



FLEUR DU LAC

NEW CONSTRUCTION OF MULTI-FAMILY APARTMENT BLOCKS
ERMATINGEN – TG

N° 12041E

Principal

HRS Investment AG
Walzmühlestrasse 48
8501 Frauenfeld

General contractor

HRS Real Estate AG
Walzmühlestrasse 48
8501 Frauenfeld

Architect

Pfister Schiess Tropeano &
Partner Architekten AG
Mainaustrasse 35
8008 Zurich

Civil engineers

Rolf Soller AG
Bernrainstrasse 2
8280 Kreuzlingen

Technical consultants

Electrical engineers:
Elektroplanung Beerli AG
Gewerbstrasse 7
8500 Frauenfeld

HVACS engineers:

Amstein + Walther AG
Stammeraustasse 8
8500 Frauenfeld

Construction project location

Hauptstrasse 43 – 49
8272 Ermatingen

Planning

2012

Implementation

2014 – 2016



LOCATION/HISTORY

Ermatingen (TG) is located near Kreuzlingen, on the southern shore of the Untersee. Thanks to its beautiful lakeside location, the village is very popular as a place to live. HRS Investment AG acquired an attractive property with lake views on the western perimeter of the village between the main road and the railway line. As general contractor, HRS Real Estate AG was responsible for developing the site: four apartment buildings with a total of 23 comfortable condominiums were built on the plot.

CONCEPT/ARCHITECTURE

Fleur du Lac – the name of the development reflects its proximity to the lake. The challenge of living in and with nature was a source of inspiration for the architects. Built parallel to the slope, the four houses are staggered in relation to each other and thus offer a feeling of lightness, but still appear as a harmonious unit. New materials were skilfully integrated into the natural surroundings and offer residents a smooth transition from indoor to outdoor life. Large window facades let the sunlight, the blue of the



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quiet residential atmosphere. The underground car park, a greened area designed as a separate unit, allows direct access to the four residential buildings.

SPECIAL FEATURES

Due to its relatively steep location with a gradient of 15 per cent and the generally poor subsoil near the lake, the building site had to be secured with micro piles and full displacement piles. Drainage is assured by means of drainage systems and filter concrete layers.

Logistics had to be carefully planned for site deliveries. For example, one lane of the main road above the construction site perimeter had to be repeatedly closed for a period of time. The parking garage for the 23 apartments is on two levels.

ENERGY CONCEPT / SUSTAINABILITY

At the Fleur du Lac development, all insulation values comply with the Minergie standard's strict requirements. Heating is provided by environmentally friendly natural gas from the municipal power utility in Constance. Each of the four buildings has a heating system with a gas furnace to supply heating to the apartments.

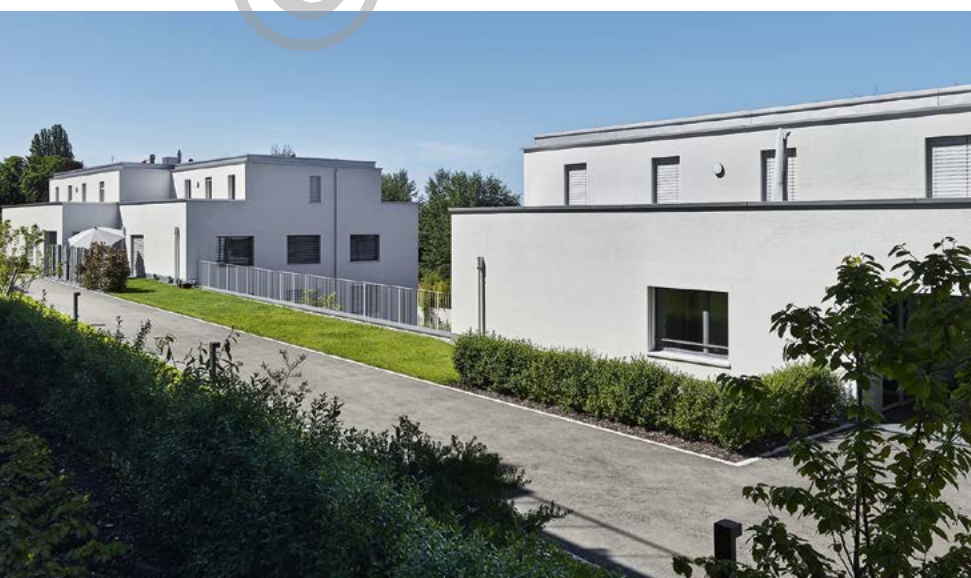


lake and the green of the reeds into the living areas. Filigree railings of lacquered steel reflect the tireless play of nature.

The apartments were designed to a high standard. On the normal floor of each house there are two apartments adjacent to each other, in the basement and attic floor there is a garden apartment and a penthouse apartment, respectively.

Thanks to the experience and flexibility of HRS Real Estate AG as a general contractor, the requirements and wishes of the apartment owners were taken into account whenever possible.

The four buildings are connected by harmoniously integrated paths with relaxation areas, terraces and few steps. The parking spaces for visitors and the entrance to the underground parking garage are designed to be unobtrusive and hardly disturb the



PROJECT DATA

Total cost:	approx. CHF 18.5 million (excl. land)
SIA volume:	20,850 m³
Plot size:	5,822 m²
Gross floor area:	6,795 m²
Total usable space (apartments):	2,562 m²
2½-room apartments:	3
3½-room apartments:	10
4½-room apartments:	10
Parking spaces	
Outdoors:	13
Indoors:	69 incl. 20 spaces for adjacent building (underground parking garage on two levels)