

## Quartillion student residence



### SHORT DESCRIPTION

Implenia is constructing two new turnkey apartment buildings, a commercial unit, underground parking garage and outdoor facilities in Wiesbaden.

### SERVICES IN DETAIL

There will be a supermarket on the first floor and a student residence on the upper floors with a total of 182 apartments, 38 of which will be barrier-free. The building is equipped with two elevators. The supermarket will be supplied from Dotzheimer Strasse via a truck loading ramp, with a moving walkway leading from the basement to the first floor. The building is a conventional solid construction.

The high noise pollution from Dotzheimer Strasse requires increased noise protection requirements for the residential areas along the northern façade and the corners of the building. All roofs are designed as flat roofs. The roof of the 5th floor will be extensively greened and the ceiling above the supermarket will be greened as a retention roof.

All apartments are equipped with their own bathroom and pantry kitchen and are rented fully furnished, as are the common rooms, janitor, laundry bar.

## SUSTAINABILITY

KfW Efficiency House 40-NH incl. DGNB certification and QNG standard in accordance with EU taxonomy requirements. Heat is supplied via district heating. The parking spaces are equipped with a cable infrastructure for electromobility in accordance with GEIG requirements.

## FURTHER INFORMATION

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## FACTS

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| <b>Location</b>                                    | Dotzheimer Straße 162, Wiesbaden , Germany             |
| <b>Status</b>                                      | completed  |
| <b>Construction volume (value of our services)</b> | 18.8 M EUR   |
| <b>Start of construction</b>                       | February 2024  |
| <b>Completion</b>                                  | November 2025  |
| <b>Usage</b>                                       | Appartementhaus, Tiefgarage                            |
| <b>Building owner</b>                              | Trei Real Estate Deutschland GmbH & Co. KG, Düsseldorf |
| <b>Architect</b>                                   | IHT Planungsgesellschaft mbH, Mühlthal                 |
| <b>Build volume</b>                                | 10600 m <sup>2</sup>                                   |
| <b>Number of upper floors</b>                      | 6  |
| <b>Number of basement floors</b>                   | 1  |
| <b>Number of rooms</b>                             | 182  |
| <b>Number of parking spaces</b>                    | 55   |

## SUSTAINABILITY



Deutsche Gesellschaft für Nachhaltiges Bauen DGNB Silber

## SERVICES

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Hochbau (Deutschland)

Beraten und Planen

Schlüsselfertiges Bauen



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<https://implenia.com/en/references/detail/ref/quartillion-studentenwohnheim/>

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