

## 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

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

## SERVICES

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Hochbau (Deutschland)

Beraten und Planen

Schlüsselfertiges Bauen

Sanieren, Umbauen und Revitalisieren



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<https://implenia.com/en/references/detail/ref/heaven-bruckmannquartier/>

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