



SHORT DESCRIPTION

Implenia is constructing a technically challenging new residential development in the immediate vicinity of Hamburg's Außenalster.

THE PROJECT

Implenia Hochbau is constructing a turnkey new-build residential development at Hartwicusstraße 2 in Hamburg on behalf of Kroschke Projekt Außenalster GmbH. The contract is based on a functional lump-sum agreement, including detailed design in accordance with Service Phase 5 of the HOAI.

SERVICES IN DETAIL

The construction project comprises six full storeys, an attic and an underground car park with 18 parking spaces. A total of 28 rental flats will be built, with living areas ranging from approximately 53 m^2 to approximately 112 m^2. The excavation work, situated in the immediate vicinity of the Outer Alster, will be carried out by the client. Due to the heterogeneous and non-load-bearing ground conditions, the building's foundations will be constructed using bored piles; the basement levels will be built using the trough method.

During the detailed design phase in accordance with Service Phase 5 of the HOAI, the originally planned ETICS façade was further developed into a natural stone façade. The aim is to achieve a high-quality façade solution, both technically and aesthetically, which blends into the cityscape shaped by the Alster Ordinance and takes its requirements into account.

Handling of special requests

The handling of special requests relating to interior design forms part of the project management process. The resulting additional and reduced costs are assessed on the basis of agreed budgets and offset against them.

FURTHER INFORMATION

Image: © MOKA Studios

FACTS

Location	Hartwicusstr. 2, Hamburg , Germany
Status	Under construction
Construction volume (value of our services)	10 M EUR
Start of construction	November 2026
Usage	Wohnen
Building owner	Kroschke Projekt Außenalster GmbH, Ahrensburg
Architect	Schenk Fleischhaker Architekten Partnerschaft mbB, Hamburg
Build volume	3560 m^2
Number of upper floors	7
Number of basement floors	2
Number of flats	28
Number of parking spaces	18

SERVICES

Schlüsselfertiges Bauen