

## HAVN



### SHORT DESCRIPTION

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

### THE PROJECT

Implenia Hochbau is constructing 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 being built on five floors, while 2-, 3- and 4-room condominiums are being built on six floors in Houses B and C. Each wing is accessed separately.

### SERVICES IN DETAIL

Usage units < 400 sqm are planned in the office wing. Mechanical ventilation is not planned 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 planned to be barrier-free and all have at least one balcony or terrace plus a garden area. The underground car park has 26 parking spaces, which will be 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 is taking 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 will be constructed as an EN 55 efficiency class building and supplied with environmentally friendly energy from district heating; a PV system will be installed on the roof areas of the office building.

The aim is to achieve DGNB GOLD certification.

## FURTHER INFORMATION

[Project-website](#)

## FACTS

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

## SUSTAINABILITY



Deutsche Gesellschaft für Nachhaltiges Bauen DGNB Gold

## SERVICES

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Hochbau (Deutschland)

Beraten und Planen

Schlüsselfertiges Bauen



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

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