



Munich Nouvelle Four

Data and facts

Company	PORR GmbH & Co. KGaA
Type	Office buildings
Runtime	07.2025 - 12.2026
Principal	Lehel Höfe GmbH c/o Athos KG

[Project report online](#)

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Challenging construction project in the heart of Munich

The above-ground sections L5, T11, T15, and T17 will offer high-quality office space in the future. The facades of the historic buildings will be renovated true to the original. Liebherrstraße 5 will have an additional floor on the fourth floor and a roof truss based on the historical model, as will Thierschstraße 11. The existing buildings at Thierschstraße 15–17 have already been completely demolished and will be replaced by a new building: The front building T15 will be a reinforced concrete structure with an ETICS facade and a pitched roof over two attic floors, while the rear building T17 will be a reinforced concrete structure with a rear-ventilated clinker facade and a green flat roof.

Focus on efficient construction planning and sustainability

The challenges of building in an existing structure and the inner-city location without storage space require precise logistics planning that closely interlinks and coordinates all delivery and construction processes. To ensure efficient implementation, the project is being carried out according to the LEAN principle. The focus is on continuous optimization of processes and close cooperation between all parties involved in order to reliably meet both the structural requirements and the schedule. Special attention is being paid to sustainability: DGNB Gold and WiredScore certification are being sought to ensure that the building meets the highest ecological standards.

Modern facilities in a central location

A total of around 15,207 m² of office space will be created, divisible from 5,000 m². The high-quality facilities of the future office properties include contactless access, lighting with modern LED technology, electric external sun protection, elevators, and terraces for exclusive use.

The location offers excellent transport links: the Isartor S-Bahn station, a bus line, and several tram lines are just a few minutes' walk away. The A94 motorway, the main train station, and Munich Airport are also within easy reach. A wide range of shopping and dining options are located in the immediate vicinity.

Impressions



Image notes

1

Nouvelle Four, Munich

2

Nouvelle Four, Munich

The high-quality amenities include contactless access, electric external sun protection, elevators, and terraces for exclusive use.

3

Nouvelle Four, Munich

New construction and expansion in Altstadt-Lehel: The focus is on high-quality offices, sustainable planning, and DGNB Gold certification.

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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