



# DORADO

## REINACH - BL

### PRINCIPAL

AXA Leben AG  
p. a. AXA Investment  
Managers Schweiz AG  
Affolternstrasse 42  
8050 Zurich

### TOTAL CONTRACTOR

HRS Real Estate AG  
Hochbergerstrasse 60 C  
4057 Basel

### ARCHITECT

Morger Partner  
Architekten AG  
Spitalstrasse 8  
4056 Basel

### CIVIL ENGINEER

Ribi + Blum AG  
Ingenieure und Planer SIA/  
USIC  
Eggbühlstrasse 36  
8050 Zurich

### TECHNICAL OFFICES

HVAC ENGINEERS  
TEBIT Haustechnik AG  
Hauptstrasse 28  
4102 Binningen

### ELECTRICAL ENGINEERS

Scherler AG  
Reinacherstrasse 129  
4053 Basel

### SANITARY ENGINEERS

SANPLAN Ingenieure AG  
Gewerbstrasse 2  
4415 Lausen

### BUILDING PHYSICIST

Kopitsis Bauphysik AG  
Zentralstrasse 52 A  
5610 Wohlen

### FAÇADE ENGINEER

NM Fassadentechnik AG  
Innere Margarethenstrasse 26  
4051 Basel



## NEW-BUILD RESIDENTIAL AND COMMERCIAL BUILDING

**HISTORY / LOCATION** > Reinach (BL) is located west of the city of Basel and is the second largest municipality in the Arlesheim district. The conurbation municipality offers its approximately 20,000 residents an appealing mix of charming village character and versatile, urban-like offerings, complemented by its immediate proximity to the city.

The residents of the new "Dorado" building on the corner of Bruggstrasse and Hauptstrasse, not far from the village centre, will also benefit from this. Tram stops with direct connections to the SBB railway station are situated nearby; the A18 highway can be reached in just a few minutes.

**CONCEPT / ARCHITECTURE** > The new "Dorado" building project comprises 85 attractive rental flats. Singletons, couples, or small families will find an ideal home in the 1½- to 4½-room flats or in two flat shares. Modern, individual floor plans meet a wide range of living requirements and a superior standard of finish guarantees a high quality of living. The flats are located on the three to six upper floors, while AXA Versicherung has opened a branch on the ground floor. In the basement, there are parking spaces for cars and bicycles, including five spaces with charging stations for electric vehicles, as well as five additional spare spaces. The new building consists of a reinforced concrete skeleton and a rear-ventilated concrete façade. The interlocking

### BUILDING LOCATION

Hauptstrasse 53  
Bruggstrasse 1, 3, 5, 7  
4153 Reinach

Execution 2021 - 2022

Produced in Switzerland



concrete elements, manufactured to plan, as well as the slat blinds and wood and metal windows give the façade its characteristic appearance. The beautiful living environment resulting from the high-quality, aesthetic architecture is already obvious at first glance. Cosy loggias and a beautifully designed inner courtyard with a playground, fountain, planted beds, and seating areas emphasise the delightful feeling of living here.

**SPECIAL FEATURES** > With the Dorado development, the total contractor, HRS Real Estate, has delivered further proof of its well-known full cost, quality and schedule guarantee. It is a remarkable feat to construct such a building in just 19.5 months. Due to the tight schedule, the interior work started at the same time as the shell construction.

Before construction began, the old buildings were demolished. Initially, an old house had to remain standing because the power supply for the tram line was attached to it. In addition, contaminated materials had to be disposed of and archaeological investigations had to be carried out.

**ENERGY CONCEPT/SUSTAINABILITY** > The energy supply is provided by two heat pumps, fed by 35 heat probes which extend 220 metres down into the earth. The flats are heated via underfloor heating.

A photovoltaic system with a 66-kilowatt peak output produces environmentally-friendly electricity on the green roof. The building is extremely energy-efficient, meets the strict requirements of Minergie P®, was built in accordance with Minergie Eco® and has a roof water infiltration system.



#### PROJECT DATA

Total costs (CHF)	38 million
Plot area	5,350 m <sup>2</sup>
Gross floor area	9,024 m <sup>2</sup>
SIA volumes	44,367 m <sup>3</sup>
Floors	1 basement, 1 ground, 6 upper storeys
Division of the areas	Commercial: 524 m <sup>2</sup> Residential: 6,000 m <sup>2</sup>
Division of the apartments	Total: 85 1½ room: 16 2½ room: 23 3½ room: 30 4½ room: 14 Flat share: 2
Car parking spaces	93 (1 Mobility) in basement
Bicycle parking spaces	450 spaces in basement (double-decker spaces on each of the 7 staircases, bicycle racks outside)