

GOLDBECK

Residential buildings



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The GOLDBECK principle

Building excellence is the standard that we aim to uphold in everything we do. At GOLDBECK, we have been perfecting our element-based construction with a system for over 50 years. We have continuously developed this concept of one system, and now we can be at your side as a reliable partner throughout the entire life cycle of a property. We plan, build, operate and revitalise real estate. We preserve values, drive innovations and lead the way as the technology pioneers of our entire industry. We view buildings as products and offer you all services from a single source.

01

From the first draft to dismantling: everything from a single source

Design

When building or refurbishing a property, many complex issues need to be considered and the right decisions need to be made. We provide you with comprehensive and expert support – from the first draft to the execution design. We have all the skills and expertise you need for the successful design of your real estate in-house. From civil engineering to landscape architecture, structural analysis to architecture, and mechanical and electrical equipment to energy and sustainability management, our Integrated Design division develops custom, contemporary building and utilisation concepts that are perfectly tailored to your individual needs.

Construction

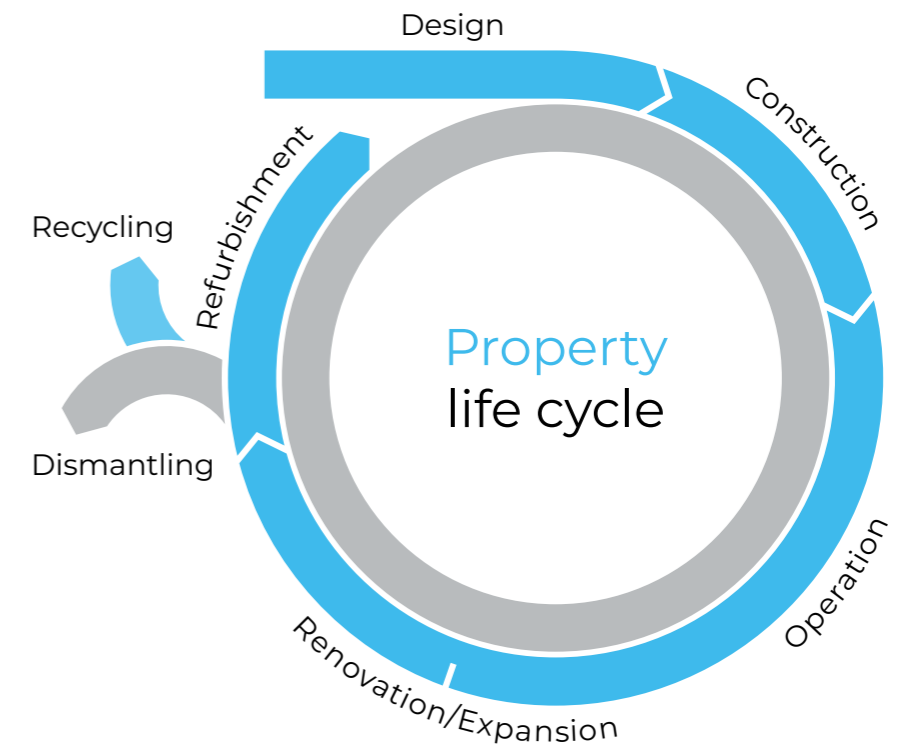
Element-based construction with a system means: customising everything that can be seen and systematising everything that can't. We prefabricate key components at our industrial plants and then assemble these into turnkey buildings on the construction site. This ensures consistent quality, makes construction less dependent on wind and weather, and reduces resource consumption and emissions. This in turn guarantees adherence to deadlines and cost certainty.

Operation

Anyone who builds or buys a building wants to know that their investment will be secure in the long term. As a partner throughout the entire life cycle of your property, we remain at your side even after the keys have been handed over. Our building-related services combine the expertise of all our specialist departments – from Property Services and Facility Services to Parking Services, Refurbishment Services and Sustainability Consulting.

Existing building refurbishment

Is your property showing its age, but scores points thanks to its solid structure and impressive location? This sounds like a job for our experts in existing building refurbishment. Our regional teams develop tailor-made solutions to give properties a new lease of life in terms of their architecture, functionality and energy efficiency. We carry out core and partial renovations, make repairs and, if necessary, take over conversion and extension for future users. This creates sustainable properties for today and tomorrow.



GOLDBECK+

Building excellence for the use phase. We apply our unique expertise in planning, construction and operation to seamlessly accompany every phase of a property's life cycle. Thanks to the integrated combination of design and construction with services for the use phase, we offer our customers unique added value that transcends far beyond constructing buildings. From comprehensive customer service for everything to do with commissioning and fault management, to solutions for e-mobility, from energy monitoring of your property to digital car park management, we offer you tailored complete solutions from a single source.



Discover the +
for your property.

Collaboration with independent architects: co-operations with a whole host of advantages

We regularly work with independent architectural firms on our projects. These collaborations provide exciting impetus, lead to success in tenders and competitions, and show how sustainably, economically and quickly inspiring architecture can be realised with the GOLDBECK principle. We work together with our experienced colleagues on an equal footing and integrate them into our entire planning process.

Do you already have a draft from your trusted architectural firm?
Then let's talk!



Best practice for public construction projects

GOLDBECK is a reliable, respectable and professional partner for public construction projects as well. We create holistic drafts and execution designs, build turnkey projects and, if desired, take over the long-term operation of public buildings for up to 30 years as part of public-private partnerships – including individual financing models if required. This one-stop principle saves the costly and time-consuming process of awarding contracts for individual trades, guarantees legal certainty and ensures firm deadlines and fixed costs. Important: The earlier you involve us in the planning of your project, the more you will benefit from the advantages of working with us.

A strong partner: top performance guarantees maximum relief

Building and revitalising according to the GOLDBECK principle means: you can rely on agreed deadlines, rapid construction periods, cost certainty, high quality and sustainability, both in construction and in subsequent operation. With us, you have a partner at your side who has your back and reliably takes care of all matters. This leaves you plenty of time for your usual business.

// Coordination and information hub

We coordinate all specialist disciplines such as partial services and provide you with comprehensive information from a single source.

// Centralised responsibility

We are your sole point of contact for costs, deadlines and claims for defects.

// All services – one invoice

We take on all planning and execution services and are your sole invoicing party.

// Early cost certainty

We provide you with a binding flat-rate price based on the draft and the technical specifications.

// Strengthening the regional economy

We will award the majority of construction contracts to subcontractors in your region.





From dreams to reality: we take your vision and bring your property to life

Come away brimming with inspiration after experiencing full-scale exhibits, extensive material samples and exciting technology! In our XXL showrooms, you can experience GOLDBECK buildings up close and get important first impressions.

Or you can visit your local GOLDBECK branch and digitally immerse yourself in the world of your dream property. Our virtual reality technology will allow you to realistically experience building structures and façades, configure spatial concepts and see how you feel about different materials and furnishing options. Step by step, your dream property and building operations will take shape, creating a reliable basis for planning.



Experience a virtual tour of our residential building exhibit in Leipzig.



“We might be digitalising our processes, but we remain convinced that construction is still a regional business.”

Jan-Hendrik Goldbeck
Managing Partner

Creating a digital twin with BIM: enhancing efficiency in design, construction and operation



Our mission is to use the BIM approach to combine all relevant project data from the areas of planning, design, construction and operation.

Comprehensive and integral planning is all about keeping an eye on both the bigger picture and the finer details. This is precisely where Building Information Modelling (BIM) comes into play. BIM is not only our planning method of choice, but also our interdisciplinary information hub. It interlinks all phases of planning and action, from production and construction right through to operation – plus potentially even dismantling. The process centres around a virtual 3D model, which incorporates everyone involved in the project across the various trades. This helps to identify dependencies at an early stage, avoids errors, increases efficiency and ensures that all aspects of your building run seamlessly together while your building comes to life.

Our vision: in the future, all building information throughout the entire life cycle will converge in a “digital twin”. This will make processes even more transparent, efficient and sustainable.



From series production through to assembly: ensuring quality, reducing costs

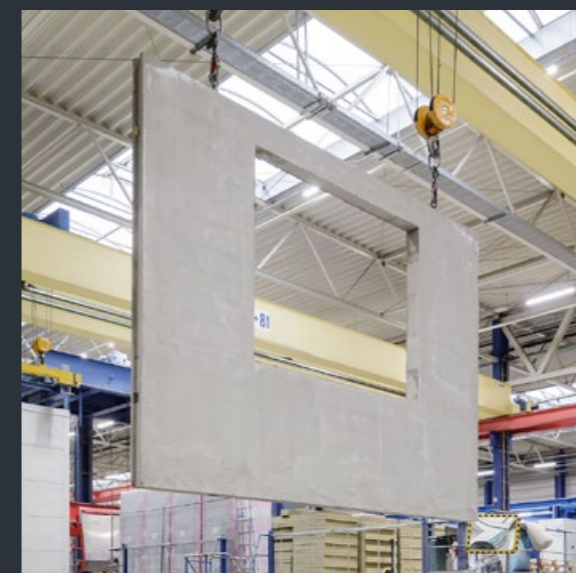
The automotive industry sets the perfect example for us to follow, with vehicles are produced not just once, but in series. Optimised production lines ensure quality, details are clarified and all machines, materials and tools are in the right place. Production processes are undisturbed by wind and weather, and the working environment is set up perfectly to accommodate all types of movement. In fact, GOLDBECK has been demonstrating that this approach also works in the construction industry for over 50 years.

This is precisely how we have been bringing very different types of buildings – the GOLDBECK products – to life: we assemble them from industrially precast, well-conceived system components. These are created in our 14 plants and then assembled on the construction site. This saves on materials and reduces emissions, ensuring high quality and longevity for our buildings, while positively impacting time and costs. And since our system remains discreetly in the background, there is plenty of scope for creative architecture and contemporary design.



“Our in-house production is a vital part of our company’s DNA.”

Jan-Hendrik Goldbeck
Managing Partner



From CO₂ to ISO 14001: sustainability is not a fad – it's the future

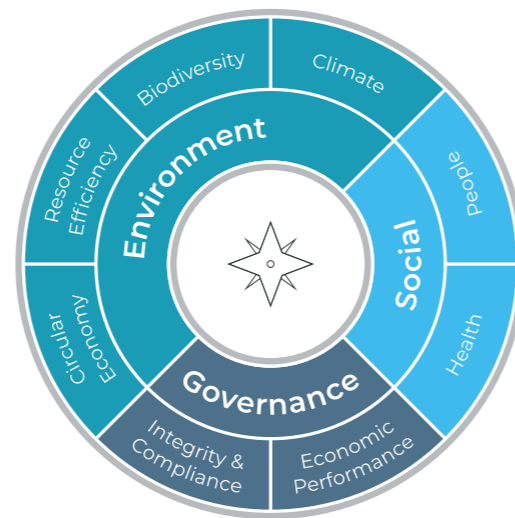
Real estate is responsible for consuming a significant portion of the world's resources throughout its entire life cycle. The contribution that each building can make to achieving sustainability goals is therefore equally large.

The efficient use of resources has been ingrained in our DNA since our business was first founded. By systematising our planning, production, logistics and assembly, we save a considerable amount of materials and emissions. A typical office building in the GOLDBECK system emits approximately 25 per cent less CO₂ during construction than a comparable office building based on conventional reinforced concrete methods. As a life cycle partner, the issue of sustainability for us goes far beyond the construction phase and, in addition to energy-efficient operation, also includes the refurbishing of existing buildings and recyclable dismantling.

We have certified our commitment to sustainability with the international ISO 14001 standard. What's more, by integrating ESG criteria into our tender process, we also ensure adherence to our sustainability standards across our supply chain. We support our customers with certifications according to DGNB (German Sustainable Building Council), LEED, BREEAM and the national QNG quality seal, and also advise on EU Taxonomy compliance.

You can find more information on sustainability in residential construction projects from page 40.

The GOLDBECK sustainability compass sets the direction for our sustainability strategy and is also the cornerstone of our sustainability consulting. It comprises over 130 individual measures throughout the entire life cycle of your real estate.



The requirements for sustainable buildings are constantly on the rise. For further information on our sustainable solutions, take a look at the "Sustainability" section of our website.

Residential buildings

Residential buildings from GOLDBECK combine fixed deadlines, fixed costs, fast construction periods and high quality of execution. They are the key to meeting the rapidly growing demand for high-quality and at the same time affordable living space.

Quartier am
Güterbahnhof

02



Residential buildings for the future

We give people space to live – high-quality, affordable and in a short time. Drawing on our extensive experience gained from over 12,000 separate new-build projects, we build residential buildings for both private and public-sector clients – from options eligible for housing grants through to bespoke solutions, on request also accessible and suitable for the disabled. Our attractive residential buildings create liveable urban neighbourhoods, impress with their architecture, comfort and amenities, and create an ambience in which people feel completely comfortable and at home.



Architecture

Future-oriented design
for modern living.

Layouts: wellbeing made easy

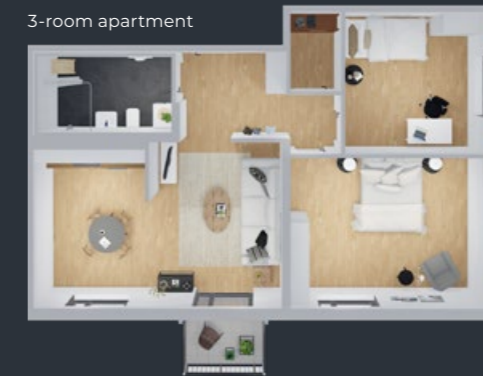


1-room apartment

2-room apartment



3-room apartment



These layouts for 1- to 5-room apartments are illustrative examples that reflect the largest common denominator of the individual state funding guidelines and federal building regulations.

If you want to create living space where people feel comfortable, you have to know what that means. That is why we asked numerous groups of people, from students and families to senior citizens, about their individual space requirements. The insights gained help us to develop a thoughtfully-arranged layout. The result is layouts that are precisely tailored to the wishes of the future residents and offer a great deal of flexibility for individual furnishing options. In order to meet this requirement in subsidised housing construction, we make full use of the available leeway.

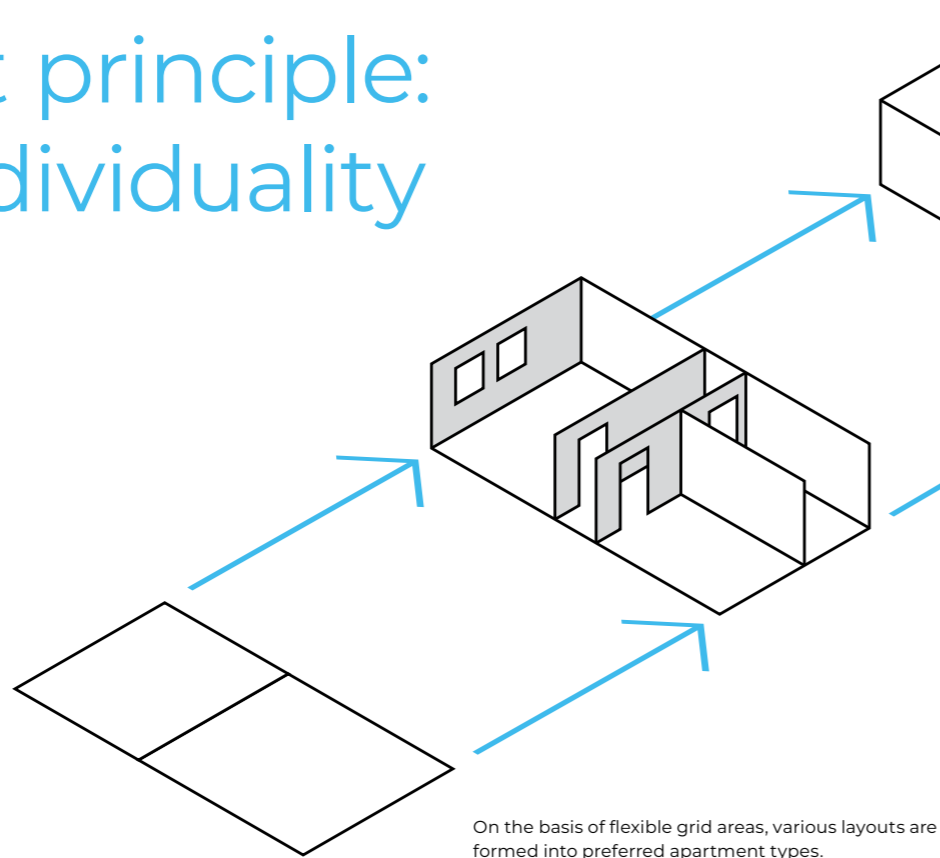
4-room apartment



5-room apartment



The draft principle: make individuality pay off

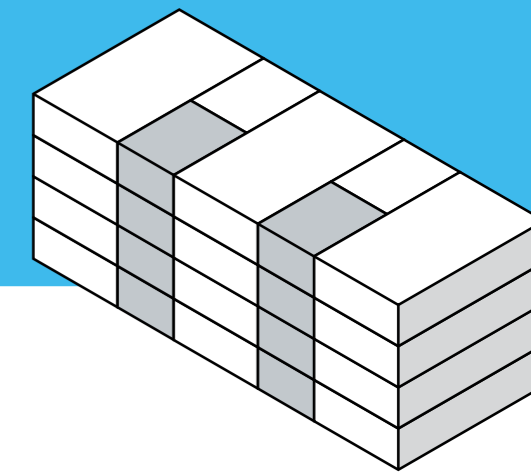
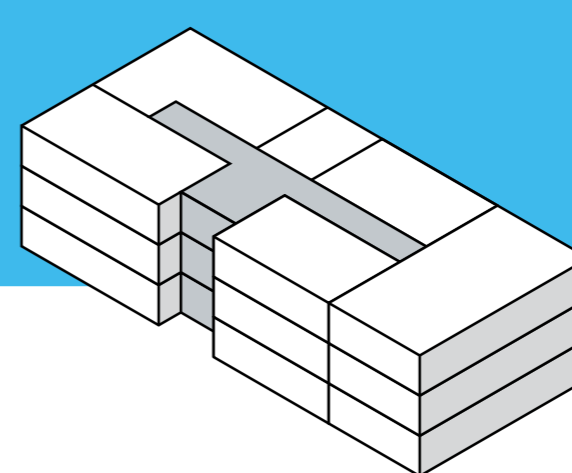
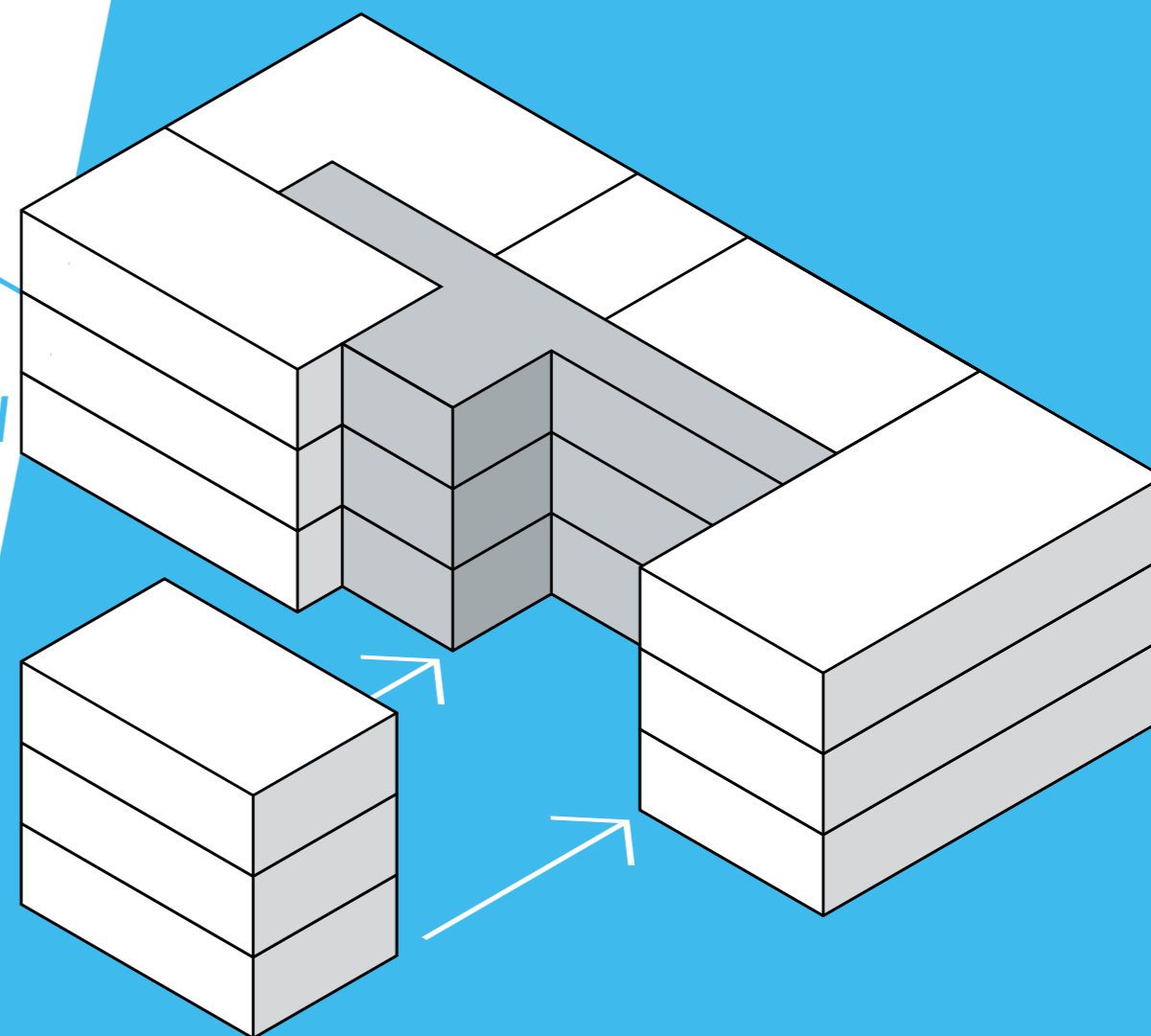


At GOLDBECK, building high-quality living space quickly and economically has a fixed dimension: the grid we use to design residential buildings is based on 62.5 cm. This is a design basis that offers a great deal of freedom and can implement the requirements of subsidised housing construction down to the last detail.

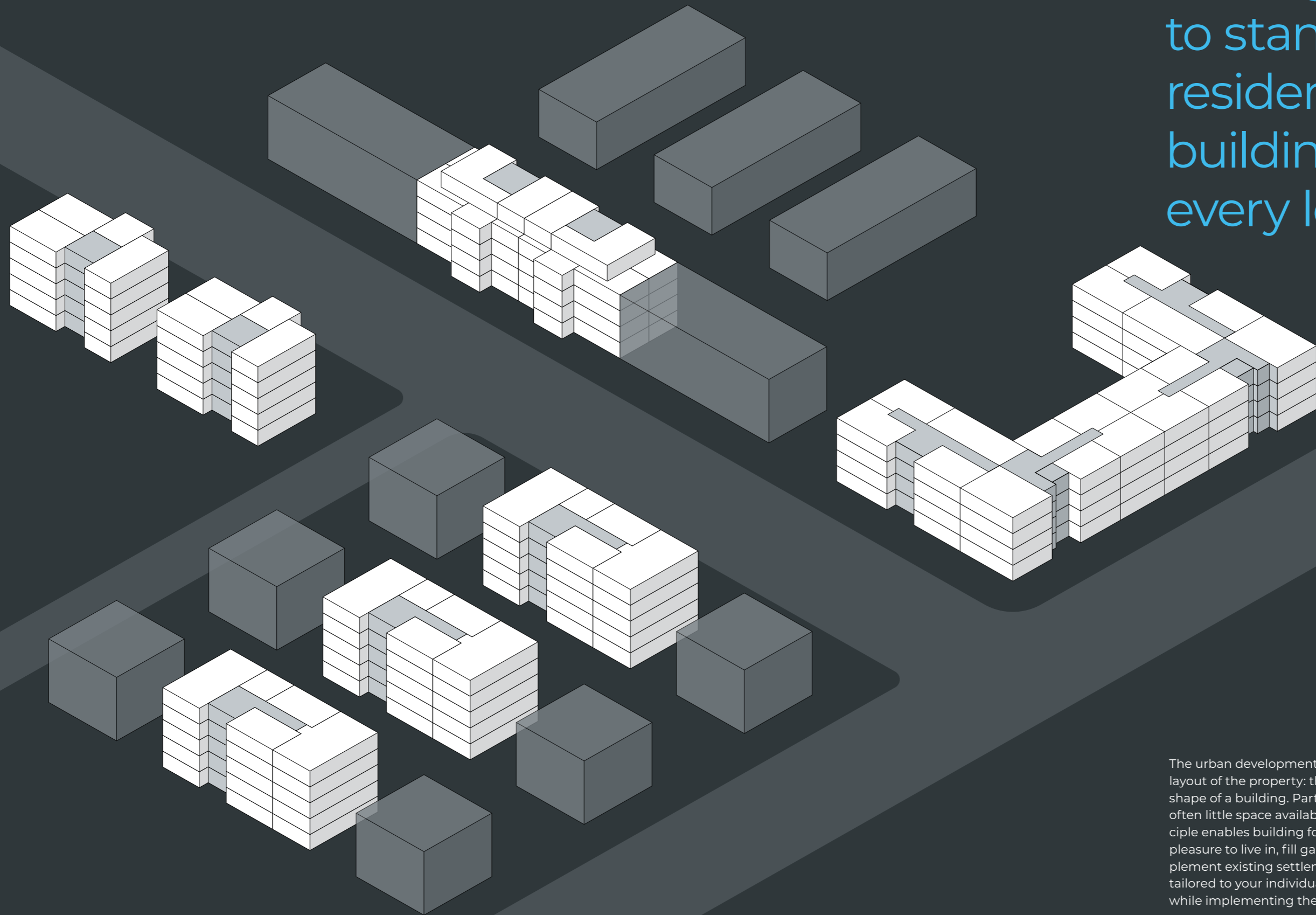
Our design principle is as simple as it is variable. We develop the individual apartment types, arrange them according to the specifications of the property in the development variant, define the height and number of levels and thus give the building its form and structure – with a cellar, underground car park and penthouse if desired.

Development types

To make optimal use of the size of a property and to arrange the apartments as efficiently as possible, a well-thought-out development of the building is essential. Our GOLDBECK draft concept uses two types of development that can also be combined depending on the requirements of your project. When deciding on a development variant, we always consider not only economic aspects but also the harmonious coexistence of the residents.



From gap-filler to stand-alone: residential buildings for every location



The urban development situation, the applicable building law, the layout of the property: there are many factors that determine the shape of a building. Particularly for projects in urban areas, there is often little space available. We make the best of it. Our design principle enables building forms that create neighbourhoods that are a pleasure to live in, fill gaps between buildings and meaningfully complement existing settlements. These are buildings that are precisely tailored to your individual requirements in terms of form and function, while implementing the specifications of the development plan.

From render to clinker: design variety for every façade

The façade gives a residential building its unmistakable face. Make it reflect your wishes! Clinker bricks, flat facing bricks, wood or render allow for a wide variety of combinations. Our versatile system balconies and a wide selection of window shapes – from floor-to-ceiling to square – also offer plenty of design freedom. It is also worth taking a look behind the façade, because in addition to aesthetics, each material has its own special properties in terms of energy performance, sustainability, and manufacturing and maintenance costs. We would be delighted to collaborate with you on an attractive and simultaneously economical solution.



Balconies and terraces: more than just a design element

Balconies and terraces increase the value of any residential building. These outdoor spaces offer quality of life and are also versatile architectural stylistic devices for effectively designing façades. Our balconies are available in two structural variants: as a balcony integrated into the façade with two columns and as a self-supporting four-post version. Whether they're made of steel or aluminium, with open or closed railings, combined with wood, glass or plastic, our system balconies offer numerous possibilities for achieving attractive visual effects. Sun and privacy protection as well as integrated storage areas are also possible. We design terraces as partially covered, accessible outdoor seating areas that are realised in the size and design that you need.



Outside facilities: plan early – leverage synergies



Outside facilities offer more than just the aesthetic and functional framework of a residential building. They have a significant influence on how comfortable people feel. That is why we think carefully about the outdoor areas when planning and designing residential buildings. This creates valuable synergies and paves the way for a relaxed coexistence within the community.

An attractive living environment pays off

When cleverly designed, green spaces, play areas for children and squares with seating can complement each other to create a popular living area that encourages residents to come together. Terrace areas should be clearly separated from the public area to protect the important privacy of the residents on the ground floor. As an alternative to a cellar, storage space can also be relocated to the outside. Clearly designated areas for rubbish collection and for parking bicycles and prams provide orientation and create a tidy overall appearance. Car parking areas, including charging infrastructure for e-mobility, complete the design of the exterior.

More space for living: from residential complex to urban district

In addition to residential buildings and housing estates, we are also at your side when it comes to developing urban districts. We close gaps between buildings, consolidate existing neighbourhoods, give residential areas additional functions, and plan and realise entire urban spaces. Every project seamlessly integrates social, economic and design considerations.

Our goal is to create socially and demographically mixed places where people enjoy living, working and spending their free time. The basis is a flexible and balanced mix of living space – from accessible single apartments to family apartments. Supplemented by nurseries, schools, shopping facilities, restaurants, medical centres and other support services, an environment is created that enables residents to live here into old age. Diversely designed outside facilities are the heart of the neighbourhood and encourage spontaneous meetings and exchanges. Central neighbourhood garages can replace parking spaces and underground car parks and, combined with a tailor-made mobility concept, intelligently bundle traffic. This offers cost advantages and makes the residential environment calmer.

Furnished with a feel-good guarantee

Modern living space is much more than four walls and a roof over your head. That is why we have developed a residential building concept that is consistently geared towards comfort and durability. Our GOLDBECK residential buildings are renowned for their bright, light-flooded rooms and high-quality materials. They offer effective noise protection, extensive electronic equipment, underfloor heating and integrated ventilation technology as standard. The perfect conditions for people to feel at home in their apartment.



Discover the appealing inner values of a GOLDBECK residential building on a virtual tour.



Our prefabricated bathrooms: the guarantor for speedy construction



We manufacture all GOLDBECK prefabricated bathrooms in our own plants, including the complete interior fit-out. They are delivered to the construction site as finished room modules and only need to be connected on site – that's the secret to speedy construction!



The bathroom is an important and personal place. That's why we place a great deal of emphasis on well-thought-out layouts and high-quality fixtures and fittings. Our bathrooms are generously proportioned, designed to be accessible and equipped with brand-name tiles and sanitary ware. They are available in different sizes and designs, with or without a window, with a glass partition or shower curtain, and with a bathtub and electric towel radiator on request.

Sustainability



Good for people and the environment, a perfect fit for your budget

Constructing high-quality residential buildings in a sustainable and cost-effective manner can be a particular challenge if they also need to meet the criteria to be eligible for housing grants. The good news is that realising residential buildings with the GOLDBECK system not only gives you deadline and cost security, but is also sustainable per se.

There are several reasons for this: thanks to our industrial prefabrication and slim construction elements, we can build much more quickly and with less use of resources compared to conventional construction methods. Clever building concepts and well-thought-out layouts allow us to make optimal use of the available space. Our residential buildings offer a high degree of energy efficiency and meet the KfW (German reconstruction loan corporation) 55 energy efficiency standard. KfW 40 and 40+ are also possible, as is certification according to DGNB (German Sustainable Building Council) or NaWoh (Sustainable Housing Construction).

You decide how "green" you want your residential building to be. We give you more than 130 options for this – from hybrid timber construction and the use of CO₂-reduced concrete to photovoltaic systems and green roofs. If you wish, we can plan and build turnkey residential complexes with natural outside facilities, including parking spaces and infrastructure for e-mobility (cars and e-bikes), and we can also take care of certifying your building.



Your sustainability and energy concept: we'll bring out the best for you!

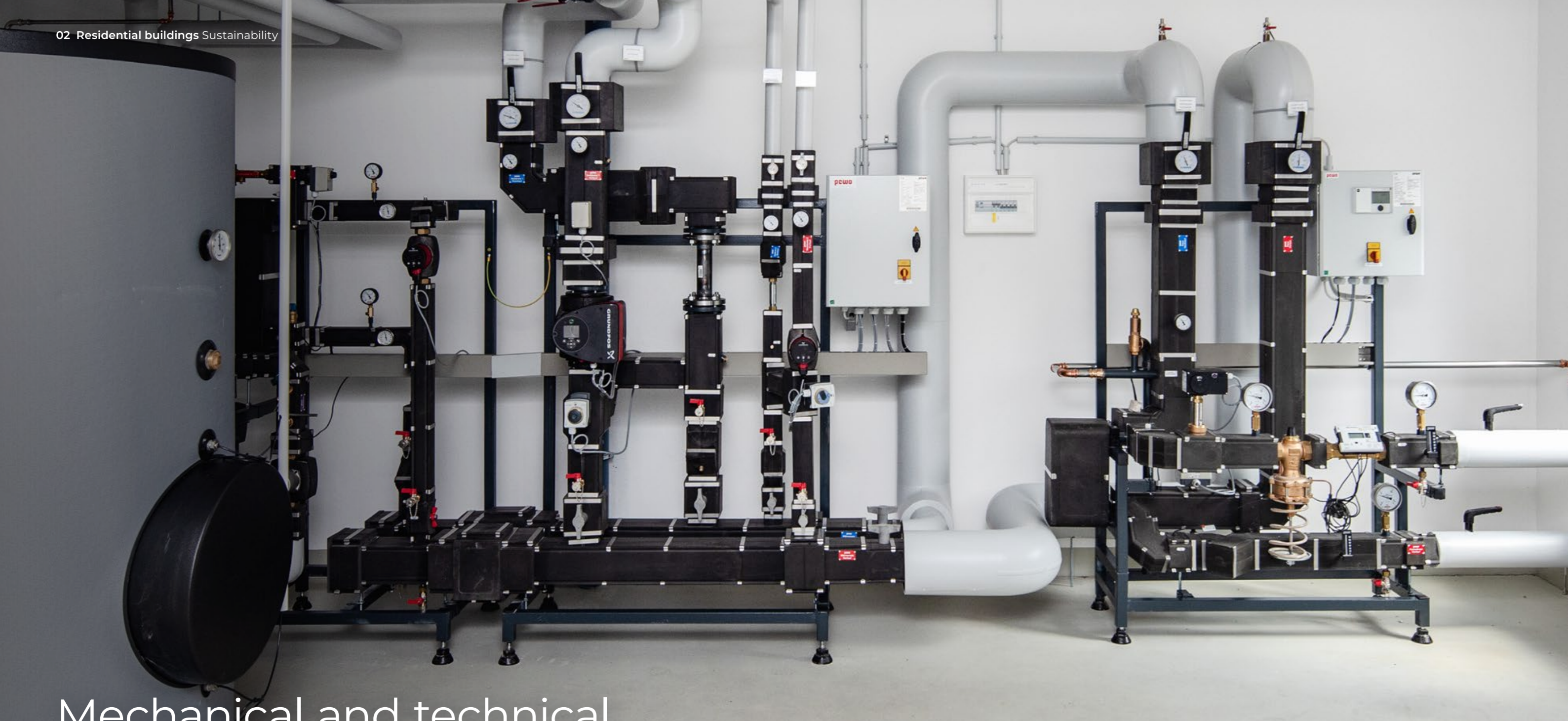
Every residential building project begins with a well-founded sustainability and energy concept. With the help of simulations, profitability calculations and innovative forecasting tools, we put all planned components to the test. In doing so, we always consider the entire life cycle of your property. One example is the GOLDBECK Energy Optimisation System GEOS, developed in partnership with the Fraunhofer Institute for Industrial Mathematics (ITWM). It enables a comprehensive comparison of the energy and supply concepts under consideration. In addition, our unique carbon footprint calculator shows you, in just a few clicks, how different cubature, construction elements or expansion options will affect the carbon footprint of your building. A comparison of variants then serves as a basis for consultation and decision-making. In this way, we set the course for targeted sustainability planning right from the first draft phase.

Infrastructure for e-mobility

Are you planning a residential building with more than five car parking spaces? If so, according to the German Building Electromobility Infrastructure Act (GEIG), you are obliged to equip each parking space with the cable infrastructure for e-mobility. We can take care of this for you. If you wish, we can also install the charging points as part of our complete solution +charge e-mobility, and we can install the charging points, provide the operating service and take care of the mandatory testing and maintenance.



+charge
E-Mobility



Mechanical and technical equipment with a system

Save energy, lower costs and protect the environment: these are also our aims when it comes to mechanical and technical equipment (MEP equipment). Like everything at GOLDBECK, it has a well-thought-out system. Whether district heating, photovoltaics, geothermal energy or other renewable energy: whenever it is possible and makes sense, we rely on our precisely matched components, which work together smoothly in the long term and guarantee quick installation and short maintenance and repair times.



Our flexible apartment substations also follow this principle. They consist of components that are perfectly tailored to our GOLDBECK system, arrive pre-assembled at the construction site and can be easily integrated and connected with just a few simple steps.



Construction can be that fast

A residential building can be realised in less than twelve months: our element-based construction with a system makes it possible. At GOLDBECK, production, logistics and assembly are precisely timed and even run in parallel wherever possible. Our optimised construction elements, which we mass-produce in our factories independently of wind and weather, pave the way for fast construction. These include our prefabricated bathrooms as ready-to-use room modules, as well as our external wall elements, which we pre-assemble complete with façade, insulating layer, windows, shading and balcony mounts. The construction elements are delivered to the construction site just in time and installed immediately. This makes warehouses virtually redundant and enables construction in the smallest of spaces. Our characteristically short construction periods also please neighbours, as they mean less noise and fewer restrictions.

Interior design: side by side with local trade partners

At our construction sites, GOLDBECK employees and tradespeople from your region work hand in hand. We consider construction to be a regional business. We know the local conditions and therefore out-source around 50 per cent of the work to subcontractors in the immediate vicinity. This not only strengthens the region as whole, but also allows us to build more quickly and cost-effectively, and complete your construction projects on schedule.

Thanks to our experienced team, the interior work on the apartments progresses quickly – from the installation of the underfloor heating and ventilation technology to painting and installing the kitchen furniture.



Assembly

Building-related services

One partner.
For everything you need.

The building is ready for occupancy, and your life with the property begins. Because we think about buildings in every asset class over their entire life cycle, we remain at your side with building-related services even after the keys have been handed over. We guarantee smooth commissioning, support you in all matters and accompany you with our GOLDBECK Real Estate Services throughout the entire use phase. This means that we ensure resource-efficient and economical building operation, take care of your needs with our commercial and technical property management, and manage, operate and refurbish your parking facilities. In addition to all this, we advise you on future-oriented topics such as sustainability, ESG and taxonomy, and carry out conversions, extensions and expansions. We not only ensure that your building is operated efficiently and economically, but also that your property is future-proof. Best conditions to ensure that your portfolio remains successful in the long term.



What can we do for your property?
Find out more.

GOLDBECK
Real Estate Services

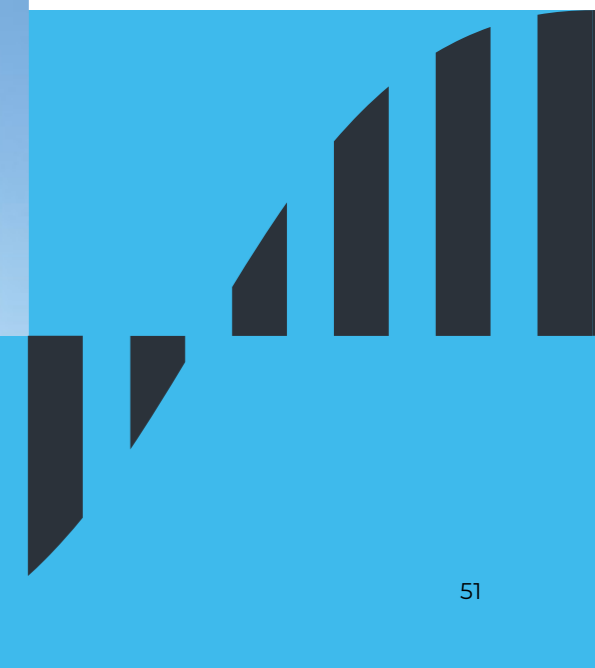
GOLDBECK
Property Services

GOLDBECK
Facility Services

GOLDBECK
Parking Services

GOLDBECK
Refurbishment Services

GOLDBECK
Sustainability Consulting



References

The GOLDBECK residential building concept offers a wide range of planning options in terms of both design and fittings. Because with us, the only thing that is standardised is what the eye cannot see. In this way, we build individual pieces in series. Places that make people feel good, that set urban accents and that can be quickly and economically realised for you as the builder and investor.



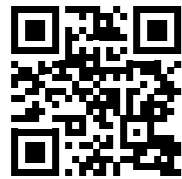
Follow the construction progress of some current residential building projects live!



03

Our concept for more speed – GOLDBECK is a GdW frame- work agreement partner

In the future, public housing companies in Germany will be able to realise their new construction projects more quickly and easily. The GdW Bundesverband deutscher Wohnungs- und Immobilienunternehmen e.V. (Federal Association of German Housing and Real Estate Companies) has selected 25 housing construction concepts for this purpose. One of these proven and future-oriented concepts comes from GOLDBECK. The major benefit: parts of the tendering, awarding and project planning have already been completed. This significantly accelerates implementation. Our concept can also be adapted to suit your specific use and can be implemented at different locations.



Details at:
goldbeck.de/gdw



Our model building

- // Up to eight full storeys
- // Five types of apartments with one to five rooms
- // New-build space, use of vacant plots and gap closure
- // Pure residential buildings or those with commercial use
- // Floor space factor of 0.76 in the standard floor plan
- // 100% eligible layouts
- // 100% accessible apartments available



Seehausener Straße, Berlin
HOWOGE Wohnungsbaugesellschaft mbH,
12,325m² living space,
two buildings with 210 residential units

Affordable quality of life

We do everything we can to provide modern living space that meets your expectations at the best price. We aspire to create buildings with character, which offer a high quality of life with attractive façades, balconies and appealing outside facilities. High-quality fittings are standard in our apartments, including effective noise protection, underfloor heating and integrated ventilation technology – all designed with cost-effectiveness in mind.



Sterndamm, Berlin
STADT UND LAND Wohnbauten-Gesellschaft mbH,
4,825m² living space,
two buildings with 66 residential units

More freedom of design

Residential buildings from GOLDBECK have many attractive sides. These range from the layouts and the shape of the building to the façade. We offer you a wide range of design options in terms of material, shape and colour. In addition, penthouses as well as projections and recesses can give your building a dynamic silhouette and create attractive open spaces. Whatever your aesthetic ideas are: we can implement them quickly and economically in the GOLDBECK system.



TreuDa, Oberhausen
TreuDa Immobiliengesellschaft mbH,
1,275m² living space,
one building with 18 residential units



Nursing home, Dissen
IMMO WIBO GmbH,
4,263m² living space,
one building with 22 residential units
and 68 places



Nursing centre, Dortmund
PCD ProjeCare Development GmbH,
1,140m² living space,
one building with 80 places

Residential community, Rheda-Wiedenbrück
Diakonie Gütersloh e.V.,
2,364m² living space,
one building with 18 residential units
and 18 care rooms

Award-winning living!

The “Residential Building of the Year” award, which was given to our GWG Harthof construction project in Munich, is proof of the excellent way in which our GOLDBECK system and creative freedom go together. According to Callwey Verlag, the building is one of the 50 best residential buildings of 2023 in Germany, Austria and Switzerland. The judging panel emphasised the way in which we have harmoniously condensed an existing urban district, not only creating modern and future-oriented living quality, but also implementing it economically.



Want to
have a look?
Come on in!



GOLDBECK – the company



GOLDBECK – the company

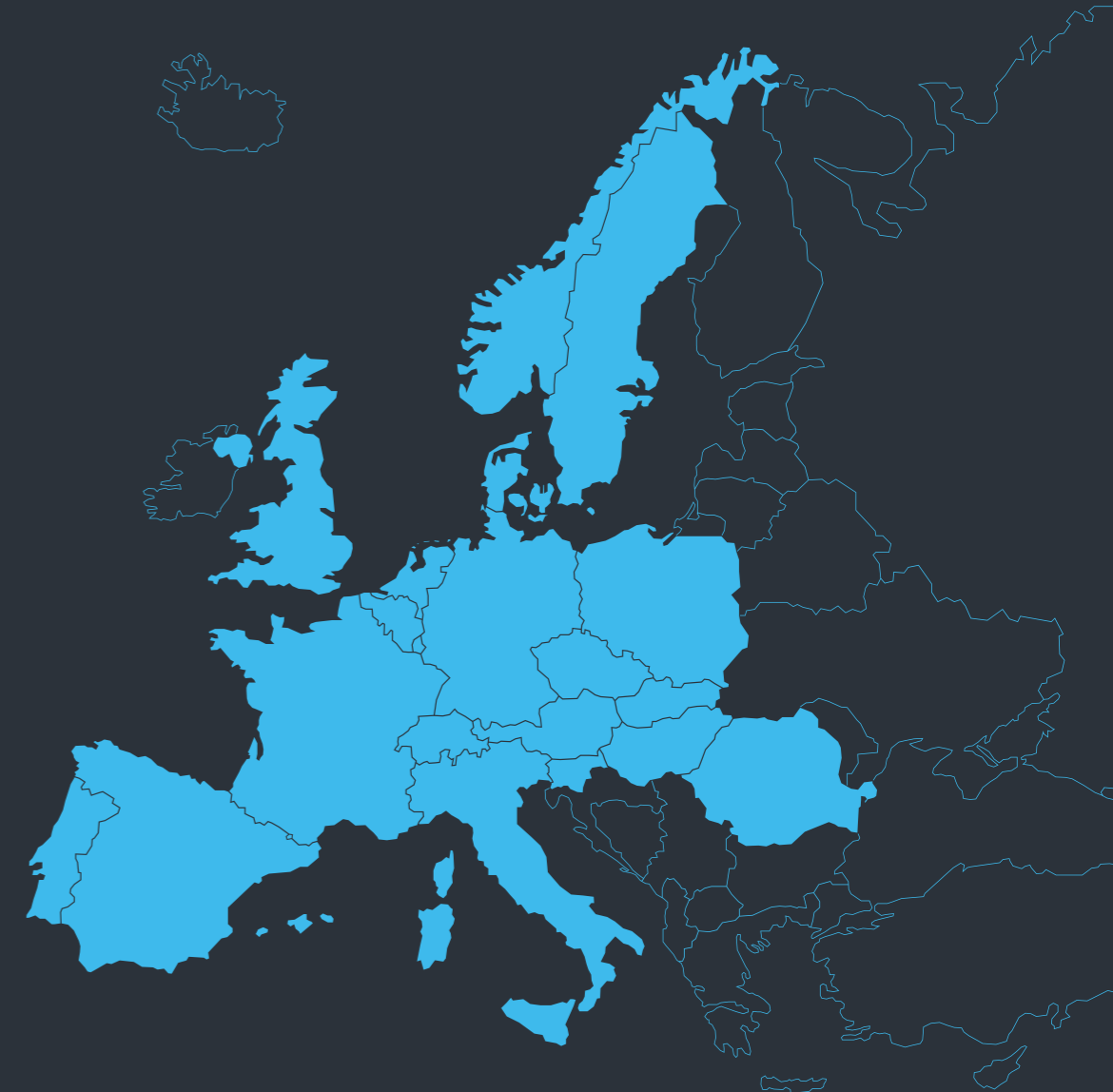
GOLDBECK builds future-oriented properties in Europe. We regard these buildings as products and are serving our customers as a one-stop shop: from design and construction to services during operation.

In line with our motto “building excellence”, we carry out real estate projects quickly, sustainably and cost-effectively, with a perfectly fitting functionality. Extensive design expertise, proprietary industrial prefabrication and leading technology all factor into the success of our element-based construction with a system. Humanity, responsibility, performance, trust and pioneering spirit are still at the heart of our family company. Solution-oriented GOLDBECKers serve our customers in our local branches and act as local corporations. Our experience from about 12,000 projects, coupled with our innovative strength and commitment to driving digitalisation, ensures that our products perform optimally while in service – their future viability included.

GOLDBECK is a partner for medium-sized businesses and large companies, investors, developers and public-sector clients alike. Our range of services includes warehouses and industrial buildings, office and school buildings, multi-storey car parks and residential buildings. With existing building refurbishment and building-related services completing the spectrum.

A competent on-site partner – always by your side

It's great to know your point of contact is always nearby. It's even better if they're already familiar with the local area. But the ideal situation is when your contact can manage every aspect of the project, answers your questions with confidence, and is always right by your side. That's what our local branch network offers you.





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