

ODE

LOFTS

KONSTANZ



www.ode-konstanz.de

Table of Contents

An Ode to Konstanz	6
Between Lake and Sky	8
THE LOCATION	
A Nice Place to Visit – and to Call Home	12
Konstanz – Historic Streets and Wild Tales	14
A Vibrant, Youthful Energy	16
A New Home in Petershausen	18
Inspiring Surroundings	20
Every Essential at Your Fingertips	22
Water Taxis and Pleasure Cruises	24
THE PROJECT	
An Ode to Architecture	28
Designing Community	30
Sustainable and Climate-Friendly	32
Interiors Bathed in Light	36
Harmonious Spaces for Your Own Personal Style	40
THE DESIGNERS	
Interview with the Architect	46
Interview with the Developers	48
BPD Immobilienentwicklung GmbH	50
CONTACT	52

An Ode to Konstanz

Konstanz, you are the pearl of the lakeside,
your sparkle the reflection
of thousands of years.
In your narrow streets, we feel
an age-old truth:
This is a lovely place to linger.

At your heart there stands a tower
with a view of the harbor and the gulls.
Here the lake can promenade
and the mind can expand.

We can drift with the currents here
and let our gaze wander near and far.

You provide a home
for multiplicity, a thousand homes!

At every turn you display
your beauty, you enchant us
with your charms, in every light
and also after dark.

O Konstanz, you remain
forever a jewel, as beautiful a place
as anyone could imagine.

Here I can live, happy and free,
here I want to stay forever!

Between Lake and Sky

The eye-catching high-rise in Konstanz's Petershausen district has begun a new chapter in its history: What was once an office building for Deutsche Telekom has been transformed into ODE LOFTS, a modern space for comfortable living with breathtaking views of Lake Constance and the Alps over the rooftops of the city. Designed in collaboration with the Berlin-based international architecture firm Sauerbruch Hutton, this unique project's 98 apartments, with their curving balconies facing east and west, offer an ambience you won't find anywhere else.



The Location

A Nice Place to Visit – and to Call Home



The picturesque landscape around Lake Constance is widely known, making it a popular holiday destination. For those who live here, it can feel like vacation every day, as the region constantly reveals new facets of its beauty from every perspective. In Konstanz you're surrounded by water on all sides, with magnificent views from the lakeshore promenade as well as from the banks of the Rhine.



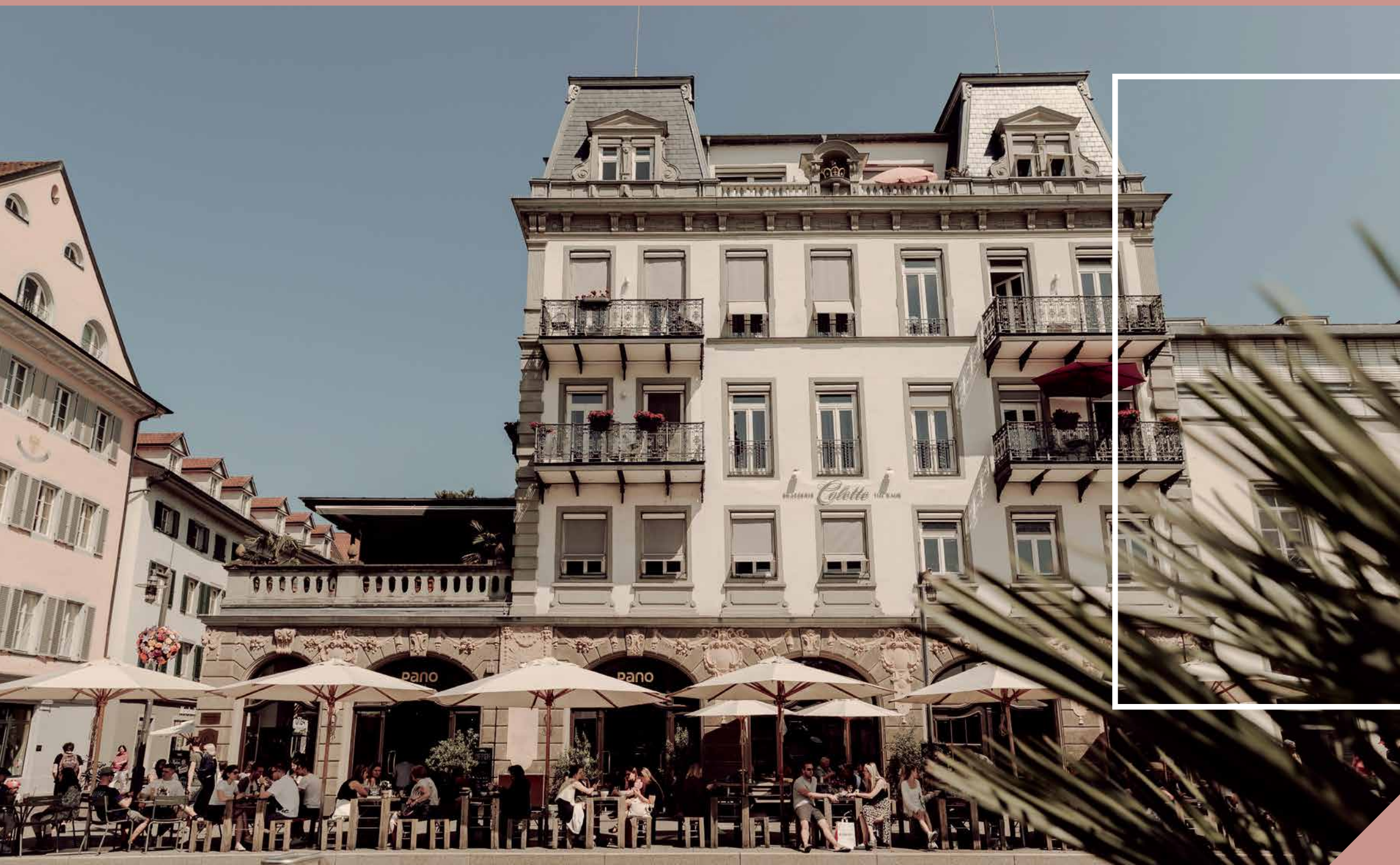
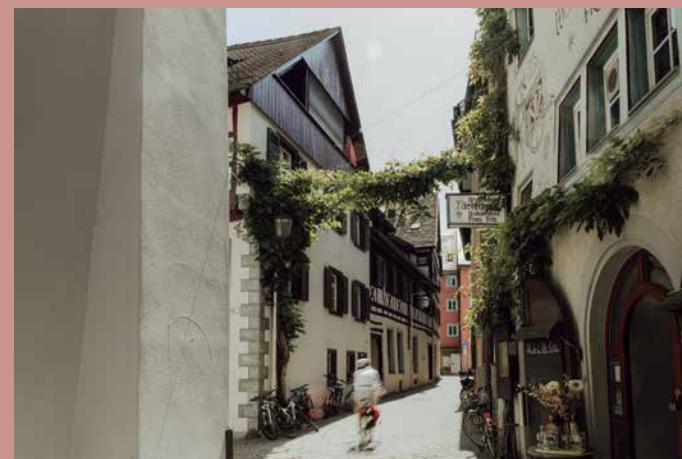
Every season and time of day evokes a different mood, from snow-covered mountain peaks arrayed beyond the deep-blue lake, to spectacular sunrises and sunsets, to blankets of fog on winter mornings. There's always a new vista to be discovered, new beauty to take your breath away time and time again.



In the Middle Ages, Konstanz was already a destination for many visitors, as a major site of both politics and commerce. One of the most important events in the city's history was the Council of Constance, which brought together Europe's heads of state in the early fifteenth century to choose a new pope; the historic building where they met is still standing today. Not far away at the harbor is a rather unusual landmark, the towering statue of Imperia. Holding an emperor in one hand and a pope in the other, she represents the machinations of the Council years. In the old city, you can trace the history in Niederburg's winding streets. The Konstanz Münster is a monumental cathedral built in a variety of architectural styles, with a spire that soars above the city – and ODE LOFTS has an excellent view of it.



Konstanz – Historic Streets and Wild Tales



A Vibrant, Youthful Energy

With its many cafés, shops and restaurants, Konstanz combines Mediterranean flair with a sense of always being on vacation. The city's theater, philharmonic, two movie theaters and various museums and galleries provide a range of cultural offerings. For the night owl, numerous bars and clubs open after sunset, and there's a lively alternative art scene. In the nooks and narrow streets of this university city, home to more than 87,000 people from all over the world, there is always something new to discover. From its cross-border flea market, to the spectacular fireworks of Seenachtfest, to its colorful Fasnacht (carnival) celebrations and other festivals, Konstanz is abuzz with lively urban energy.



A New Home in Petershausen



Wherever you are in Konstanz, this distinctive building catches your eye. You see it from the Rheinbrücke as you drive into the city. It towers over the other buildings, mirroring the Münster's spire on the opposite bank of the river. Its upper stories afford many different views of its surroundings – Petershausen, the historic old city, Lake Constance, the Seerhein. One of the districts on the other side of the Rhine is called Paradies ("Paradise") – where else can you look out over heaven on earth?

Inspiring Surroundings



Feeling like Middle Eastern for breakfast? Try Heimathafen, the bohemian café across the street from the independent movie theater. At Kulturkiosk Schranke, next to the Petershauser Strasse railroad crossing, you'll find regional dishes for lunch and a program of alternative cultural offerings. Handmade frozen delights can be enjoyed at Pampanin, a long-established ice-cream parlor on the corner across from the St. Gebhardkirche. Just a few meters away, the vegan restaurant Sol offers a superlative coffee bar and quick bites for dine-in or takeout. A wide variety of international fare can be found at the restaurants along the Rhine, and for special occasions there's the fine cuisine of Ophelia, the gourmet restaurant at Hotel Riva. This rich variety makes Petershausen a colorful, exciting place to live, with the right location for any mood.

Just a few kilometers away are the farming island of Reichenau, a UNESCO World Heritage Site, and the "flowering island" of Mainau. Other worthwhile day trips include the abbey library in St. Gallen, the prehistoric "stilt houses" in Uhdingen – both of which are also World Heritage Sites – and the largest waterfall in Europe, the Rheinfall in Schaffhausen.



Every Essential at Your Fingertips

Konstanz is a bikeable city. All important locations, including both universities, can be reached on two wheels in just a few minutes. If you really want to know what quality of life means, just visit Café Hörnle – it's right next to one of the finest swimming beaches in Konstanz, with a spa complex and two swimming pools just around the corner.

The district of Petershausen lies on the north bank of the Rhine and is connected to the rest of the city and surrounding region by a train station and various bus lines. Here you'll find a vibrant mix of small shops, restaurants and offices, as well as many of the city's schools. A farmers' market at Sankt-Gebhard-Platz – just a block away – offers local produce, cheese, fish and other delicacies twice a week. The Seerhein Center offers many more shopping options as well as a medical complex. For a comprehensive selection of health-care services, the city hospital is also within walking distance.



- shopping
- restaurants
- bakery
- pharmacy
- hospital
- school
- preschool
- swimming pool/
swimming beach
- train station

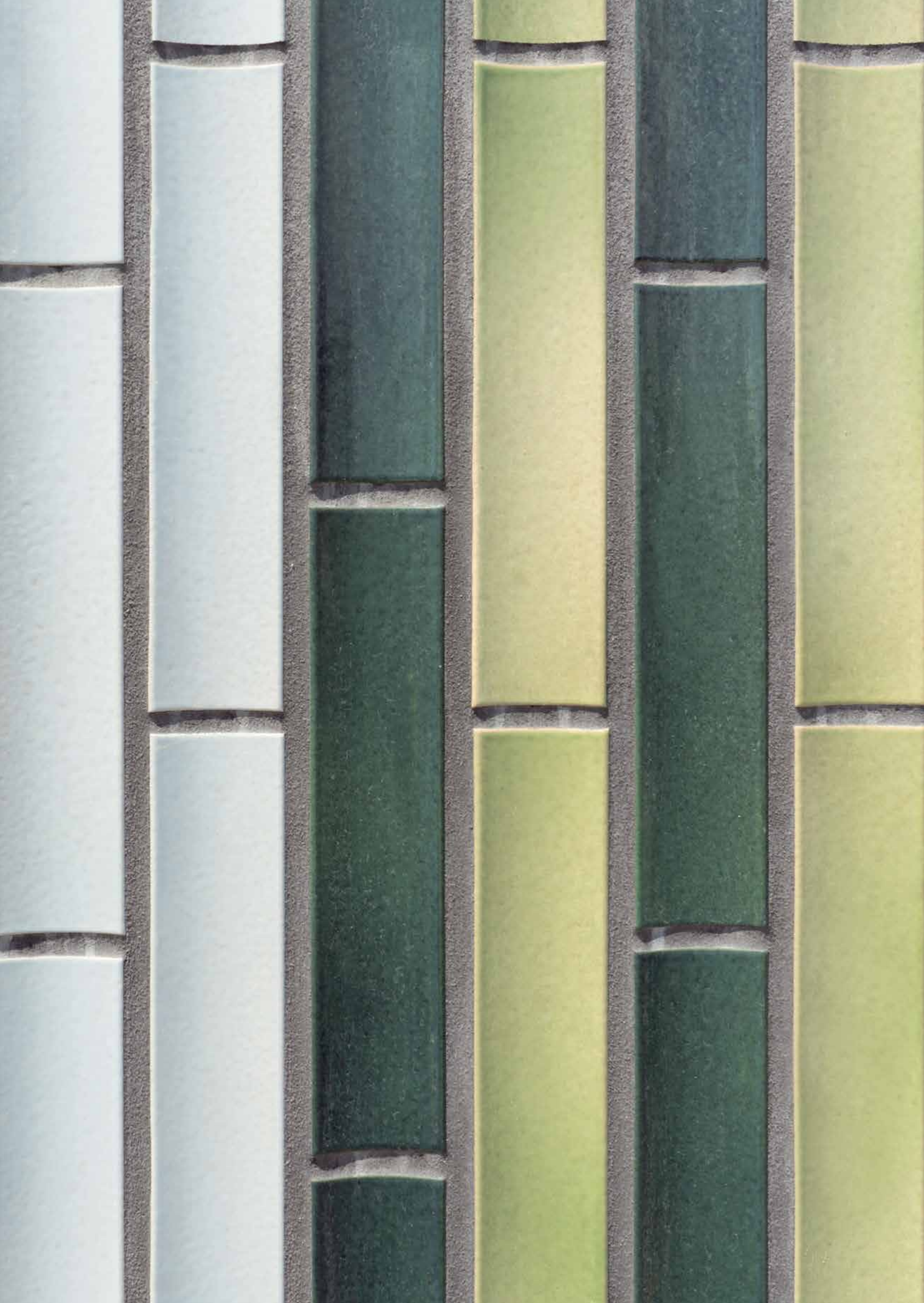


Water Taxis and Pleasure Cruises

Biking is an excellent way to explore Konstanz, and the city is well connected to the larger transportation networks around it. The public transit system provides access to every part of the city by bus and to more distant destinations by train. Autobahn access is just a few kilometers away, and the international airport in Zurich can be reached in an hour by train.



One highlight you'll find almost nowhere else is the ability to travel by water. Konstanz is connected to Friedrichshafen by a catamaran and to Meersburg by a car ferry, and a variety of passenger craft travel between the cities on both the German and Swiss sides of the lake. Take a boat to the farmers' market in Überlingen, or go for a cruise aboard the historic steamer Hohentwiel, and bring a bit of vacation flavor to your everyday life.



The Project



ODE
LOFTS
KONSTANZ

An Ode to Architecture

ODE LOFTS is situated among parks and other green spaces. The 16-story facade, featuring high-end ceramic tiles in various colors, is designed to produce a harmonious interplay between the building and its surroundings. The transformation of an office block into a residential building is not only an impressive example of modern living but also an important step toward a more sustainable and livable city. By repurposing the existing structure and reusing the resources available on site, we were able to create new living spaces while simultaneously saving materials and thus also emissions.





Visualization, accuracy not guaranteed

Designing Community

Architecturally, ODE LOFTS is designed to encourage communal living. The outdoor areas provide a place for chance encounters and conversations. The ground floor will house retail spaces, creating a fluid interface between the building and its environment. A rooftop terrace on the 16th floor, open to all building residents, offers breathtaking views. The underground parking garage has space for cars and motorcycles, while bikes (including cargo bikes) can be parked outside. Bike- and car-sharing options are available right next to the building to ensure that everyone's transportation needs are met.





Sustainable and Climate-Friendly

ODE LOFTS will contain 98 apartments ranging from one to five bedrooms, including some attractive maisonettes. Floor plans varying between 32 and 188 m² offer unparalleled domestic comfort. Materials such as recycled aluminum, a wood facade covered in eco-friendly paint, and ceramic tiles glazed in different colors are used to achieve a natural look and feel. The underlying structure of the original building was preserved as much as possible, which reduced the project's carbon footprint by more than two-thirds in comparison to total demolition and rebuilding.

Technological sustainability is a fundamental aspect of the design of ODE LOFTS. Photovoltaic panels will be mounted on the existing steel roof structure. The power they generate can be used to supply electricity for the elevators and common spaces. Air-source heat pumps will provide eco-friendly heating, while the use of high-quality windows and highly insulating materials in the building envelope will reduce the apartments' heating needs.

At the time of writing, the demolition work is complete, new balconies are being built onto the facade and window installation has begun.





Visualization, accuracy not guaranteed
may depict special requests

Interiors Bathed in Light

The high-ceilinged interior spaces will be converted into modern lofts with open-plan living areas. This will preserve the underlying structure of the former office building, with its rounded concrete pillars and its open-beam ceilings – the expansiveness of these spaces is what gives them their unique character. Large banks of windows flood the rooms with light, creating homes that are airy, bright and well-appointed. The curved balconies extend the living space into the outdoors, while sliding glass panels can be closed to protect up to two-thirds of the balcony from the wind.

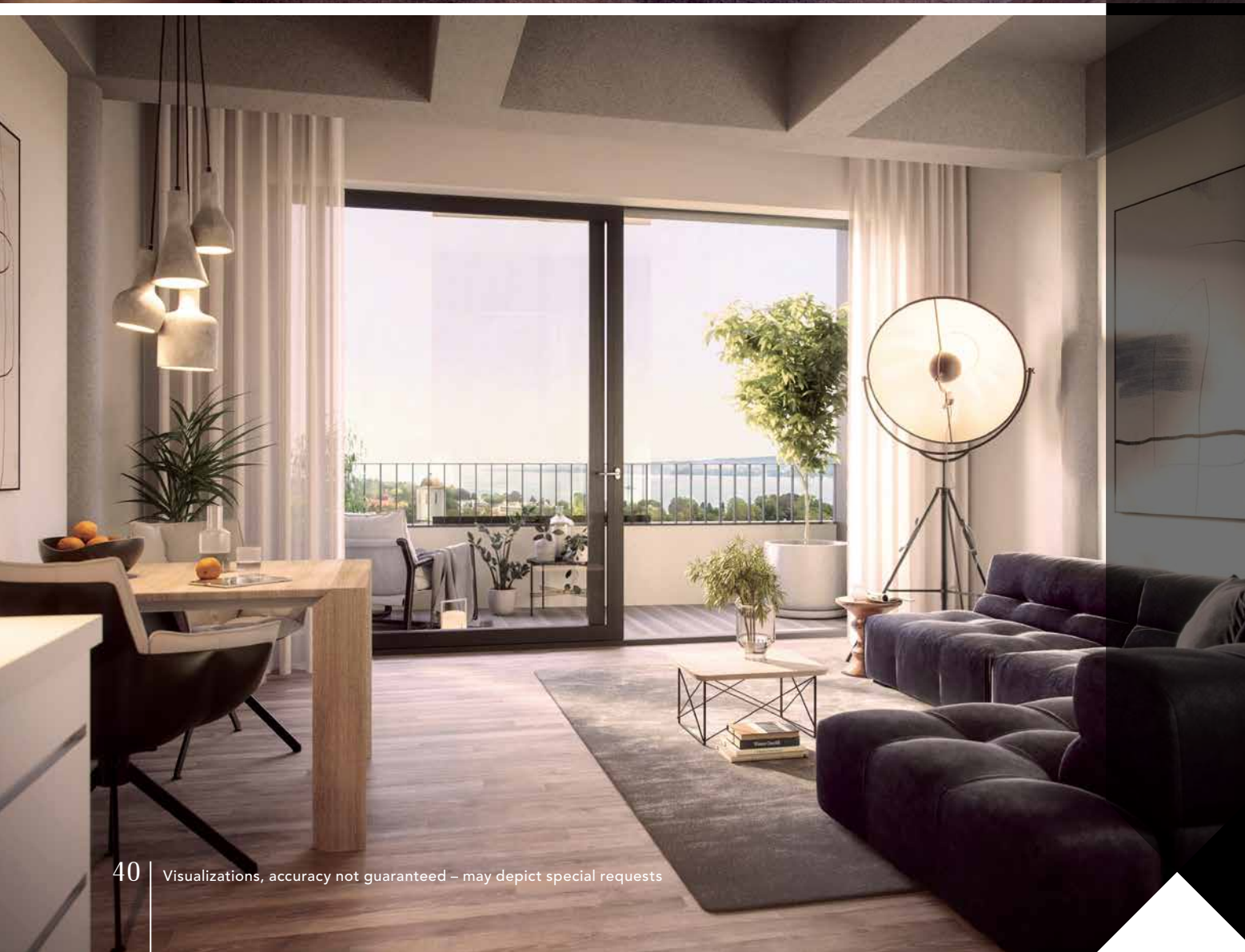




Harmonious Spaces for Your Own Personal Style

The rooms in all apartments are equally spacious and comfortable. Carefully chosen materials create an atmosphere that is as tasteful as it is modern. The massive concrete pillars and ceiling beams provide an elegantly minimal framework for your living space, combining with natural materials such as light-colored wood floors to form a harmonious whole. Of course you are free to furnish your own apartment however you desire. Further details:

- Loft-like spaciousness with exposed-beam ceilings
- Ceilings 2.65–3.15 m high on residential levels
- Large windows for light-filled interiors
- Stepless access to all apartments (except 15th floor)
- Some apartments barrier-free per state building code §35 (1) LBO
- Prefinished one-strip oak floors in living areas and bedrooms
- Underfloor heating / climate control (reductions in living space temperatures of up to 2° compared to outdoors)
- Towel heaters in bathrooms
- Roll-in showers
- Balcony floors in domestic larch with silver patina (Floors 2–14) or concrete slab (Floors 15–16)
- Sliding glass panels on the covered balconies for wind protection along up to 60 percent of balcony length
- Motorized zipper shades for sun protection
- Video intercom system with color monitor
- Fiber-optic telephone, internet and TV service provided by Deutsche Telekom
- Solar power and district heating provided on contract basis
- Communal rooftop terrace on 16th floor
- Underground parking garage with 75 EV-ready spaces
- Bike- and car-sharing available next to the building







The Designers



Interview with the Architect

Sauerbruch Hutton is an international architecture, urban-development and design firm. Founded by Louisa Hutton and Matthias Sauerbruch in London in 1989, it is currently based in Berlin.

In over 30 years of designing buildings, the firm's best-known projects include the GSW building in Berlin, the Federal Environment Agency's headquarters in Dessau, and the Museum Brandhorst in Munich. Projects have been built for private and public developers all over Europe – most recently the Experimenta Science Center in Heilbronn and the M9 museum complex in Venice Mestre.

Vera Hartmann has been a partner at Sauerbruch Hutton since 2020 and was elected to the board of directors in 2023. Photo © Marlene Charlotte Limburg

How do you approach a project/competition like the building in Konstanz?

Along with the requirements in the project brief and the developer's specific desires, which are a part of every project, we always begin with an analysis of the existing situation. Specifically: What is the urban environment in which the new project is to be built? How has the site developed over time? Are there existing structures, as in the case of the Telekom building, and how can they be integrated? And then, in addition to that, every design process always involves the question of how the design will relate not only to these existing and historical factors, but also to the needs of its future users. That's how we create architecture that is alive and communicative.

What do you feel is special about this project?

Repurposing an existing structure of this size is a special undertaking in itself. That's not only because the building was to be converted to a new use and given a new look. Turning it into a residential building is also going to completely change the

character of the site. Also, because it's so tall, it can be seen from a long way away. The new facade will help take the edge off its size. The new balconies form a drapery around the building and are clad in multicolored ceramic tiles, creating an almost fabric-like effect.

What challenges were involved in converting it to a residential building?

Besides the surprises that are always to be expected with existing buildings – the scrap material was a problem, as was the intricate construction of the tower's frame – the demands placed on residential buildings are different from those faced by office blocks. So all the apartment layouts are aligned with the existing structural grid. Also, the requirements with regard to insulation, fire resistance, building systems and so on are different now than when the original building was designed in the 1960s. We added screens of balconies to the long sides of the building. This was another challenge in terms of structural engineering and physics, but it was essential for a residential project since the balconies extend the living space into the outdoors, giving

residents direct access to their beautiful surroundings. From a vantage point like that, the view of the lake and the Alps is obviously stunning.

How did you implement sustainability?

We preserved 93 percent of the building's structural framework – which is where its "embodied energy" is stored – and used it as a resource. That obviously counts for a lot in terms of sustainability. If we had torn it down and built a new building, we would've had to dispose of the reinforced concrete and then bring in more. According to our calculations, this saved a total of 2,268 tons of CO₂. That's the same amount that would be absorbed by 2,268 beech trees over 80 years. We also analyzed all the materials we're using. The sheet aluminum used for the building's outer skin consists of up to 80 percent recycled material and can be easily dismantled at the end of its lifespan. The building's energy is supplied by heat pumps. And we're also mounting solar panels on the existing equipment enclosures on the roof.

What's unique about the new loft apartments or the building?

We treated the interior spaces as modern lofts so the building's former life as an office block will remain visible. We kept the floor plans open and flexible. Larger units can be expanded by connecting to neighboring apartments, or subdivided into smaller ones, making possible a variety of other types beyond the required mix of apartments. Inside the units, we kept the auxiliary rooms small to create space for a bigger living area. Along the facade, sliding doors between the living area and adjacent rooms can be opened to reveal the full width of the apartment. The balconies add to each apartment a protected outdoor space that can be used however the resident likes.

How would you describe ODE LOFTS KONSTANZ in three words?

Resource-efficiency. Strong presence. Delightful vistas.

Interview with the Developers



Rainer Beitlich, commercial project developer, BPD



Sven Ertinger, technical project developer, BPD

How did you get the opportunity to turn the former Telekom tower into this unusual apartment building?

Way back in the summer of 2007, I [Rainer Beitlich] was standing on the lot where we started building our Neue Mitte project, and you could see the tower from there. I looked up at it, folded my arms across my chest, and thought, "Someday, when I'm all grown up, I'd like to renovate that tower." Ten years later the dream came true: BPD bought the former Telekom complex, including the tower. Since it wouldn't have made sense to keep it as a commercial property – it was standing mostly empty – we decided to convert it into apartments.

What challenges have you faced in that process?

This high-rise in Konstanz is really a unique property. Nearly everyone in the city and the surrounding area knows it. At BPD, we feel a responsibility to get this project right. We want to create a building that will

make people say, when it's finished, that ODE LOFTS is a part of Konstanz just like the Konzil or the Münster.

How is this conversion different from constructing a new building?

To begin with, the volume of an existing building is a given. During the planning phase, we made very subtle changes to the structural framework. An existing building presents challenges but also many opportunities. No more high-rises will be permitted in Konstanz for the foreseeable future. This one is and remains unique on Lake Constance.

How do you plan to implement sustainability?

For me [Sven Ertinger], sustainability means constructing buildings that will be around for many years. Those are good buildings, and modernizing them is worth the investment. By revitalizing this one, we've taken the first step: bringing a 50-year-old building

totally up to date, making it a place where people will feel comfortable. We've been efficient with resources like concrete and steel, cut down on harmful CO₂ and protected the atmosphere. And the steps we've taken to insulate the facade, install solar panels for electricity and modernize the heating system to comply with the renewable-energy heating law all underscore the role sustainability has played in our planning process.

Will special building materials be used in the conversion and renovation?

Many details of this conversion are unique and were meticulously planned. The idea of adding a second layer to a tower block in the form of curved balconies was quite complex in terms of structural engineering. And the resulting play of colors over the ceramic tiles is something we haven't done in quite the same way anywhere else. Properly fireproofing and soundproofing an existing building is quite labor-intensive, nothing like a conventional residential project. But by working together, our architects,

structural engineers, and many other specialists, as well as all the hardworking people on site, have done a fantastic job of handling all these difficult tasks.

How do you envision the site in 10 years?

The planning and realization of ODE LOFTS KONSTANZ have required a great deal of effort and sacrifice from all involved. We're confident that when the project is done, all the hard work and attention to detail invested in it will be more than apparent, the residents will feel at home, and the people of Konstanz will be proud of a new architectural highlight in their city.

How would you describe ODE LOFTS KONSTANZ in three words?

Unique, extraordinary, distinctive.

BPD Immobilienentwicklung GmbH

BPD is a European real-estate developer and a subsidiary of Rabobank. Rabobank is an international financial-services provider with Dutch roots and a tradition of cooperative banking. This gives our company greater freedom and financial stability, which benefits our projects.

Mission

As an integrated project and site developer involved in the structural transformation of urban development, BPD creates vibrant spaces in order to help establish integral, forward-looking environments for living. We stand for residential areas and neighborhoods where residents and visitors feel welcome. At BPD, we believe our project- and site-development work can create enduring value for our clients, our cities, our communities and society.

Vision – Designing Vibrant Spaces

The pleasures of home constitute one of the most important parts of a happy life. At BPD, we believe in developing vibrant spaces – environments for living that have a life of their own. Finding pleasure in the place where you live is about more than just having a roof over your head. People should feel just as comfortable in their neighborhoods as they do in their homes. That's why we work to create environments that have their own identities, that provide space for people and nature, that invite us to go outside and do things. In our development work, we think about the future while also respecting



Konstanz, Neue Mitte Petershausen



Konstanz, Neue Mitte Petershausen



Singen, Hofquartier

the past and what once was: the biscuit factory, the meandering stream, the old beech tree. In an environment that is alive, we can feel the continuity of time. Each of our projects builds on what has come before.

A Commitment to Quality

High-quality built environments – that's what we stand for at BPD. We give serious thought to

everything that affects that quality: the parking spaces for parents at the local elementary school, the outdoor café that adds a special something to the city square, the shops, the playgrounds for the little ones and the park that's also beloved by their elders. Residential neighborhoods are the setting for all parts of life, and we pay careful attention to every detail.

Contact

Would you like to learn more about ODE LOFTS
KONSTANZ? Please contact us for a personalized
no-obligation consultation:

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www.ode-konstanz.de



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