

**Drees & Sommer is supporting one of Europe's largest district developments in Munich-Freiham**



*A small town is being built in the west of Munich: In addition to apartments, the development includes offices and commercial space. © Isaria Projektentwicklungs GmbH*

**Munich, 13.04.2022.** There really is a chance of finding a rental apartment in Munich! Currently under construction, a huge development in the new district of Freiham in Munich's west will feature **11,000 apartments for over 25,000 residents**. Previously undeveloped, the area takes its name from the nearby Freiham Estate, a popular excursion spot where people enjoy Bavarian *Gemütlichkeit*: relaxing together and having a good time – or as the Bavarians call it, 'zam sein'. ZAM is also the name of the new center in North Freiham that Isaria München Projektentwicklungs GmbH is building for the Deutsche Wohnen Group on two of the four construction sites of the mixed-use district. **Drees & Sommer SE, a consulting firm specializing in construction and real estate, is supporting the Munich-based company with the project.**

Isaria, a subsidiary of QUARTERBACK Immobilien AG, has specialized in the development of sustainable buildings and urban districts for over 20 years. "We want to create a vibrant environment for residents and visitors. The contemporary mix of apartments, office and commercial space, and food & beverage outlets will make ZAM the new residential attraction and hub in the west of Munich," says Isaria Managing Director David Christmann.

**Barbara Wiesneth**  
Head of Press and PR  
Phone +49 711 1317-2411 • Mobile +49 172 7995752  
barbara.wiesneth@dreso.com

**Hanna Müller**  
Deputy Head of Press  
Phone +49 711 1317-1309 • Mobile +49 172 7699267  
Hanna.mueller@dreso.com

## **A view of the Alps**

332 new rental apartments ranging in size between 30 and more than 100 square meters are being built on a total of 43,000 square meters of floor area, providing accommodation both for singles and families. There are no apartments on the ground floor, as the 6,000 square meters of space will be used exclusively for retail and food & beverage outlets. And there are no apartments on the first floor either, as its 5,400 square meters will only be available for lease as offices and medical practices. The apartments are located on the floors above – with some in the special highlight of the district's center: a 61-meter residential tower, the upper floors of which will offer residents with an impressive view of the Alps on a clear day. Arcades at the foot of the buildings on the sides facing the town square draw visitors in. The buildings were designed by the Hamburg-based architectural firm Störmer Murphy and Partners.

## **A green lung for the city**

Sustainability has been a key criterion for all of Isaria's goals. For example, the project developer is aiming for DGNB Gold certification for the new urban quarter. Green courtyards and planted roof areas are planned to ensure biodiversity and drainage of rainwater. A photovoltaic system will provide part of the district's independent power supply, and heating will be cost-effective and environmentally friendly thanks to connection to the district heating network. In addition, mechanical ventilation systems will ensure highly efficient heat recovery. There will be plenty of charging stations for cars and bikes, as well as services such as car sharing, bike sharing and pedelecs for residents. Both buildings are compliant with the KfW 55 energy efficiency standard throughout.

## **Smooth operation**

Construction began in January last year, with the shell of the high-rise building scheduled to be completed in summer 2023. This will be followed by the installation of the facade and fitout, with the apartments, offices and commercial premises ready for occupancy in mid-2024. Completing such complex construction projects on time and within budget requires that everything is well coordinated and runs smoothly on site. This is the job of Oliver Pasche, the Senior Project Team Leader at Drees & Sommer responsible for managing construction of the new district: "A large number of players have to work closely together to make ZAM a sustainable and user-friendly district. So coordinating all project participants is a major project challenge," he explains.

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The team is using the concept of Lean Management, adapted from the automotive industry, to ensure that the project remains on schedule and within the cost plan. “Essentially, Lean Construction Management is about perfecting processes and identifying problems at an early stage. We have a detailed schedule that is timed down to the day. As a result, we always know how many employees are on the construction site at any one time and when which materials and machines are needed,” explains Pasche. This approach allows the construction experts to accelerate construction by up to 30 percent compared to the conventional procedure.

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### **Isaria München Projektentwicklungs GmbH**

*Isaria Projektentwicklungs GmbH has specialized in the development of sustainable buildings and urban districts in urban areas for over 20 years. The Munich-based company employs around 100 staff and has built around 3,000 apartments in its home region alone. All projects – from purchase to the construction phase – undergo standard sustainability analysis with the aim of developing livable resource-friendly urban districts. Isaria is a subsidiary of QUARTERBACK Immobilien AG.*

### **Drees & Sommer: Innovative Partner for Consulting, Planning, Construction and Operation.**

*As the leading European Consulting, Planning and Project Management enterprise, Drees & Sommer has worked with private and public clients from construction bodies to investors on all types of real estate and infrastructure projects – both analog and digital – for 50 years. With its pioneering and future-shaping consulting, the company offers solutions for successful buildings, high-return portfolios, powerful infrastructure and livable cities. Around 4,000 employees in interdisciplinary teams based at 46 locations worldwide support clients across a wide spectrum of sectors. All the services provided by the partner-run company take into consideration both economic and ecological concerns. Drees & Sommer calls this holistic approach ‘the blue way’.*

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