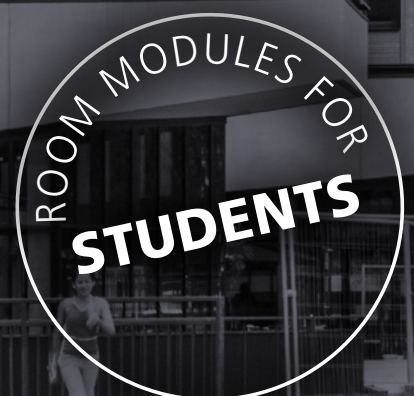


KAUFMANN
BAUSYSTEME

constructively brave

Study Companion Room Module





What makes our Room Modules special ...

is, on one hand, the time advantage – a true gain, because the room modules are weather-independently prefabricated and need only be installed on site. On the other hand, what makes them special is the high degree of prefabrication: room modules arrive already equipped with building services, windows, and floor finishes – significantly shortening the on-site construction process.

Digital module production is a reality at KAUFMANN BAUSYSTEME – enabling transparent communication and continuous quality control across every step of the production process through integrated digital workflows.

The room module continues to evolve and will therefore become an increasingly important part of the future of construction: as living space and a new approach to affordable housing, as an educational space for cost-conscious and time-efficient school buildings and student residences, as a creative space for inspiring educational projects, and as an attractive workspace in architecturally ambitious office complexes.



Those who study our room modules recognize their potential.

Form Follows Function.

In numerous outstanding student residence projects, we have demonstrated the exceptional performance of prefabricated timber modules – much to the delight of our clients, who appreciate the short timeline from planning to completion. Students appreciate it too: they benefit from the high-quality environment created by exposed wood surfaces and functional interior furnishings – spaces that support focused study in their micro-apartments and foster relaxed breaks and lively exchange in the communal multi-room module zones.

Student Residences as Yield Drivers for Investors.

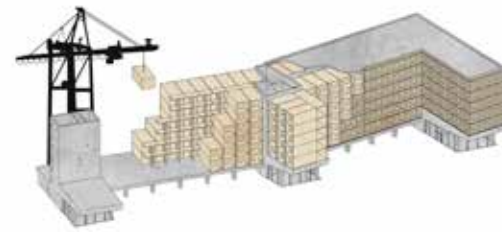
For investors and operators, the challenge is to close the gap between affordability and added value as effectively as possible, in order to ultimately offer students an attractive proposition. Timber modular construction supports investors and operators in developing the right product for this younger generation, amid growing awareness of climate and sustainability issues. The advantage of faster commissioning – through dramatically reduced construction time and the demanding quality of workmanship – creates clear added value.





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.

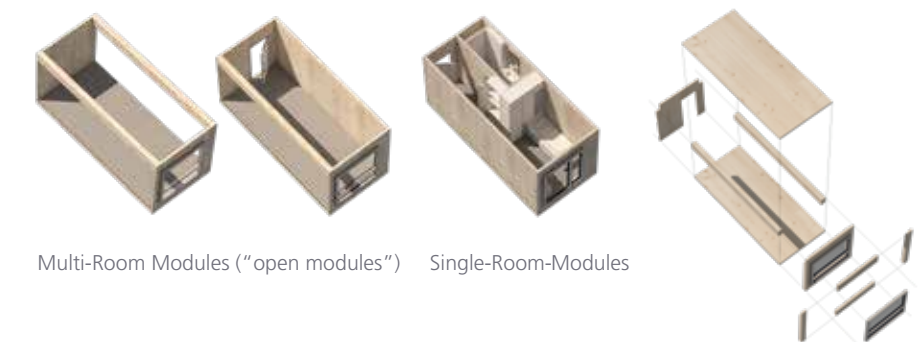
At our production facilities in Kalwang, Austria, as well as Berlin, we manufacture across 215,000 sq ft of floor space up to 4,000 room modules per year, with a prefabrication degree of up to 95 % – for a wide range of applications including schools, childcare centers, hotels, residential developments,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



KAUFMANNBAUSYSTEME



What else you can learn from our room module:

Creating something great — like WOODIE

The student residence in Hamburg-Wilhelmsburg, with its 371 student apartments in timber modular construction, was the world's largest timber modular building at the time of its completion. At WOODIE, the responsible use of resources is at the top of the agenda. Its 37 floors are constructed entirely from timber. Timber is a natural building material – it is renewable and binds CO² from the atmosphere. It is lightweight and highly stable with a beautiful surface. Timber breathes and naturally regulates indoor climate and humidity.

The load-bearing base structure was constructed in reinforced concrete to transfer the loads of the 6 upper floors of timber room modules into the foundations. The stairwells are likewise in reinforced concrete and serve for lateral bracing and wind load resistance. The use concept is essentially residential, organized around modular micro-apartments. It provides a functional and broadly adaptable spatial hierarchy from private living space to public realm. The building and its surroundings are designed to be flexibly reconfigured with minimal effort – accommodating diverse living scenarios and special needs of the residents.

This fundamental flexibility and variability of the building is intended to enable options for both expanding and reducing living areas – responding to tenants' individual planning needs as well as broader social changes.

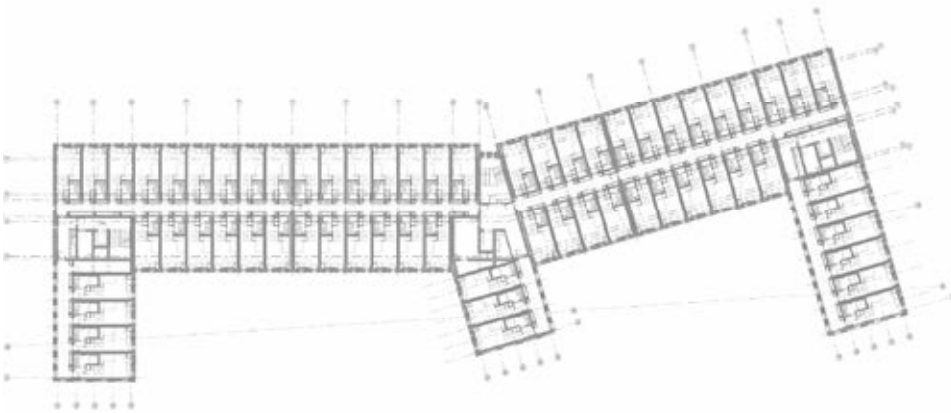
All access corridors consist of precast reinforced concrete elements connected with four concrete columns each into table-like frames, which also contribute to the lateral bracing of the building. The modules were additionally fixed in position to these frames.

"When we build with timber, we don't suddenly solve all the world's problems, but timber construction is a big step in the right direction."

Lorenz Nagel, Primus developments

Modular construction in timber system construction / timber modular construction offers significant advantages when high demands are placed on flexibility, energy efficiency, sustainability, and cost-effectiveness. Timber modular construction excels on all fronts.

WOODIE UNIVERSAL DESIGN QUARTER, HAMBURG (D)
GFA approx. 129,200 sq ft² | 371 Modules
Owner: PRIMUS developments
Architect: Sauerbruch Hutton, Berlin



Groundbreaking Construction 13 MONTHS Occupancy

Concrete Work | Module Production | Module Installation | Completion

HOLZTECHNIKUM BOARDING SCHOOL, KUCHL (A)

GFA approx. 44,720 sq ft² | 82 Modules

Owner: Holztechnikum Kuchl Association

Architect: sps architekten zt gmbH, Thalgau

As an educational and production hub centered on the native raw material of timber, the municipality of Kuchl has built a national and international reputation over decades of development. Its flagship is the Wissenscampus Kuchl, now recognized as a quality benchmark and an innovative center for education and professional training. The Holztechnikum Kuchl forms the origin of the campus. Beyond vocational training, the private school has also taken on the responsibility of housing and caring for its students.

What else you can learn from our room module:

Setting records like in Kuchl

The 57 ft wide and 88 ft deep building volume was constructed as a modular build with six stories, making it the tallest timber student residence in Europe. In the boarding school, timber — the material students study daily in their training — is made tangible through its consistent use both inside and out. The untreated exposed surfaces of the interior walls create atmospheric spaces with a high quality of stay in both communal zones and individual rooms. The perimeter-arranged, 100% prefabricated modules with integrated wet rooms are acoustically decoupled at their connections and also perform a structural load-bearing function.



"With the new boarding school building, the more than 70-year-long momentum of the HTK reached a new high point. The commitment of the school and the municipality has been given a worthy landmark."

Simon Speigner, sps architekten

Construction **6 MONTHS**

Concrete Work | Module Production | Module Installation | Completion

Ground-breaking

Occupancy

LUTTERTERRASSE STUDENT RESIDENCE, GÖTTINGEN (D)

GFA approx. 106,850 sq ft² | 264 Modules

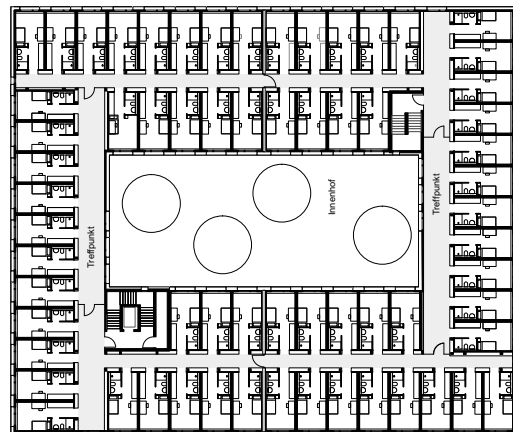
Owner: Studentenwerk Göttingen

Architect: LIMA architekten



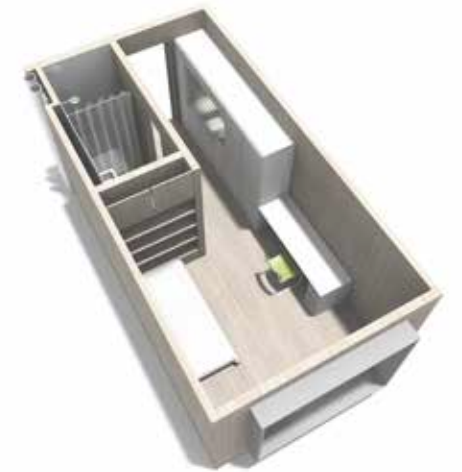
What else you can learn from our room module:

Being fast like in Göttingen



In terms of design and use, the student residence divides into two zones: a solid, robust reinforced concrete base housing the communally used spaces, and four apartment floors in lightweight solid timber modular construction. While concrete work proceeded on site, the upper floors were simultaneously produced as apartment modules in our production facility. Exclusively spruce timber from European sources was used. Each unit features a wet room and a kitchen unit integrated into a multifunctional furniture element. The exposed timber surfaces promote a healthy indoor climate and give the units a warm, calm residential atmosphere. Upon completion of the base structure, the high degree of prefabrication allowed the apartments to be installed rapidly.

Interior walls and floor slabs are each formed by two walls of adjacent modules with an insulating layer between them. The facade likewise consists of the load-bearing solid timber module end wall, a mineral wool insulation layer, and a cement fiber board as a weatherproof outer cladding. The Lutterterrasse student residence was designed and built to the German EnEV energy standard. With its highly efficient building envelope, the building achieves the KfW Efficiency House 55 standard. The building uses district heating from combined heat and power as its energy source, connected to the existing district heating network of the University of Göttingen.



Student Housing



Social Centers



Office



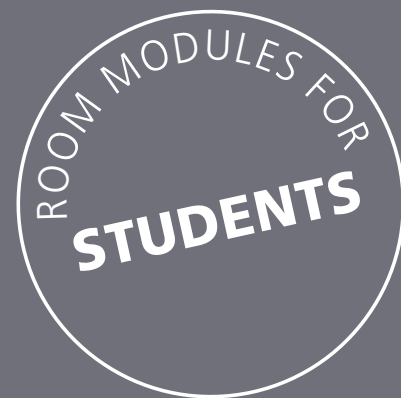
Education



Hotel



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



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

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