HAVN



SHORT DESCRIPTION

HAVN is Implenia's fourth property in the new urban quarter at Mainz Zollhafen.

THE PROJECT

Implenia Hochbau constructed a turnkey residential building with 44 apartments, an office building and a shared underground parking garage for ZH Rheinwiesen in the Zollhafen district of Mainz. The U-shaped building opens up towards the Rhine and encloses the communal garden. In the northwest wing, offices (House A) are built on five floors, while 2-, 3- and 4-room condominiums are built on six floors in Houses B and C. Each wing is accessed separately.

SERVICES IN DETAIL

Usage units < 400 sqm are realized in the office wing. Mechanical ventilation is not invented in the basic fit-out; offices and the meeting room have openable windows. Devices for ventilation and cooling are planned for retrofitting at a later date.

Many apartments are barrier-free and all have at least one balcony or terrace plus a garden area. The underground car park has 26 parking spaces, which are pre-equipped for the connection of wall boxes. Bicycles can be stored in the basement and on the ground floor.

The street façade and side wings are clad in grey-green brick slips, while the Rhine-side façade of the central building block is clad in pure white glazed brick slips, which also characterize the curved balcony parapets.

CHALLENGES

Construction took place in the flood zone with a corresponding waterproof concrete structure. The implementation of the project requires additional work safety measures due to the limited space on the construction site.

SUSTAINABILITY

The property is constructed as an EN 55 efficiency class building and supplied with environmentally friendly energy from district heating; a PV system is installed on the roof areas of the office building.

The aim is to achieve DGNB GOLD certification.

FURTHER INFORMATION

Project-website

FACTS

Location	Rotterdamer Platz 1, Mainz , Germany
Status	completed
Construction volume (value of our services)	15.1 M EUR
Start of construction	March 2024
Completion	January 2026
Usage	Wohnen, Büro
Building owner	ZH Rheinwiesen GmbH&Co.KG, München
Architect	happarchitecture. JJH Architektenges. mbH, Frankfurt
Build volume	8151 m^2
Number of upper floors	6
Number of basement floors	1
Number of flats	44
Number of parking spaces	26

SUSTAINABILITY

Deutsche Gesellschaft für Nachhaltiges Bauen DGNB Gold

SERVICES

- Hochbau (Deutschland)
- Beraten und Planen
- Schlüsselfertiges Bauen

https://implenia.com/en/references/detail/ref/havn/

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