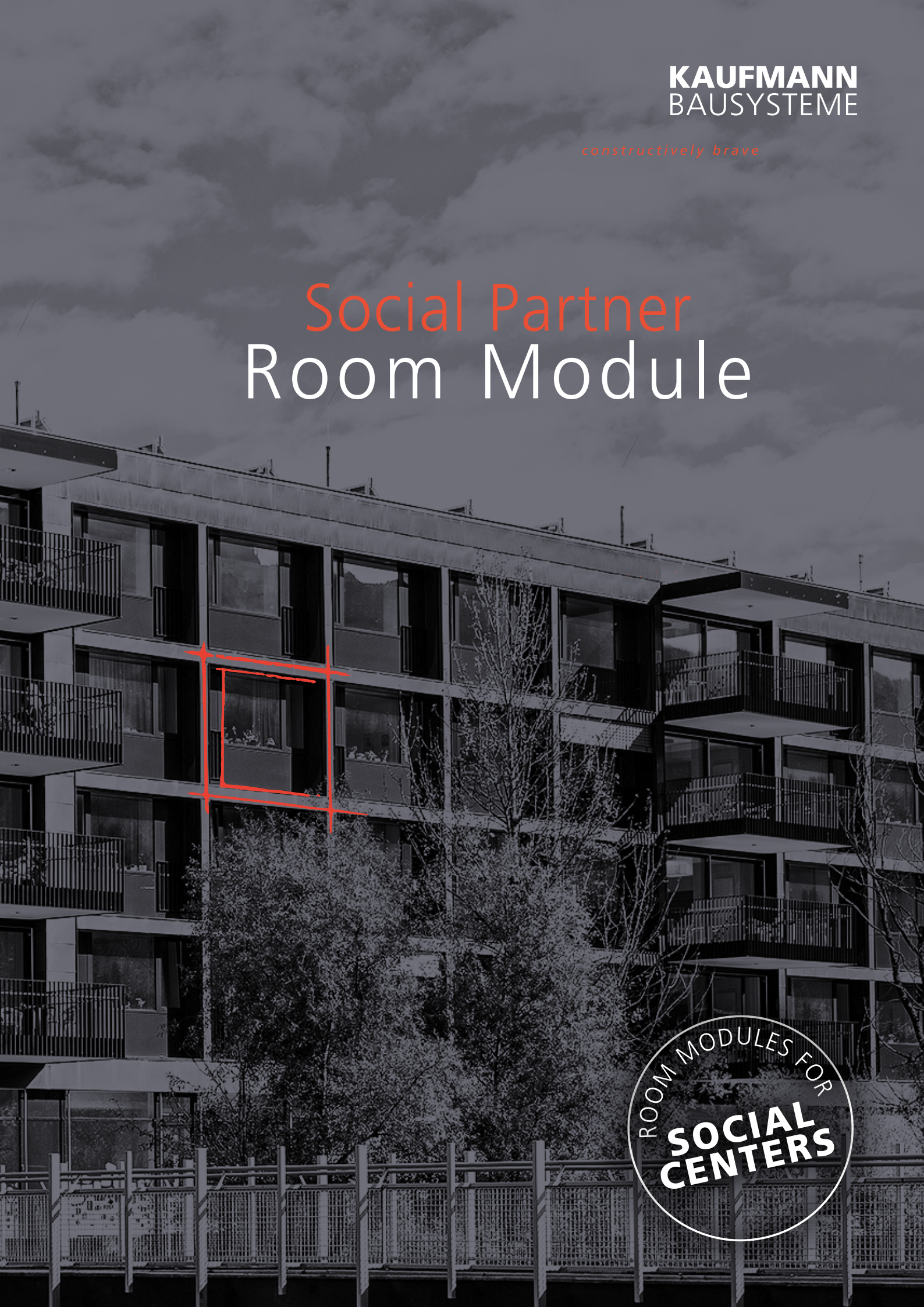
KAUFMANN
BAUSYSTEME

constructively brave

Social Partner
Room Module



ROOM MODULES FOR
SOCIAL CENTERS

Room Modules show the way to making the most of the home advantage.

Social real estate such as healthcare and care facilities places the highest demands on the well-being of residents. And this is precisely where timber as a building material comes into its own. Timber naturally regulates indoor climate. It smells good, feels good, and creates a pleasant, healthy room environment. Timber has sound-dampening and antibacterial properties, acts anti-statically to reduce dust, and naturally regulates the indoor climate. With its health-promoting properties, timber modular construction is ideally suited for social and care facilities.
For architects, it offers full design freedom – open room modules for communal areas and enclosed modules for individual rooms. Each room consists of one or two modules, enabling maximum factory prefabrication including all finishes and built-ins such as wet rooms and furnishings. The benefit to investors of faster commissioning through dramatically reduced construction time at the highest quality level is self-evident.

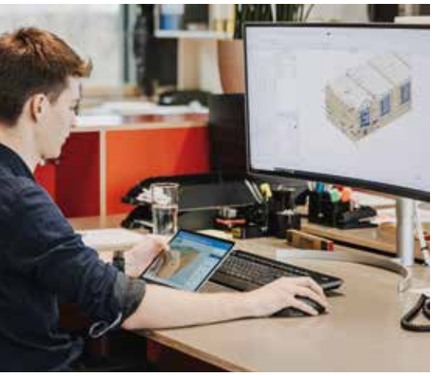
The future of social construction begins in the module.

Standardized, yet individually designed.

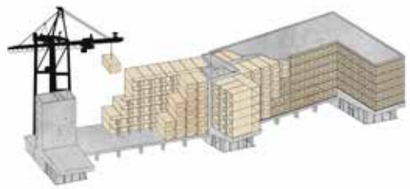
The residential building concept by KAUFMANN BAUSYSTEME is based on a clear, easily scalable construction principle: the combination of three base module types yields a wide variety of 1- to 4-room unit configurations. The individual floor plan types can then be combined into many building forms and sizes up to 6 stories. The room module system adapts individually to both urban planning requirements and the specific needs of each user.

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.



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.

Multi-Room Modules (“open modules”)

Single-Room-Modules

For us, timber is more than a material – it is a resource of value.

Landscape and Building
Harmoniously Interwoven

Several timber volumes, arranged in terraces and integrated into the hilly landscape, form the structure of the 120 accessible rooms. The building's functions are reflected in the façade: the ground-floor areas are extensively glazed, while the upper floors are defined by prefabricated larch wood cladding. Efficient escape routes and the integration of the building volumes into the topography allow for a simple fire protection concept. The highly prefabricated structural system and the careful selection of untreated natural materials are aimed at achieving the lowest possible primary energy demand.

The Josefhof in Graz is one of Austria's most modern healthcare facilities. The project is thoroughly ecological: it is designed to sit gently within the surrounding woodland and hilly landscape. All 120 fully accessible rooms are fitted with natural materials in timber modular construction, the building materials are CO^2-neutral, and external louvers are designed to reduce energy consumption. The landscape and building are interwoven – rooms offer unobstructed views of the natural surroundings, and the atria are planted to reflect the orchards and meadows of the surrounding landscape.

JOSEFHOF HEALTH CENTER, GRAZ (A)
GFA approx. 146,400 sq ft² | 120 Modules
Owner: VAEB Insurance Fund for Railways and Mining
Architect: Dietger Wissounig Architekten ZT GmbH

Ground-breaking

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

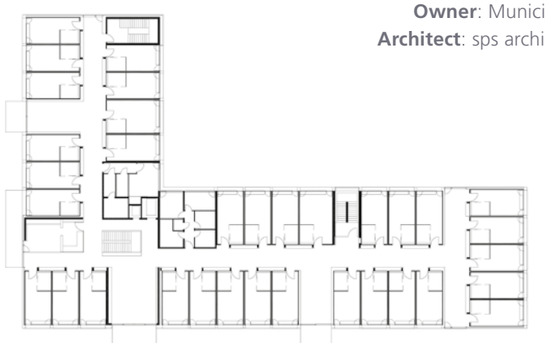
Occupancy

SERIAL RESIDENTIAL BUILDING, HALLEIN (A)

GFA approx. 110,000 sq ft² | 144 Modules

Owner: Municipality of Hallein

Architect: sps architekten, Thalgau



At the architect's suggestion, the Salzach promenade was extended along the riverfront of the building for the "Living on the Salzach" project, improving the connection to the city park.

Generosity of Urban Open Space

A design approach consistently oriented toward modular construction from the outset resulted in lower construction costs compared to conventional solid masonry with drywall partitions. The faster construction schedule makes the financial advantage even more compelling. To accommodate the system of identical timber elements and solid timber ceilings in the corridors, the architect had to revise the project design. KAUFMANN BAUSYSTEME prefabricated the 136 rooms with 144 beds in just 2 months at a high level of finish. In the production facility in Kalwang, Austria, modules were completed in series – up to four modules per day.

The living units and their wet rooms were fully equipped with all built-in furniture down to the coat hooks. After the partial basement and ground floor were completed in solid masonry construction, the essentially move-in-ready residential units were installed on site – approximately 10 to 13 modules per day – with only the curtains and movable furnishings still to be added.

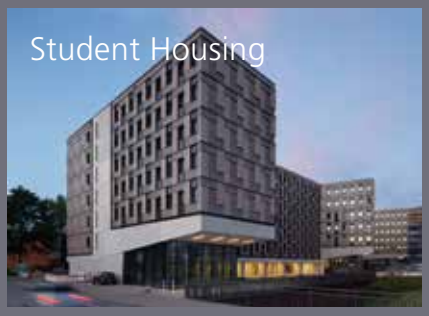
For us, timber is more than a material – it is a resource of value.

An Appreciation for the Quality of Materials

Senior and care homes are exceptionally well suited to timber modular construction due to their use-driven small-cell repetition. 60 rooms for the Antoniushaus were prefabricated in the factory complete with full fit-out and installed within a matter of days onto the reinforced concrete slab above the ground floor.

ANTONIUSHAUS SENIOR & CARE HOME, FELDKIRCH (A)
GFA approx. 21,000 sq ft² | 60 Modules
Owner: Kreuzschwestern Europa Mitte GmbH
Architect: Johannes Kaufmann Architektur, Dornbirn

The modular system construction reduced the construction period by 5 months. Excellent acoustic performance results from the double-shell wall assembly. Each room is separated from the next by an air gap, and the load-bearing longitudinal walls are stacked on elastomeric bearing pads.



ROOM MODULES FOR **SOCIAL CENTERS**

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

Kaufmann Bausysteme GmbH
Baien 115 | 6870 Reuthe | Austria
info@kaufmannbausysteme.at
kaufmannbausysteme.at

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

KAUFMANN BAUSYSTEME

constructively brave