Products & Services

Future-oriented commercial properties from a single source
The perfect building?
It's as individual as our clients!

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As a leading commercial construction company, GOLDBECK is a reliable partner to its clients and subcontractors alike with a team of over 8,500 employees across Europe.
GOLDBECK builds future-oriented properties in Europe. We regard buildings as products, which we realise efficiently for our clients by serving as a one-stop shop: from design and construction to services during operation.

In line with our motto “building excellence”, we carry out real estate projects fast, sustainably and cost-effectively, with a perfectly fitting functionality. Comprehensive design expertise, in-house industrial prefabrication, and the incorporation of leading technologies are only some of the success factors of our approach: Systematic element-based construction. Solution-oriented GOLDBECKers accompany our clients at regional branch offices and act as local decision-makers. With experience accrued from more than 10,000 projects, our innovative strength, in addition to leadership in digitalisation, we ensure that our products function optimally during use – future-proofing included.
Design – Construction – Service:
Everything from a single source

Personal consultation
When building or refurbishing a commercial property, many complex issues need to be considered for the right decisions to be made. We see personal contact as the key to mutual success. This is why our clients can all count on reliable contact partners in their respective regions to pull all the strings of the project together. By adopting this approach, we are in a position to understand our clients and their needs in no time so that we can get started on a goal-oriented planning process.

Comprehensive planning expertise
From the first draft to the final plans, our branches are always on hand for our clients with competent and comprehensive support. When it comes to the specialisms required to successfully design a commercial property, we have everything we need in-house: From civil engineering to landscape architecture, structural analysis to architecture, and electrical equipment to energy and sustainability management, our Integral Planning division develops contemporary building and utilisation concepts that are perfectly tailored to our clients’ individual needs.

Systematic construction
For us, systematic modular construction is all about customising everything that can be seen and systematising everything that can’t. By prefabricating key components at our plants, these can then be assembled into turnkey buildings out on the construction site. The advantage here over conventional construction methods is that this allows us to ensure consistent quality, make ourselves more independent of external influences, and cut back on resources and emissions – all while keeping to deadlines and maintaining control over costs!

Building-related services
One partner for everything you need: Because we think about buildings over their entire lifecycle, we also assist our clients with building-related services even after the keys have been handed over. After all, anyone who builds or buys a building wants to know that their investment is secure in the long term. We combine expertise from all specialist areas under one roof, including Property Management, Facility Management and Parking Management, not to mention Energy Consulting and Service Engineering.
On-site across Europe

It's great to know you always have a point of contact nearby. It's even better if they're already familiar with the local area. But the ideal situation is when your contact can manage every aspect of the project and competently handle any challenges that may arise. That's what our Europe-wide branch network offers you.

- 78 branches
- 3 exhibitions "SystemZentren"
- 10 production plants
Discover the possibilities

Come away brimming with inspiration after experiencing full-scale exhibits, extensive material samples and a whole host of exciting technology presentations! A visit to one of our System Centers in Bielefeld, Hirschberg and Leipzig is a great way for you to gain those all-important initial impressions and discover buildings up close. Alternatively, you can even immerse yourself in the world of commercial property digitally at one of our branches in your area. With the help of virtual reality, we will show you the various options right from the start and take you on a virtual journey to your dream property. This will allow you to experience building structures and façades up close, configure spatial concepts and see how you feel about different materials and furnishing options. It’s a great way for us to really dig down into your requirements for the building and how it will ultimately be used so that we can draw up concrete plans for your commercial property.
Creating a ‘digital twin’ with BIM

Comprehensive and integral planning is all about keeping an eye on the bigger picture as well as all the details. This is precisely where Building Information Modelling (BIM) comes into play. BIM is not only our planning method of choice but also our interdisciplinary information hub that interlinks all phases of planning and action from production to construction and right through to operation. The process all centres around a virtual 3D model of your building, which incorporates everyone involved in your project across the various trades. This helps to identify dependencies at an early stage, avoids errors, increases efficiency and ensures that all aspects of the project run seamlessly together while your building comes to life. Our vision for the future is that all building information will converge centrally in a ‘digital twin’ of your building, even after it has been handed over, and the smart building technology will communicate independently. This would serve to make processes even more efficient and transparent throughout the entire life cycle of your building.
Industrial production, perfect installation

The automotive industry is the perfect example for us to follow. Vehicles are produced not just once, but in series. Optimised production lines ensure quality, details are clarified and all machines, materials and tools are in the right place. Production processes are undisturbed by wind and weather, and the working environment is set up perfectly to accommodate all types of movement. In actual fact, GOLDBECK has been demonstrating that this approach also works in the construction industry for over 50 years. This is precisely how we have been bringing very different types of buildings – the GOLDBECK products – to life: We assemble them from industrially precast, well-conceived system components that are created in our ten factories and then assembled on the construction site. This is the key to creating particularly economical buildings of consistent quality that can be built in no time. And because our system remains discreetly in the background, there is plenty of scope for creative architecture and contemporary design.
As a family-run business, we’ve always kept sight of our long-term position. This is why we do our utmost to make our buildings sustainable throughout their entire life cycle. Compared to conventional construction methods, we can save a considerable amount of the resources and emissions that typically occur by systematising our production, logistics and assembly processes. And to ensure that your commercial property also ticks the boxes in terms of low maintenance costs once it is in use, we combine energy-optimised building envelopes with efficient building technology systems and can even incorporate regenerative energies on request.

The benefit for you here is that all GOLDBECK buildings meet the requirements of the German Sustainable Building Council (DGNB) and are for the most part pre-certified with the multiple certificate at Gold level. For you as the building owner, you can easily apply for the DGNB certificate and profit several times over in the process since the building is sustainable, you have documented evidence of your environmentally responsible approach, and the market value of your property increases.

Depending on your location, we can even support you with international certifications on request.

Sustainability and energy efficiency

The requirements for sustainable buildings are constantly on the rise. The same also applies to commercial buildings. For further information on our sustainable solutions, take a look at our website.
Turnkey new-builds

As a partner to medium and large companies, investors, developers and public-sector clients, GOLDBECK brings bespoke commercial and municipal properties to life to suit all requirements, from warehouses to factories, offices to school buildings, and multi-storey car parks to residential buildings.
A new location, greater space requirements, optimised processes, higher energy efficiency – there are plenty of good reasons to build a new industrial building or expand an existing one. GOLDBECK builds custom-fit industrial buildings for all industries, uses and sizes with maximum effort to avoid ceiling supports, whether it’s single-bay or multi-bay, single- or double-storey, and stand-alone or with an attached office unit. What’s more, we also equip the halls with everything our clients could need, including cranes and lifting technology, loading docks, and temperature controls. In areas where space requirements are tight and the type of use changes, our business parks offer the ideal solution. These consist of modular industrial buildings and office units that can be flexibly adapted to suit individual requirements.
Albert Heijn, Oosterhout (Netherlands), 70,000 m²

Industrial building types

- Factory buildings
- Warehouses
- Business parks
- Refrigerated storage
- Exhibition halls and shop floors
- Sports halls
Office buildings


The requirements for contemporary office workplaces have changed. This is where office buildings from GOLDBECK have the edge, as they are not only unique in form and function, but they also reflect the conditions of complex working environments. By combining flexible room module solutions, we are able to design office spaces that suit the needs of our clients perfectly. And with three GOLDBECK comfort levels to choose from, we give our clients the opportunity to configure their individual level of comfort both quickly and easily. Our office buildings are ideally equipped for the future in terms of both technology and energy, they are impressively economical in their construction and operation, and they combine comfortable workplaces with individual design to lay the foundations for a positive working atmosphere and successful cooperation.

Experience what attractive working environments can look like in our latest office worlds film at youtube.com/goldbeck
All office buildings executed in the GOLDBECK system meet the requirements of the German Sustainable Building Council (DGNB) and are pre-certified with the DGNB multiple certificate at Gold level.
Multi-storey car parks


GOLDENBECK multi-storey car parks offer far more than just an impressive number of parking spaces within the available space. Creative exterior façades create unique architectural features while remaining sympathetic to urban development requirements, and our sophisticated internal supporting structures ensure parking areas are not obstructed by ceiling supports. This creates bright and open parking spaces that are particularly user-friendly in combination with functional parking guidance technology and intuitive signposting concepts. With our intelligent solutions, we also make our multi-storey car parks fit for the future, with concepts for electromobility and intramodality, ticketless payment systems, and even the prerequisites for autonomous parking. And thanks to our unique construction system, GOLDENBECK multi-storey car parks are particularly sustainable and low-maintenance. It’s also worth noting that our Parking Services division offers bespoke services during the utilisation phase for clients who want to leave the management or operation of their parking facility in competent hands. Discover more on page 54.
We have successfully completed over 1,100 multi-storey car park projects to date. In fact, one in two above-ground multi-storey car parks in Germany have been built by GOLDBECK.

Northgate car park, Berlin, 1,500 parking spaces

Altstadt car park, Rostock, 263 parking spaces
School buildings


Children and young people need a positive atmosphere with plenty of daylight to feel relaxed and comfortable, not to mention plenty of space for educational concepts to unfold. This why we carefully tailor our architecture, room solutions, colours and materials to suit the special requirements of schools and nurseries. The functional and sustainable learning environments we create offer space for concentration and intensive communication, independent learning and teamwork, and recreation and freedom of movement.
Whether it’s sports halls, dining halls, laboratories or nurseries, GOLDBECK is capable of translating special requirements into any number of special building concepts beyond our core product of school buildings.
Residential buildings


GOLDBECK has developed a construction system for economical residential buildings that sets new standards for classic residential construction. This is because we are convinced that serial systematic modular construction is the key to meeting the growing demand for affordable housing. Our residential buildings meet the high demands placed on multi-storey residential construction projects today, featuring well thought-out, accessible ground floor plans, a high energy standard and user-optimised technical building equipment. They are eligible for subsidies and combine economical construction processes with a high degree of architectural sophistication that also stands up to the expectations of design committees. Individuality and quality in series is how we create liveable residential spaces in the shortest possible time.
With our future-oriented residential building concept, we are a framework contract partner of the German syndicate of housing cooperatives known as the GdW Bundesverband deutscher Wohnungs- und Immobilienunternehmen e.V.
Energetic, architectural and functional renovations

When a building starts to get old, when it no longer meets legal requirements, when it reaches its capacity limits or when its usage patterns change, there’s a question that often needs to be asked: new construction, extension or refurbishment? On the basis of a digital survey of the existing building using drones, 3D scans and photogrammetry, we analyse the potential of existing areas and buildings, identify opportunities, assess risks, and compare costs and benefits to provide a transparent foundation for decision-making. Our services range from tenant conversions and extensions through to partial or core renovation. This is how we make properties fit for the future – all without disrupting ongoing operations!

Prior to refurbishment

Existing building refurbishments

Von Bodelschwinghsche Stiftungen Bethel, Bielefeld, construction period: 14 months
Complete facade renovation, partial addition of a further storey on the 4th floor complete with interior design.

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GOLDBECK Products & Services
Digital Hub One, Schüco, Bielefeld, 4,500 m², construction period: 15 months
Conversion of a former factory building into office spaces

Prior to refurbishment and conversion

GOLDBECK renovates

Office buildings    School buildings    Industrial buildings
Küper, Bochum, 2,640 m², construction period: 5 months
Extension, partial and core renovations

Seilersee comprehensive school, Iserlohn, 17,460 m², construction period: 19 months
Extension, partial and core renovations

Prior to refurbishment
Building-related services

Our building-related services are designed to ensure that even during the utilisation phase, commercial properties can still function as effectively as possible. After all, our services all revolve around maximising your convenience, your operational reliability and your value retention.
Our Facility Services division ensures all building processes are running smoothly. The GOLDBECK experts are always at hand when buildings go into standard operation after new construction, conversion or a change of ownership. From the start of operation and beyond, we ensure the functionality, profitability and sustainable value retention of properties with our comprehensive expertise in facility management and service technology. And if things have to move quickly, our technical service team is ready and waiting with around the clock support.

Facility Services


Start of operation
Building operation
Maintenance, inspection and repairs
Cleaning buildings and maintaining external facilities
Optimisation analyses

Our services
Property Services

**Managing, Letting, Marketing.**

Our Property Services division manages, markets and lets commercial properties throughout Germany – from shopping centres to office buildings. This also involves us organising all commercial tasks of building operation, letting vacant spaces and leveraging hidden potentials. Our success is all based on active management rather than passive administration. We are always close by – to the properties themselves and the people who use them.
Parking Services


We aim to offer the greatest possible convenience and exceptional service quality in every car park we operate. That is why our parking experts offer comprehensive advice and support and continuously develop our services further. We offer bespoke service packages on the basis of lease or management contracts for multi-storey car parks, whether they have been built by GOLDBECK or third parties. Our day-to-day operations include setting up barrier-free and contact-free parking and access technology, not to mention implementing intelligent payment methods and route guidance. What’s more, we also offer customised solutions for parking and mobility concepts in the form of the GOLDBECK Parking Cards and apps.
Public-private partnerships


GOLDBECK has been developing, structuring and implementing projects for the public sector within the framework of public-private partnerships for over 15 years. Whether it’s administrative buildings, sports halls, schools, fire stations or police stations, we offer cost and planning security with flat-rate prices and contract terms of up to 30 years, ensure outstanding functionality, and always consider the entire life cycle of a building. This is how we ensure that investment and management costs are consistently transparent.
More about the GOLDBECK products

You can find more information in our brochures. Get inspired by a wide range of projects and design options and learn about our various services.