Spinelli residential quarter









SHORT DESCRIPTION

Implenia builds turnkey residential complex in timber hybrid construction for regular customer at BUGA Park in Mannheim-Feudenheim.

THE PROJECT

GBG Wohnen commissioned Implenia Hochbau with the turnkey construction of a new residential quarter consisting of two four-storey building blocks and seven four- to six-storey point blocks. The buildings will be constructed using timber hybrid construction in accordance with the Efficiency House 40 standard.

SERVICES IN DETAIL

The foundations, basement floors, staircase cores and apartment partition walls are made of reinforced concrete, the exterior walls and parts of the interior walls are made of timber frame construction, and the ceilings are made of cross-laminated timber. The roofs will be designed as flat, asymmetrical pitched roofs and equipped with photovoltaic systems throughout.

A total of 225 residential units are planned, some as owner-occupied, some as subsidized housing and some as rental apartments. House 1 will be barrier-free for senior citizens and will offer care and communal areas.

The neighborhood will be largely car-free. An existing neighborhood garage will provide the necessary parking spaces for cars.

SUSTAINABILITY

The Spinelli Quarter is the first urban quarter to be certified for the entire development process by the German Sustainable Building Council (DGNB). The multi-stage certification process ensures measurability and comparability by comprehensively evaluating all development and after-use aspects of a district.

FURTHER INFORMATION

Pictures: © mvm+starke

FACTS

Location	Anna-Sammet-Str. , Mannheim , Germany
Status	Under construction
Construction volume (value of our services)	53 M EUR
Start of construction	February 2026
Completion	September 2028
Usage	Wohnen
Building owner	GBG Wohnen GmbH, Mannheim
Architect	Architrav Architekten Böttcher-Post PartGmbB, Karlsruhe
Build volume	31500 m^2
Number of upper floors	6
Number of basement floors	1
Number of flats	225

SERVICES

Hochbau (Deutschland)

Schlüsselfertiges Bauen

https://implenia.com/en/references/detail/ref/wohnquartier-spinelli/

Creation: 04.11.2026 15:37