

KAUFMANN
BAUSYSTEME

constructively brave

Living Partner Room Module

ROOM MODULES FOR
RESIDENTIAL



Where the Room
Module moves in,
lies the future
of residential
construction.

The future of residential construction will be serial, modular, and in timber. This requires a shift in thinking across all stakeholders – exactly in line with the vision of KAUFMANN BAUSYSTEME as an industry pioneer. The room module shows the way: from prototyping toward greater standardization for the rapid serial delivery of residential projects. Buildings need not be reinvented from scratch each time, but defined as recurring type products with sufficient flexibility for individual solutions.

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 the pressing issue of affordable housing, as an educational space for cost-conscious and time-efficient school buildings and student residences, as a creative space for inspiring education projects such as daycare centers, and as an attractive workspace in architecturally ambitious office complexes.

Gaining Space with a System. Residential Construction Redefined.

Form Follows Function.

In numerous outstanding student housing 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.

Standardized, yet individually designed.

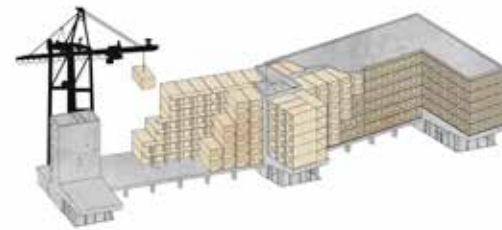
The residential building concept by KAUFMANN BAUSYSTEME is based on a clear, easily scalable construction principle: the combination of three base module types yields a wide variety of 1- to 4-room unit configurations. The individual floor plan types can then be combined into many building forms and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





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



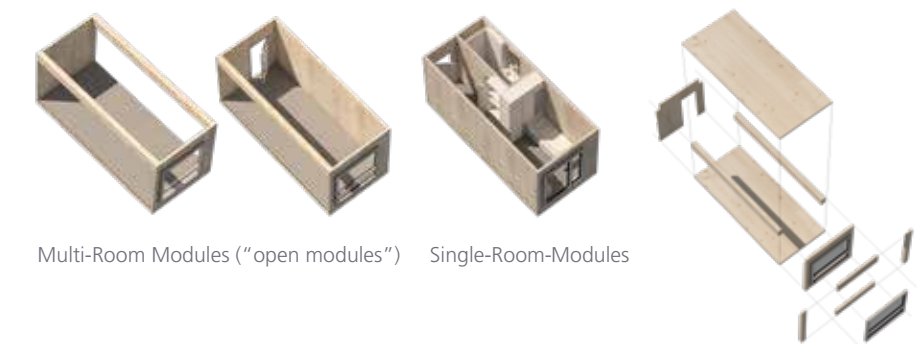
QR codes, we track each module from prefabrication through installation, documenting every step through final inspection – ensuring complete information transparency even after the building is commissioned.

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.

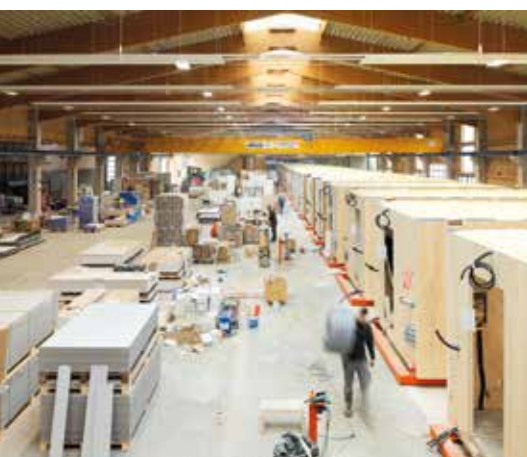
Depending on the intended use, room modules are fully finished on the interior with all surface finishes, windows, and doors, and complete with all plumbing and sanitary fixtures.

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.



Room Modules – Naturally Equipped with the Best Features.

Resource-Efficient and Sustainable Infill Development.

In Langenegg, in the district known as “Leiten,” the municipality owned a designated plot of approximately 106,500 sq ft. This site was used to develop a master plan concept with the goal of creating an affordable housing solution for the residents of Langenegg – guided by principles of sustainable land use through compact, higher-density construction. The stated goal was to develop the new “Leiten” quarter not only with a high standard of residential and living quality, but also through high-quality design that is sympathetic to the character of the existing townscape.

The classic hamlet structure of the Bregenzerwald region serves as the urban design leitmotif for a resource-efficient and sustainable infill development of the built fabric. The design criteria for a livable residential environment in this sense are density, atmosphere, and identity. The new residential quarter, consisting of three building volumes and a shared underground parking garage, integrates into the existing built fabric in accordance with the spatial planning principles formulated at the outset. The floor plans are based on the purelin living system, developed as a modular timber construction system and

adapted for this project. The two street-flanking buildings with cross gables are organized as a double-loaded plan type with an internal staircase. The building in the second row is designed as an access-gallery type with a pitched roof. Its facade also differs from the two front-row buildings, featuring a screen facade treatment.

LEITEN RESIDENTIAL DEVELOPMENT, LANGENEGG (A)

GFA approx. 22,450 sq ft² | 87 Modules

Owner: ZIMA Wohnbaugesellschaft mbH

Architect: JK&P Architekten, Dornbirn





UHLANDSTRASSE RESIDENTIAL PROJECT, BERLIN (D)

GFA approx. 56,600 sq ft² | 140 Modules

Owner: DIV 30. Berlin Invest GmbH Co. KG

Architect: JK&P Architektur – ARGE nkbak

On Uhländstraße in Berlin's Charlottenburg/Wilmersdorf district, new rental apartments were created in two rear courtyards across two 6-story buildings. The fully fitted-out room modules were designed by the architectural firm Johannes Kaufmann and Partner and produced at the Kalwang production facility. The factory fit-out included a fully equipped bathroom and a built-in kitchen in every unit. The apartments are fitted with underfloor heating and left the factory with parquet flooring and all surface-finished coatings on walls and ceilings already installed. On site, only the supply connections into the units and the linking of rooms at the door openings remained to be completed.

Construction 11 MONTHS

Concrete Work | Module Production | Module Installation | Completion

Ground-breaking

Occupancy

Room Modules – Naturally Equipped with the Best Features.

This Is What Full Fit-Out Looks Like

The modules were lifted over the existing buildings into the rear courtyard and installed under challenging site conditions. For the surrounding neighborhood, the new buildings were constructed very gently and quietly in a short period of time.

The project was realized to KfW 40 NH standard with DGNB Silver certification. Indoor climate, CO² balance, and well-considered unit typologies are further arguments in favor of this approach to construction.



Room Modules – Naturally Equipped with the Best Features.

A Compact Concept for Highly Efficient, Affordable Housing

On the Nonnenbuckel site, Stadt-siedlung Heilbronn has developed a modern residential quarter of approximately 520 units across roughly 15 acres. As part of the NON.K Compact Living concept, we delivered 45 apartments. The compact concept is based on the principle of creating the most efficient – and therefore affordable – housing units possible.

The unit mix consists predominantly of compact 2-room apartments ranging in size from 506 to 581 sq ft. Each unit consists of two serially prefabricated modules with a high repetition factor. While the basement and circulation cores were being cast in concrete on site, module prefabrication proceeded simultaneously to the highest standard of craftsmanship at the Kalwang facility. Upon completion of the solid construction, modules were delivered just-in-time and set directly onto the building. This construction sequencing enabled a turnkey completion of the modular building in just eight months.



Ground-breaking
Construction **8 MONTHS**
Concrete Work | Module Production | Module Installation | Completion
Occupancy



The exposed timber surfaces inside the apartments create a distinctive residential atmosphere, and the generous balconies extend the living area with wonderful views of the surrounding area and the city. The pre-greyed timber facade signals from the outside what was also realized on the inside: a timber building. Through the facade design, the building stands out clearly from the other residential buildings in the quarter.

NON.K RESIDENTIAL BUILDING, HEILBRONN (D)

GFA approx. 34,250 sq ft | 45 Apartments

Owner: Stadsiedlung Heilbronn GmbH

Architect: vogt.heller architekten gmbh



Residential



Student Housing



Office



Hotel



Social Centers



Education



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
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