

KAUFMANN
BAUSYSTEME

constructively brave

Team Player Room Module



Those who use space intelligently
create room for ideas.

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 Reduced 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.

Together, the Room Modules are at their strongest.

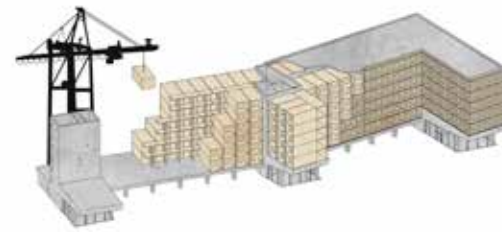
The room module concept by KAUFMANN BAUSYSTEME is based on a clear, easily scalable construction principle: it is the combination of three base module types that yields a wide variety of office sizes and functions. The individual floor plan types can be combined into many building forms and sizes up to 6 stories. The room module system adapts individually to both urban planning requirements and the specific needs of each user.





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



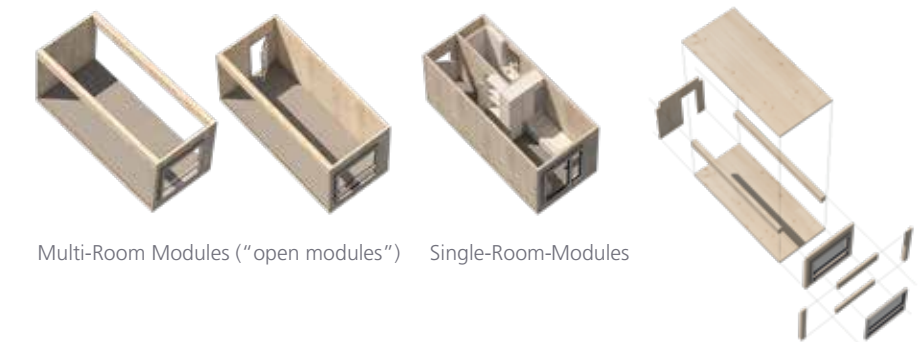
QR codes, we track each module from prefabrication through installation, documenting every step through final inspection – ensuring complete information transparency even after the building is commissioned.

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.



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.



ROCKYWOOD OFFICE BUILDING, OFFENBACH (D)

GFA approx. 118,400 sq ft² | 354 Modules

Owner: Rockywood Offenbach GmbH & Co KG

Architect: Eike Becker Architekten

A well-balanced approach to work-life balance.

In the Dialogue of Communication and Interaction.



ROCKYWOOD created a micro-district centered around an elevated public plaza – the so-called Playground – accessible via a generous stairway from the harbor promenade.

The two buildings flanking the Playground are individually designed and outfitted, creating a dynamic dialogue between them. ROCKY is a freestanding solitary structure on the harbor promenade. Its column-free loft offices offer exceptional sightlines across the Main River and the Frankfurt skyline. WOOD is a timber modular building on a solid base, combining open-plan office space and an underground parking garage with 69 spaces.

In front of the open office areas, a covered circulation gallery serves primarily as a space for communication and social interaction. This social space opens toward both the Playground and the Main River.



A well-balanced approach to work-life balance.

Defined by Efficiency and Sustainability

In Berlin's parliamentary district, on the so-called Luisenblock West site, 400 m of office space were created to meet the Bundestag's short-term space requirements. The total project duration – from an initial feasibility study commissioned in September 2019 – spanned 27 months in total, with a construction period of less than 15 months.

The seven-story building was designed by the architectural firm Sauerbruch Hutton and constructed almost entirely from prefabricated timber modules. It was handed over to the occupant on December 22, 2021.

In the procurement process, the joint venture of KAUFMANN BAUSYSTEME and PRIMUS developments – acting as general contractor responsible for all planning, manufacturing, and construction services – prevailed with the architectural design by sauerbruch hutton. The concept was particularly compelling for its efficiency and sustainability credentials. Given the ambitious timeline, a modular or systems-based construction approach was the natural choice.



LUISENBLOCK-WEST, BERLIN (D)

GFA approx. 183,000 sq ft² | 450 Modules

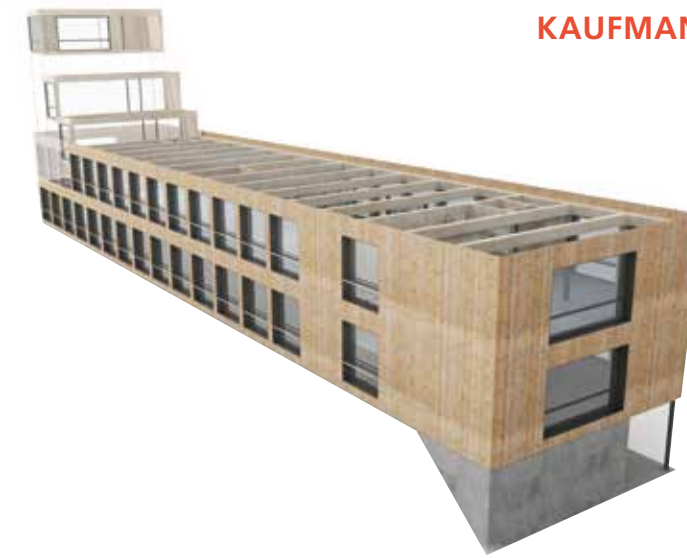
Owner: Bundesamt für Bauwesen und Raumordnung (BBR)

Architect: Sauerbruch Hutton Gesellschaft von Architekten mbH



Room Modules – Spaces with the Best Outlook.

Experience Built In



KAUFMANN BAUSYSTEME CORPORATE HQ, REUTHE (A)

GFA approx. 183,000 sq ft² | 32 Modules

Owner: Kaufmann Bausysteme GmbH

Architect: ARGE JK&P, nkbak, sps Architekten

As specialists in timber room module construction, 32 prefabricated timber modules were stacked into an elongated building volume for the company's own corporate headquarters at the entrance to Reuthe in Vorarlberg. Two stairwells provide lateral and longitudinal bracing. The ground floor, which is partially embedded in the hillside, is constructed in concrete.

The owner commissioned three architectural firms – their challenge was to transfer the experience they had already gained in residential and school modular construction to an office building context.

To ensure the maximum flexibility required in office construction, open timber frame modules were employed. Thanks to the high degree of prefabrication, a completed building was delivered in just 6 months.



Construction **6 MONTHS**
Concrete Work | Module Production | Module Installation | Completion

Ground-breaking

Occupancy

Office



Student Housing



Education



Hotel



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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