



# B\_SMART HOTEL

## ARBON – TG

### PRINCIPAL

Toni Hilti Familien-  
Treuhanderschaft (THF) AG  
Zollstrasse 13  
9494 Schaan

### DEVELOPMENT

HRS Investment AG  
Walzmühlestrasse 48  
8501 Frauenfeld

### TOTAL CONTRACTOR

HRS Real Estate AG  
St. Leonhardstrasse 76  
9000 St. Gallen

### ARCHITECT

BauWerk Architektur  
und Raumplanungs AG  
Schmiedgasse 6  
9320 Arbon

### CIVIL ENGINEER

Ribi + Blum AG  
Konsumhof 3  
8580 Romanshorn

### TECHNICAL OFFICES

ELECTRICAL ENGINEER  
Corenta AG  
Im Schörli 3  
8600 Dübendorf

### HVACS ENGINEER

Haustechnik Plan B  
Davidstrasse 30  
9000 St. Gallen

### BUILDING PHYSICS

Kopitsis Bauphysik AG  
Zentralstrasse 52a  
5610 Wohlen



## NEW HOTEL AND OWNER- OCCUPIED FLATS

**HISTORY / LOCATION >** Arbon (Thurgau) has a population of 15,000. In an idyllic setting beside Lake Constance, the town has long been associated with the historic production of Saurer trucks. A design plan for the disused Saurer site was drawn up in 2007, setting out the creation of a new district called Saurer WerkZwei.

In 2012, HRS Real Estate AG purchased and began steadily developing the 200,000 m<sup>2</sup> site west of Arbon train station. By 2022, around over 300 apartments had been built. Further attractions include the Presswerk restaurant and event venue, the Giesserei restaurant and the Hamel shopping centre. The 11,000 m<sup>2</sup> city park and 7,800 m<sup>2</sup> Franz Saurer Passage are seen as key elements

of the development. It is just 400 m from the train station and the A1 motorway is under 4 km away. The construction of the b\_smart Hotel with 63 rooms and a parking garage by HRS Real Estate AG marks another milestone in the Saurer WerkZwei development. The hotel and its adjoining building, containing 18 owner-occupied flats, are located next to the Lakeside development, also constructed by HRS Real Estate AG.

**CONCEPT / ARCHITECTURE >** The hotel building facing the street offers a spectacular view of Lake Constance. On the ground floor there is a bar, a restaurant and conference rooms. The six floors above contain 63 hotel rooms, with fitness and wellness rooms also included on the top floor.

### BUILDING LOCATION

Giessereistrasse 6 and 8  
9320 Arbon

Execution 2021 – 2023

Produced in Switzerland







The hotel operator is Liechtenstein-based company b\_smart selection, which runs 18 hotels and motels in a range of locations. The innovative self check-in concept allows guests to book and check in independently around the clock.

The residential building at the northwest end of the construction site has 18 owner-occupied flats with ingenious floor plans, superb fittings and furnishings, spacious outdoor areas and two commercial spaces.

**SPECIAL FEATURES >** The proximity to Lake Constance meant the need for extensive measures to lower the groundwater. This involved the Wellpoint process: for drainage, lances with vacuum pumps were installed around the excavation pit, which sucked the water out of the ground using negative pressure.

Full displacement piles were driven up to 40 m into the ground and serve as the supporting structure for the buildings.

**ENERGY CONCEPT / SUSTAINABILITY >** Heat is supplied via underfloor heating. The energy comes from the Morgental Energy Park, which was recognised by the Federal Office of Energy as a lighthouse project of national importance and a model of energy transition. The Morgental Energy Park uses energy from sewage gas, wastewater, waste wood, sun and biomass on the ARA Morgental site.

Domestic hot water for the new buildings is generated via five geothermal probes and a brine-water heat pump. This also provides free cooling in summer.

#### PROJECT DATA

Total costs (CHF)	23.5 million
Site area	567 m <sup>2</sup>
Gross floor area	2,954 m <sup>2</sup>
SIA building volume	9,718 m <sup>3</sup>
Floors	1 basement level, 1 ground floor, 6 upper floors
Flats	
- 3.5 rooms	6
- 4.5 rooms	12
Hotel parking spaces	
- Cars	21 underground
- Bicycles	7 above ground
MFH parking spaces	
- Cars	21 underground
- Bicycles	46 underground
- Bicycles	20 above ground

