



Reininghaus Q1 - Lot 02

Esplanade 7 - the golden residential tower

Data and facts

Company	PORR Bau GmbH, ARGE Lederer
Type	Residential construction, High-rise construction, General contractor services
Runtime	09.2022 - 08.2024

[Project report online](#)

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Sustainable housing with flexible usage options

The 17-storey building impresses with its clear architecture and intelligent mix of uses: The ground floor offers spacious commercial areas for flexible use. Above this are two office floors with a spacious, green terrace, creating an inspiring working environment. From the third floor upwards, there are fourteen residential floors, which are architecturally clearly separated from the commercial areas thanks to the external supports. A special design feature are the gold-coloured façade elements, which extend from the ground floor to the balconies of the upper floors and the penthouse floor. They lend the building an unmistakable elegance and make it a striking eye-catcher in the cityscape of Graz. The communal areas were also designed with a special focus on quality of life: two communal rooms with direct access to a tree-lined garden encourage socialising and relaxation. The concept is complemented by a spacious green roof garden, which creates a green retreat above the rooftops of the city.

Sustainability plays a central role at the residential tower. Heating is provided by environmentally friendly local heating from an adjacent steelworks, while the former groundwater well of the Reininghaus brewery is used for cooling. The project thus combines high energy efficiency with modern architecture – an example of responsible and sustainable construction. This residential project is creating a lively place that perfectly combines urban flair, sustainable construction and architectural quality – another milestone for PORR in the dynamically growing Graz-Reininghaus district.

Impressions

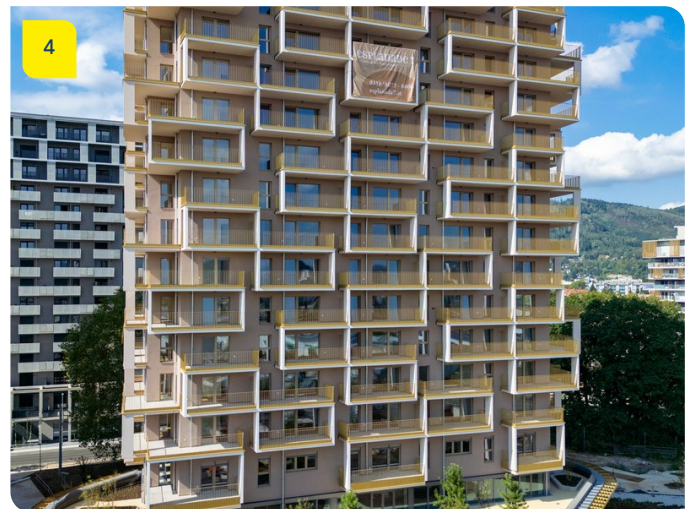
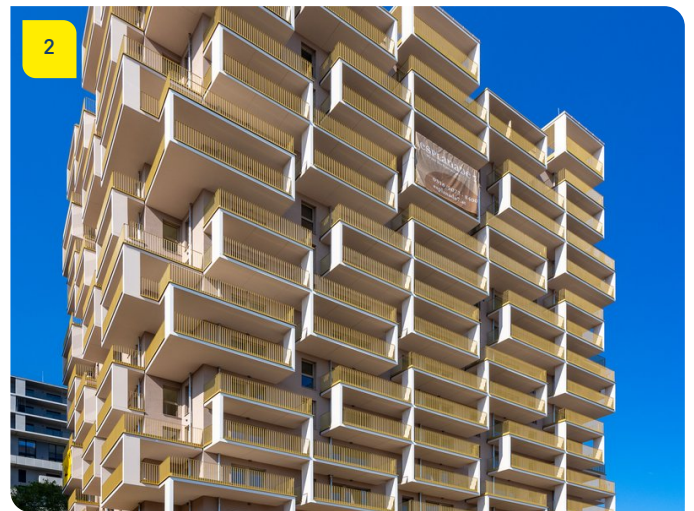


Image notes

1

Commercial meets residential

From the third floor upwards, there are fourteen residential floors, which are clearly distinguished architecturally from the commercial areas thanks to the external supports.

3

Golden residential tower

A special design feature is the gold-coloured façade elements, which extend from the ground floor to the balconies on the upper floors and the penthouse level.

2

Living and working in harmony

The clear architecture and intelligent mix of uses, including flats, offices and green spaces, enhance the Graz-Reininghaus district.

4

High quality of life

Two communal areas with direct access to a tree-lined garden encourage socialising and relaxation.

Do you have questions about the project or would you like to learn more? Feel free to contact us for further information.

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