

KAUFMANN
BAUSYSTEME

constructively brave

Hospitality Room Module





Room Modules keep guest rooms focused on quality of stay.

The hotel real estate market in major metropolitan areas is highly competitive and continues to grow. New concepts and brands are emerging as guests increasingly seek and appreciate individuality and distinctive experiences. For investors and operators, timber modular construction offers outstanding opportunities for differentiation and the creation of a truly unique product. In particular, interior design featuring exposed wood surfaces, combined with contemporary furnishings, creates a lasting, memorable stay for every guest.

Check in and feel the potential of timber.

Form Follows Function.

This is the true guiding principle of modular construction. The module, defined by its specific functional use, forms the core of the building. Around it, architecture determines the design of the building's form and envelope. The result: buildings that meet even the most demanding architectural standards.

Construction Time 9Reduced by up to 50 %

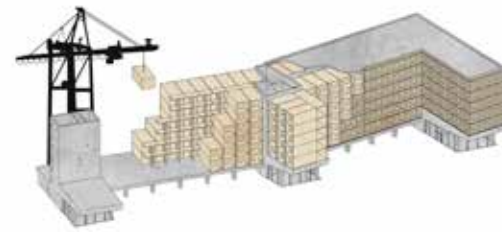
In every project, the primary objective is to shorten the construction schedule to enable the earliest possible occupancy. While foundation and structural work proceeds on-site, modules are prefabricated off-site at our three production facilities. As soon as the structural shell is complete, modules are delivered and set directly onto the building. Within just a few days, the entire structure is in place and finish work can begin. We act as general contractor for all trades – ensuring quality and cost certainty for the owner.





We See Planning as Digital Thinking for Efficient Execution.

The modular planning process differs from conventional construction in one fundamental respect: timing. In timber modular construction, critical decisions are made very early. A key success factor is engaging an experienced team of architects and specialist engineers from KAUFMANN BAUSYSTEME during the early design phase – working collaboratively to develop an optimized building and providing the owner with cost certainty from the outset. Based on the architectural and engineering design, we generate a 3D-model and digitize every individual module. Using



QR codes, we track each module from prefabrication through installation, documenting every step through final inspection – ensuring complete information transparency even after the building is commissioned.

Maximum Prefabrication. Exceptional Craftsmanship.

At our production facilities in Kalwang, Austria, as well as Berlin, we manufacture across 215,000 sq ft of floor space up to 4,000 room modules per year, with a prefabrication degree of up to 95 % – for a wide range of applications including schools, childcare centers, hotels, residential developments, social facilities, and office buildings.

Depending on the intended use, room modules are fully finished on the interior with all surface finishes, windows, and doors, and complete with all plumbing and sanitary fixtures.

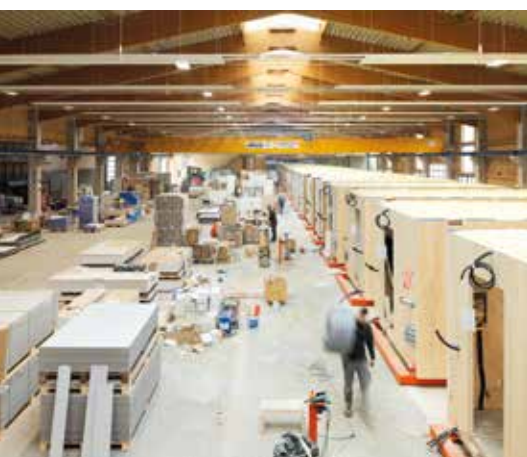
Furniture can be installed upon request. Each room module is tracked through our digital work recording and quality control system before leaving our facilities – delivered just-in-time to the job site.



Multi-Room Modules ("open modules") Single-Room Modules

Three Module Types, Endless Applications.

The single-room module enables the highest degree of prefabrication and lends itself to micro-unit configurations. Semi-open and open multi-room modules are deployed wherever larger-scale spaces are required. Modularity is not constrained by fixed grid dimensions, making it ideal for virtually unlimited design flexibility. Of course, efficient transport logistics define a practical framework that should be considered during the planning phase.



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Room Modules – Rooms with the Best Views.

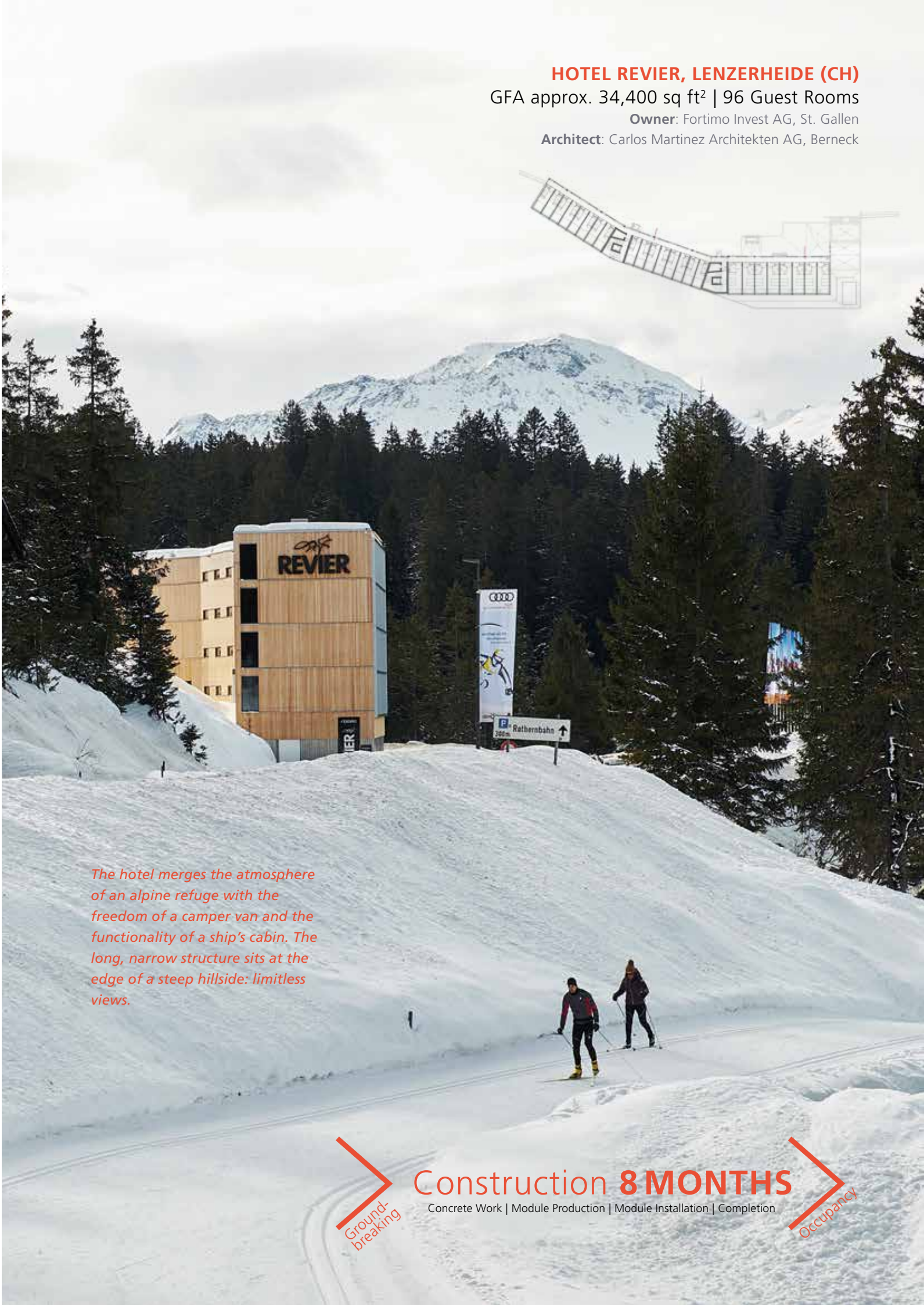
Unconventional Architectural Concept



The unmistakable centerpiece of the hotel is its individual guest rooms, whose concept was inspired by a VW camper van. A full-width bed wall to wall, a floor-to-ceiling panoramic window with a narrow ventilation sash and a wide sill, the compact bathroom integrated as a freestanding “box.” Countless well-considered details define these spaces: a large radiator recessed into a niche for drying gloves and outerwear, numerous hooks for bulky gear. The bed converts to a sofa for watching TV and relaxing; an automatic folding mechanism simplifies bed-making.

At just 161 sq ft – equal to the bed width – the standard rooms are optimized. The project also includes 4 accessible rooms and 28 triple-occupancy rooms. The cabins are constructed as room modules in spruce timber, combining structural frame, room partitions, and interior finish surfaces in a single assembly layer. Stacking rooms in sequence creates a double-shell wall assembly that improves acoustic performance between units. Factory prefabrication is ideally suited to this approach. Key advantages of fully fitted-out units include high interior finish quality – rooms are produced in series – as well as significantly reduced on-site construction and installation time.

HOTEL REVIER, LENZERHEIDE (CH)
GFA approx. 34,400 sq ft² | 96 Guest Rooms
Owner: Fortimo Invest AG, St. Gallen
Architect: Carlos Martinez Architekten AG, Berneck



The hotel merges the atmosphere of an alpine refuge with the freedom of a camper van and the functionality of a ship's cabin. The long, narrow structure sits at the edge of a steep hillside: limitless views.





DAS BADER, PARSDORF (D)
 GFA approx. 9,190 sq ft² | 50 Guest Rooms
Owner: Bader Hotelbetriebs GmbH
Architect: Stefan Beschorner, Regensburg

Regensburg architect Stefan Beschorner designed a sustainably built, elegantly minimalist hotel that reflects nature in all its facets and brings Scandinavian character to Parsdorf. Timber is the central element of the Bader Hotel, complemented by stone and glass throughout the design. The hotel's clean building form conveys harmony and elegance. The ground floor, with its monolithic exposed concrete

character, uses strips arranged in binary code to create a sense of vitality – and spells out the name “Bader.” The windows vary in width and are arranged so that, on closer inspection, they appear to create a gentle wave-like movement. The hotel's green roof, with its own microclimate, consistently extends the nature concept throughout the building.

Room Modules – Rooms with the Best Views.

Nature-Inspired Hotel with Its Own Microclimate

All 50 guest rooms – each 248 sq ft – are constructed entirely of spruce timber and were delivered as finished modules. The spruce creates a natural, unprocessed room and sleep climate, further supported by the planted hotel roof. Through evaporation of stored rainwater, the rooms below are cooled naturally in summer. In winter, the insulating effect of the green roof layer reduces heat loss – eliminating the need for air conditioning entirely. The same applies to the conference rooms, The conference rooms are equipped with floor-to-ceiling windows and a chilled radiant ceiling system.



All rooms face either east or west, allowing morning or evening sunlight to flood in through floor-to-ceiling glazing. Full-height glazing in the central areas of the hotel – including the lobby and corridors – provides maximum natural light, brightness, and transparency.



Bauzeit 8 MONATE
 Spatenstich | Betonarbeiten | Modulproduktion | Modulmontage | Fertigstellung | Einzug

Room Modules – Rooms with the Best Views.

Adaptability in Form and Construction

The monochromatic new construction of Hotel Bergamo, in an urban development zone near the train station in Ludwigsburg, takes its cues from the Baroque buildings of its surroundings in both form and construction – without imitating them. Behind a facade clad with light-gray cement fiber shingles, the building conceals a four-story timber modular structure.



Ground-breaking

Construction 6 MONTHS

Occupancy

Concrete Work | Module Production | Module Installation | Completion

HOTEL BERGAMO, LUDWIGSBURG (D)
GFA approx. 13,450 sq ft² | 55 Guest Rooms
Owner: Fedor Schoen GmbH & Co KG
Architect: VON M GmbH



This structure rests on a basement and ground floor in conventional masonry construction. Timber modules also form the steep, truncated hipped roof, clad with light-gray coated aluminum trapezoidal sheeting. The windows on the third floor project vertically above the eave line and are designed as dormers from that point upward. On its eastern narrow side, the building defines a spatial edge on the sloping terrain with a terrace and plaza.



KAUFMANNBAUSYSTEME



Hotel



Student Housing



Office



Education



Social Centers



Residential



The Future of Construction Is Already Our Reality.

We are a general contractor for sophisticated timber modular construction projects. We deliver straightforward, reliable, and collaborative execution for both public and private clients. We assume project responsibility at an early stage and serve as a development partner for architects and owners. This early project involvement guarantees our clients advance certainty on both cost and schedule. Through our function-driven processes – spanning planning, prefabrication, construction, and commissioning – we execute every step to the highest standard of quality.

80+

Construction Experts

4+

Locations

85+

Completed Projects

17,500+

Modules Installed

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Discover
more exciting
projects and learn
more about us ...

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