



# AKARA TOWER BADEN - AG

## PRINCIPAL

Swiss Prime Site Solution AG  
Alpenstrasse 15  
6300 Zug

## TOTAL CONTRACTOR

HRS Real Estate AG  
Siewerdtstrasse 8  
8050 Zurich

## ARCHITECT

pool Architekten  
Genossenschaft  
Bremgartnerstrasse 7  
8003 Zurich

## COMMUNITY OF REPRESENTATIVES

Michael Meier und Marius  
Hug Architekten AG  
Binzstrasse 12  
8045 Zurich

## CIVIL ENGINEER

**HIGH-RISE BUILDING**  
Schnetzer Puskas  
Ingenieure AG  
Zweierstrasse 100  
8003 Zurich

## CIVIL ENGINEER

**PARKING GARAGE**  
Ribi + Blum AG  
Hagenholzstrasse 83b  
8050 Zurich

## TECHNICAL OFFICES

**ELECTRICAL ENGINEER**  
HKG Engineering AG  
Im Langacker 20  
5405 Dättwil

## HVACS AND FIRE

**PROTECTION ENGINEER**  
Amstein + Walthert AG  
Andreasstrasse 5  
8050 Zurich

## BUILDING PHYSICS

Kopitsis Bauphysik AG  
Zentralstrasse 52a  
5610 Wohlen

## LANDSCAPE ARCHITECT

Naef Landschaftsarchitekten  
GmbH  
Stahlrain 6  
5200 Brugg

## BUILDING LOCATION

Brown Boveri Platz 4  
5400 Baden

Execution 2020 - 2023

Produced in Switzerland

architectes.ch



## NEW BUILDING FOR RESIDENTIAL AND COMMERCIAL USE

**HISTORY / LOCATION** > In a central location between the cities of Zurich, Basel and Bern, the town of Baden (Aargau canton) is one of the six strongest economic regions in Switzerland. With nearly 20,000 inhabitants, Baden is an attractive place to live and work.

Real estate service provider HRS Real Estate AG has now built the Akara Tower, the tallest building in Baden, at Brown Boveri Platz 4, just north of the town centre. The high-rise stands on the site of a former ABB haulage depot and enjoys a superb location. Baden railway station is just a five-minute walk away, and the A1/A3 motorway can be reached in seven minutes.

**CONCEPT / ARCHITECTURE** > Standing at an imposing height of 68 metres, and with 19 floors, the Akara Tower is

a Baden landmark. The building boasts outstanding architecture. The star-shaped, overheight ground-floor design, with two separate entrance halls, makes the most of its setting, creating canopy-like covered forecourts in front of the entrances.

Four lifts provide access from the grand, 6-metre-high entrance hall to the other floors. Two of the lifts are for the offices, and two for the apartments. The first three floors comprise a total of 2,200 m<sup>2</sup> of office space and service areas. The business premises have a loft-style design and plenty of flexibility in terms of room layout and expansion options. The spaces on offer range from 160 m<sup>2</sup> to 2,100 m<sup>2</sup>.

The 15 floors above contain 150 high-quality rental apartments, 10 per floor, ranging from compact 1.5-room



apartments to spacious 4.5-room properties. The larger apartments have recessed balconies, while the smaller ones have living and dining areas that can be opened up with sliding windows. On the 20th floor, a panoramic roof terrace wraps around the set-back green roof, with clear views over the town of Baden and the surrounding hills. The Akara Tower combines urban living and modern working to impressive effect.

On the ground floor, the entrance halls, lift lobbies and corridors all have exposed concrete walls. From the second floor, a skeleton construction method was used for the building, with flat ceilings, a service core made of cast-in-place concrete and prefabricated concrete supports in the apartments. The façade is covered in dark brown panels made of aluminium sheeting.





**SPECIAL FEATURES** > An installation site in the enclosed garage was completed before the main building, thus mitigating spatial issues. The many undocumented supply cables proved to be something of a challenge. In addition, the ongoing operation of the ABB halls had to be ensured at all times. As a special construction measure, climbing formwork was used for the lift/stairwell core. The 'lean construction' allowed construction processes to be implemented extremely efficiently, with the result that the building was handed over two months earlier than planned.

**ENERGY CONCEPT /SUSTAINABILITY >** The Akara Tower meets the highest standards of sustainability and economic efficiency. Controlled ventilation of indoor spaces in line with Minergie label requirements uses a central supply and exhaust air monoblocks with heat recovery. The high-rise is connected to the district heating network of Regionalwerke Baden, which supplies environmentally friendly thermal energy from wood chips, the Turgi waste incineration plant and groundwater heat pumps. Within the Akara Tower, heat is distributed via an underfloor heating system.

**PROJECT DATA**

Total cost (CHF)	65 million (excl. VAT)
Site area	3,368 m <sup>2</sup>
Gross floor area	19,602 m <sup>2</sup>
SIA building volume	59,000 m <sup>3</sup>
Floors	
- Basement levels	3
- Ground floor	1
- Upper floors	19
- Roof terrace	1
Floor allocation	
- Upper floor 1	Technical floor
- Upper floors 2 to 4	Commercial
- Upper floors 5 to 19	Apartments
- Upper floor 20	Roof terrace
Rental apartments	150
- 1.5 rooms	45
- 2 rooms	30
- 2.5 rooms	45
- 3.5 rooms	15
- 4.5 rooms	15
Parking spaces	
- Cars	498 in the basement
- Motorcycles	26 in the basement
- Bicycles	331
	(212 underground, 119 above ground)

