PROJECT REPORT

Munich
LIVE-WORK-STAY at 3.41

Data and facts

Company	PORR GmbH & Co. KGaA
Type	Hotels
Runtime	12.2011 - 12.2013
Principal	Münchener Grund / UBM Development

Project report online

www.porr.de

Mixed-use complex comprising hotel, office and residential facilities

Hotel with 207 rooms and suites

The hotel building, approximately 140 m long, has a total of 207 rooms and suites. The layout includes a lobby, conference facilities and a terrace, as well as bar and dining areas. The conference rooms have direct access to the outdoor areas.

Working and living in the building complex

The adjacent office complex comprises 405 m² of retail space on the ground floor as well as 2,778 m² of office space on the upper floors. The office spaces are designed for a variety of uses. A separate residential building has been constructed in the inner courtyard, comprising 26 owner-occupied flats with a total living area of 1,878 m², which, depending on their location, feature a balcony, terrace, roof terrace and/or garden area.

City garden as a shared outdoor space

The project includes a city garden covering approximately 2,700 m², which adjoins the hotel and the residential building. The outdoor areas form a shared outdoor space for the quarter's various functional elements. The city garden thus complements the different building functions with interconnected open spaces.

Turnkey construction of various building typologies

PORR was responsible for the turnkey construction of the entire complex, including the hotel, office block, retail spaces, residential building, underground car park as well as basement. The scope of work comprised the coordination and realisation of the various building typologies within a single overall project. Hotel, office, retail and residential uses were thus integrated into a cohesive complex.

Living, working and staying overnight in one location

The '3.41' project has created a building complex in Munich-Sendling that combines residential, office, hotel and retail uses in a single location. The combination of these different uses forms the basis of the urban development concept.

Impressions

Image notes

1

A complex consisting of a 4-star design hotel, an office building including retail space on the first floor and a residential building with 26 condominiums was built on Albert-Roßhaupter-Strasse.

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2

LIVE-WORK-STAY in 3.41, Munich.

The residential building is quietly located in the inner courtyard with many green spaces.

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3

LIVE-WORK-STAY at 3.41, Munich

Bright yellow and coral red, combined with strong anthracite tones define the hotel's interior design

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Do you have questions about the project or would you like to learn more? Feel free to contact us for further information.

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