



DORADO

REINACH - BL

PRINCIPAL

AXA Leben AG
p. a. AXA Investment
Managers Schweiz AG
Affolternstrasse 42
8050 Zurich

TOTAL CONTRACTOR

HRS Real Estate AG
Hochbergerstrasse 60 C
4057 Basel

ARCHITECT

Morger Partner
Architekten AG
Spitalstrasse 8
4056 Basel

CIVIL ENGINEER

Ribi + Blum AG
Ingenieure und Planer SIA/
USIC
Eggbühlstrasse 36
8050 Zurich

TECHNICAL OFFICES

HVAC ENGINEERS
TEBIT Haustechnik AG
Hauptstrasse 28
4102 Binningen

ELECTRICAL ENGINEERS

Scherler AG
Reinacherstrasse 129
4053 Basel

SANITARY ENGINEERS

SANPLAN Ingenieure AG
Gewerbstrasse 2
4415 Lausen

BUILDING PHYSICIST

Kopitsis Bauphysik AG
Zentralstrasse 52 A
5610 Wohlen

FAÇADE ENGINEER

NM Fassadentechnik AG
Innere Margarethenstrasse 26
4051 Basel



NEW-BUILD RESIDENTIAL AND COMMERCIAL BUILDING

HISTORY / LOCATION > Reinach (BL) is located west of the city of Basel and is the second largest municipality in the Arlesheim district. The conurbation municipality offers its approximately 20,000 residents an appealing mix of charming village character and versatile, urban-like offerings, complemented by its immediate proximity to the city.

The residents of the new "Dorado" building on the corner of Bruggstrasse and Hauptstrasse, not far from the village centre, will also benefit from this. Tram stops with direct connections to the SBB railway station are situated nearby; the A18 highway can be reached in just a few minutes.

CONCEPT / ARCHITECTURE > The new "Dorado" building project comprises 85 attractive rental flats. Singletons, couples, or small families will find an ideal home in the 1½- to 4½-room flats or in two flat shares. Modern, individual floor plans meet a wide range of living requirements and a superior standard of finish guarantees a high quality of living. The flats are located on the three to six upper floors, while AXA Versicherung has opened a branch on the ground floor. In the basement, there are parking spaces for cars and bicycles, including five spaces with charging stations for electric vehicles, as well as five additional spare spaces. The new building consists of a reinforced concrete skeleton and a rear-ventilated concrete façade. The interlocking

BUILDING LOCATION

Hauptstrasse 53
Bruggstrasse 1, 3, 5, 7
4153 Reinach

Execution 2021 - 2022

Produced in Switzerland



concrete elements, manufactured to plan, as well as the slat blinds and wood and metal windows give the façade its characteristic appearance. The beautiful living environment resulting from the high-quality, aesthetic architecture is already obvious at first glance. Cosy loggias and a beautifully designed inner courtyard with a playground, fountain, planted beds, and seating areas emphasise the delightful feeling of living here.

SPECIAL FEATURES > With the Dorado development, the total contractor, HRS Real Estate, has delivered further proof of its well-known full cost, quality and schedule guarantee. It is a remarkable feat to construct such a building in just 19.5 months. Due to the tight schedule, the interior work started at the same time as the shell construction.

Before construction began, the old buildings were demolished. Initially, an old house had to remain standing because the power supply for the tram line was attached to it. In addition, contaminated materials had to be disposed of and archaeological investigations had to be carried out.

ENERGY CONCEPT/SUSTAINABILITY > The energy supply is provided by two heat pumps, fed by 35 heat probes which extend 220 metres down into the earth. The flats are heated via underfloor heating.

A photovoltaic system with a 66-kilowatt peak output produces environmentally-friendly electricity on the green roof. The building is extremely energy-efficient, meets the strict requirements of Minergie P®, was built in accordance with Minergie Eco® and has a roof water infiltration system.



PROJECT DATA

Total costs (CHF)	38 million
Plot area	5,350 m ²
Gross floor area	9,024 m ²
SIA volumes	44,367 m ³
Floors	1 basement, 1 ground, 6 upper storeys
Division of the areas	Commercial: 524 m ² Residential: 6,000 m ²
Division of the apartments	Total: 85 1½ room: 16 2½ room: 23 3½ room: 30 4½ room: 14 Flat share: 2
Car parking spaces	93 (1 Mobility) in basement
Bicycle parking spaces	450 spaces in basement (double-decker spaces on each of the 7 staircases, bicycle racks outside)