

Focus on sustainable construction: ZÜBLIN building LOVT Vibe office complex in Munich using timber hybrid construction

Facts & Figures

STRABAG COMPANY:
ZÜBLIN Subdivision Bavaria
ZÜBLIN Timber

ORDER BACKLOG:
Q2/25

SEGMENT:
North + West

CLIENT:
Union Investment / Hines

- **ZÜBLIN awarded turnkey contract for LOVT Vibe in Munich; contract value in high double-digit million euro range**
- **Greater sustainability through timber hybrid construction**
- **Modern office and conference space across approx. 16.000 m²**

Vienna/Munich, 5 August 2025 STRABAG subsidiary ZÜBLIN has been awarded a turnkey contract by Union Investment and Hines to build the LOVT Vibe office complex in Munich's Werksviertel district. The contract is worth a high double-digit million euro amount. The complex will be built using a sustainable timber hybrid construction method. Part of the ensemble is being built beneath Medienbrücke München, an office building supported by two massive pillars, and above an underground metro line. This unique location places high demands on construction logistics and calls for precise planning and execution.

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"We are very pleased to have been awarded this demanding construction project. LOVT Vibe in Munich allows us to showcase the great potential of forward-looking timber hybrid construction while also demonstrating our expertise in managing complex site logistics," says Jörg Rösler, member of the Management Board of STRABAG SE.

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Timber meets innovation

The timber hybrid construction method being used by ZÜBLIN Timber has a decades-long track record of reliable implementation. With numerous successful projects completed, it stands for a clear focus on sustainable, future-oriented building. This strengthens STRABAG's position in a dynamically growing market segment.

The LOVT Vibe office complex is being built on the site of a former parking garage in Munich's Werksviertel. As the second phase of the large-scale urban development project LOVT Munich, LOVT Vibe sets new standards in sustainability, flexibility and urban mobility. The complex will offer diverse usage options and highly adaptable spaces. For example, the potential to convert parking spaces into gallery

areas, office space or similar uses is already being factored into the planning and implementation.

Designed by renowned architecture firm Snøhetta (Innsbruck/Oslo), LOVT Vibe is distinguished by its striking form and the stepped façade of the upper floors. The building comprises two basement levels, the ground floor and six upper storeys with office and conference space of around 16,000 square meters as well as restaurant and retail areas. Generous, planted terraces enhance the quality of stay. The lively ground floor area will include restaurants, shops, event spaces and a spacious town hall covering approx. 1,100 square meters, providing room for exchange, creativity and interaction. The building will also offer around 260 bicycle parking spaces.

Another highlight is the integration of an underground ice storage system which, in combination with a heat pump, ensures optimal indoor climate control.

The goal is a low-carbon building operation, achieved through a combination of photovoltaics, ice storage, intelligent building systems and an energy-efficient building envelope. The building complex is targeting LEED Platinum and WiredScore Platinum certifications.

STRABAG SE is a European-based technology group for construction services, a leader in innovation and financial strength. Our activities span all areas of the construction industry and cover the entire construction value chain. We create added value for our clients by taking an end-to-end view of construction over the entire life cycle – from planning and design to construction, operation and facility management to redevelopment or demolition. In all of our work, we accept responsibility for people and the environment: We are shaping the future of construction and are making significant investments in our portfolio of more than 250 innovation and 400 sustainability projects. Through the hard work and dedication of our approximately 86,000 employees, we generate an annual output volume of around € 19 billion. Our dense network of subsidiaries in various European countries and on other continents extends our area of operation far beyond the borders of Austria and Germany. Working together with strong partners, we are pursuing a clear goal: to design, build and operate construction projects in a way that protects the climate and conserves resources. More information is available www.strabag.com

Ed. Züblin AG

Stuttgart-based Ed. Züblin AG, with approximately 15,000 employees and an annual output of around € 4.7 billion, is one of Germany's largest construction companies. ZÜBLIN, which has been successfully realising challenging construction projects in Germany and abroad since 1898, is the STRABAG Group's leading brand for building construction and civil engineering. The range of services covers all construction-related tasks – from complex turnkey construction, civil engineering and tunnelling to construction logistics, structural maintenance, ground engineering and timber and steel construction. Supported by the expertise of its Zentrale Technik competence centre, ZÜBLIN also offers integrated design-and-build services from a

single source. We take an end-to-end view of buildings over their entire life cycle, with a focus on collaborative construction using our TEAMCONCEPT® partnering model while constantly promoting and advancing the topics of digitalisation, sustainability and innovation. Together within the STRABAG Group and with our external partners, we are working systematically to make the design-and-build processes resource-friendly and climate-neutral. More information is available at www.zueblin.de

ZÜBLIN Timber stands for ambitious and pioneering solutions in all areas of timber construction. We are a single-source provider for the development, production, delivery and execution of high-quality timber construction systems – from the supply of structural parts to complex timber engineering and façade construction to turnkey project execution. We work hand in hand with our clients to develop efficient solutions and a sustainable quality of life. www.zueblin-timber.com

Image:

Caption: ZÜBLIN is responsible for the turnkey construction of LOVT Vibe in Munich's Werksviertel.

Image credits: LOVT VIBE GmbH & Co. KG



Caption: The distinctive form and recessed façade levels

Image credits: LOVT VIBE GmbH & Co. KG



Caption: The building comprises two basement levels, the ground floor and six upper storeys with office and conference space of around 16,000 square meters as well as restaurant and retail areas.

Image credits: LOVT VIBE GmbH & Co. KG

