# Jägerhofquartier





## SHORT DESCRIPTION

Conversion project Jägerhofquartier Ludwigsburg: Implenia is building in four construction phases as a new building or turnkey partial new building.

## THE PROJECT

Implenia has been awarded a contract by Wohnungsbau Ludwigsburg for a total of four construction phases in the Jägerhof Quarter in Ludwigsburg. The conversion of the barracks area, which will remain derelict until 2020, is creating the new Jägerhof Quarter in the inner city of Ludwigsburg. The design for the conversion and addition was provided by **Hähnig | Gemmeke Architekten und Stadtplaner** Partnerschaft mbB, Tübingen.

Implenia was already commissioned in 2020 with the turnkey construction of construction phase 1, which comprised the new construction of six MFH with a total of 76 residential units as well as an underground car park with 214 parking spaces for the entire quarter.

In construction phase 2-4, a further 70 apartments, around 4,000m$^2$ of commercial space, a four-group daycare center and a small restaurant were built as part of the existing building. This creates a diverse and sustainable mix of uses. The developer will also set up its offices here in the future. Parking space is provided by the neighborhood garage with access from all buildings.

## CHALLENGES

The buildings of the former barracks that characterize the cityscape are to be preserved. Behind the natural stone facades to be renovated, completely new buildings will be produced in the old shell.

## SUSTAINABILITY

The project will be realized in KfW55 standard.

## FURTHER INFORMATION

Project website of the city of Ludwigsburg

Visualization: (c) Hähnig | Gemmeke Architekten und Stadtplaner Partnerschaft mbB, Tübingen

## FACTS

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| **Location** | Alt-Württemberg-Allee , Ludwigsburg , Germany |
| **Status** | completed |
| **Construction volume (value of our services)** | 56.2 M EUR |
| **Start of construction** | November 2020 |
| **Completion** | December 2024 |
| **Usage** | Wohnen, Kita, Gewerbe |
| **Building owner** | Wohnungsbau Ludwigsburg GmbH |
| **Architect** | Hähnig – Gemmeke Architekten BDA Partnerschaft mbB, Tübingen |
| **Commercial space** | 4000 $m^2$ |
| **Number of basement floors** | 1 |
| **Number of flats** | 146 |
| **Number of parking spaces** | 214 |

## SERVICES

- Sanieren, Umbauen und Revitalisieren
- Schlüsselfertiges Bauen
- Hochbau (Deutschland)