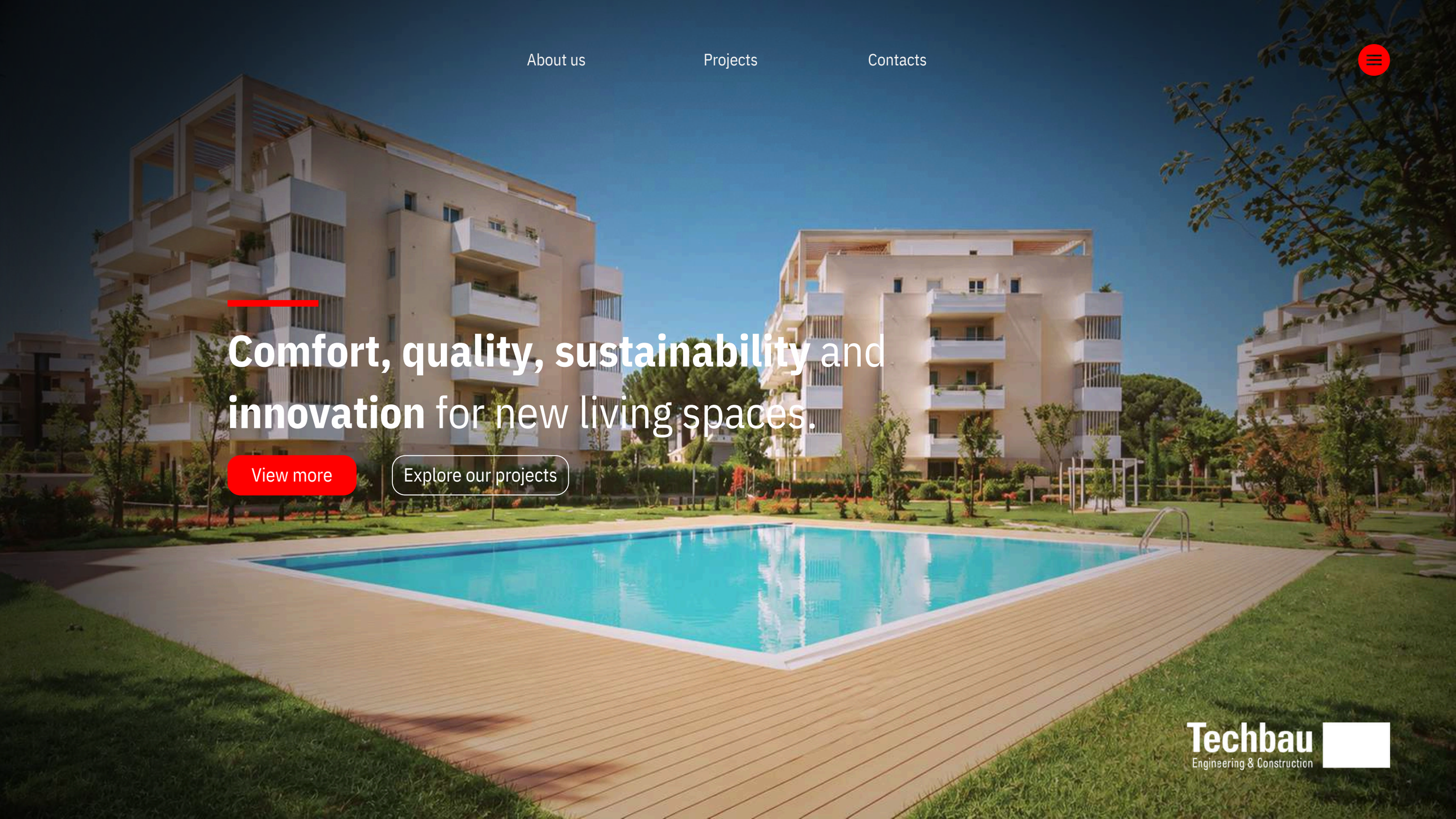
RESIDENTIAL

Techbau
Engineering & Construction


About us
Projects
Contacts
Comfort, quality, sustainability and
innovation for new living spaces.
View more
Explore our projects
Techbau
Engineering & Construction

ABOUT US

Techbau acts as a single point of contact and General Contractor for the management of complex building and infrastructure projects. Through an integrated operating model, the company coordinates design, development and construction, overseeing the entire project lifecycle while maintaining high quality standards.
Founded in 2010, Techbau operates across the following sectors: **logistics**, **data centers**, **industrial** and **residential** developments, **student housing** and **renewable energy**.
Its multidisciplinary expertise and highly specialised operational structure enable the company to support investors and institutional operators in projects involving a high degree of technical and managerial complexity.

USGBC
MEMBER

Techbau
Engineering & Construction

DEVELOPMENT - EPC

Techbau provides integrated **Development** and **EPC** services in the residential sector, supporting clients throughout the entire process, from strategic site assessment to design, engineering and construction. Drawing on a highly specialised in-house team and an approach focused on design quality, energy efficiency and advanced construction technologies, Techbau delivers complete, sustainable residential solutions tailored to the specific requirements of each project and designed to ensure comfort, functionality and high performance.

Development support

Techbau supports clients from the earliest stages of site selection and due diligence, drawing on a continuously updated database.

Excellence in residential construction

We design and deliver residential solutions tailored to each client's specific requirements, overseeing every stage from the initial concept through to completion.

Real estate and financial management

We manage property acquisition negotiations and provide comprehensive financial and economic analyses to support residential projects.

Technology, excellence and punctuality

We use advanced technologies and construction best practices to deliver modern, comfortable and durable homes.

Integrated design and planning

Our in-house teams manage design, planning and the entire permitting process, working closely with the client.

Techbau
Engineering & Construction

BIM

Techbau has a highly specialised project management team. Clients are at the centre of every project, with the aim of delivering properties that meet and exceed expectations through advanced technologies, high standards in material selection and construction solutions, **Nearly Zero-Energy Building (NZEB)** criteria and high-efficiency building systems, in line with an approach focused on sustainable real estate development.

Techbau is certified by **Bureau Veritas** in accordance with **UNI/PdR 74:2019**. An integrated approach based on **Building Information Modelling (BIM)** supports the entire project lifecycle and helps optimise development, construction and management processes.

The objective is to create value in terms of health, safety, quality, project timelines and costs, while maximising building performance throughout the operational phase.



Techbau
Engineering & Construction

CARBON NEUTRALITY

ZERO CARBON CERTIFICATION

Techbau has successfully implemented the ILFI Zero Carbon Certification protocol, recognised as the world's first third-party-verified Zero Carbon standard.

Energy efficiency, the use of renewable resources and the reduction of greenhouse gas emissions are among the key principles guiding Techbau's projects.

Techbau adopts leading international environmental sustainability standards and looks to the future in alignment with the objectives of the Paris Agreement, adopted on 12 December 2015 and in force since 4 November 2016, and the EU Taxonomy, established under Regulation (EU) 2020/852.

The European Climate Law establishes a binding target of climate neutrality by 2050 and sets targets for reducing net greenhouse gas emissions by at least 55% by 2030 and 90% by 2040, compared with 1990 levels.

ESG

Techbau adopts leading international environmental certification standards, including **LEED**, the certification system developed by the U.S. Green Building Council, and **BREEAM**. The company employs professionals holding LEED AP and BREEAM Assessor qualifications, as well as Energy Managers and SQE-qualified engineers.
Techbau's commitment to sustainability extends beyond energy savings to include reducing water consumption and emissions, as well as construction site management tailored to the specific characteristics of each site. The company also places particular emphasis on minimising land consumption, improving occupant comfort and promoting recycling and recyclability in the selection of construction materials.
Techbau uses assessment tools such as Life Cycle Assessment (LCA) and carbon footprint analysis, alongside environmental compensation and landscape regeneration measures.

USGBC MEMBER

BREEAM

Techbau
Engineering & Construction

CONSTRUCTION

PROJECT MANAGEMENT

Our PMP- or IPMA-certified Project Managers coordinate every stage of residential projects, ensuring adherence to schedules, cost control and consistently high quality standards. They are supported by a dedicated team of Site Managers and Supervisors, who monitor progress in compliance with safety standards and keep clients regularly informed.

TECHNICAL TEAM

Our subcontractors carry out the operational activities required to deliver residential projects. Teams are selected based on the specialist expertise required across different areas, including civil works, electrical and plumbing systems, heating, ventilation and air conditioning (HVAC) systems, finishes and technological installations. All activities are carried out in compliance with safety and quality standards at every stage of the project.

HEALTH AND SAFETY

Our Health and Safety Managers oversee activities on residential construction sites to ensure compliance with applicable regulations. They conduct regular inspections, identify risks and establish operational procedures aimed at preventing accidents and protecting all personnel involved.

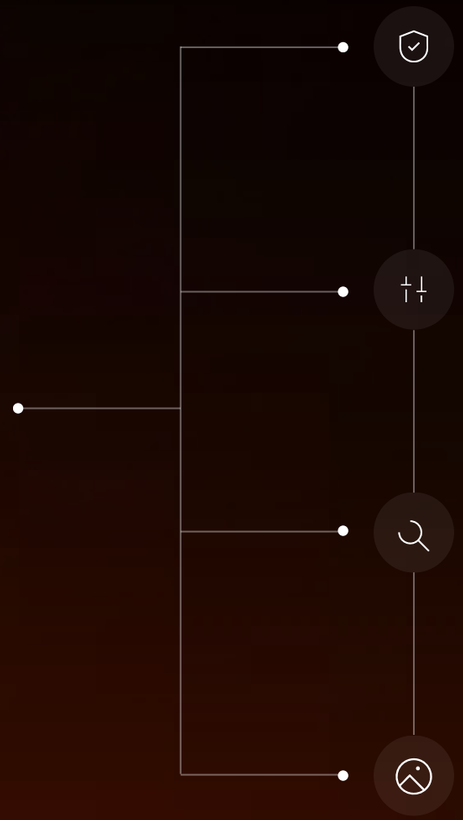
QUALITY CONTROL

Our commitment to quality, innovation and excellence guides the development of reliable, sustainable and resilient residential solutions. Our Quality Managers monitor materials, supplies and construction activities throughout every stage of residential project delivery, verifying compliance with technical standards.
This approach enables us to deliver residential buildings designed to maintain high performance over time.

Techbau
Engineering & Construction

ENGINEERING

DESIGN & ENGINEERING ORGANIZATION



DESIGN VALIDATION

Our engineers ensure that every aspect of residential building design meets standards of structural integrity, efficiency and sustainability.

TECHNICAL TEAM

Our engineering team, specialising in RIBA Work Stages 4–6, develops reliable and innovative solutions for residential projects. We also provide support throughout RIBA Work Stages 0–3.

DISCOVER EXPERTISE

Our engineers hold professional certifications and are qualified members of leading Italian professional associations in the field of residential design.

HOW WE DESIGN

Our commitment to quality is reflected in the adoption of high standards in residential design, enabling us to deliver comfortable, efficient buildings designed to maintain high performance over time.

Techbau
Engineering & Construction

COMMISSIONING

OUR COMMISSIONING DOCUMENTATION INCLUDES A DETAILED REPORT PROVIDED TO THE CLIENT, OUTLINING ALL ACTIVITIES RELATED TO THE CONSTRUCTION AND OPERATION OF RESIDENTIAL BUILDINGS.

Commissioning is essential to ensure the proper integration of building systems and the achievement of the expected performance standards in residential buildings. The complexity of mechanical, electrical and technological systems requires thorough inspections and testing throughout construction.

This phase allows design and construction to be assessed as part of an integrated system, ensuring high standards of quality and functionality. We support clients throughout the entire process, ensuring transparency and clearly defined responsibilities.

The process begins with detailed planning, the definition of objectives and the establishment of a qualified team. Commissioning verifies the reliable and efficient operation of all systems and components, from electrical and plumbing installations to heating, ventilation and air conditioning and home automation systems.

- Phase 01 — Site assessment and planning
- Phase 02 — Design review and coordination
- Phase 03 — Installation verification
- Phase 04 — Systems testing and optimisation
- Phase 05 — Handover and documentation

Techbau
Engineering & Construction

HSE - QUALITY ASSURANCE

Protecting health, ensuring workplace safety and safeguarding the environment are integral to Techbau's operations. The company recognises the importance of these issues both within the construction industry and for the wider community.

Techbau operates in compliance with applicable environmental and occupational health and safety regulations and pursues continuous improvement in its performance through dedicated programmes, monitoring activities, the provision of necessary resources and employee training.

To support this commitment, the company's health, safety and environmental management system enables performance monitoring and establishes the responsibilities, procedures, processes and resources required to implement its prevention policy, in compliance with applicable health, safety and environmental regulations.

THE MANAGEMENT SYSTEM IS DEFINED, DOCUMENTED, IMPLEMENTED AND CONTINUOUSLY UPDATED TO ENSURE ITS EFFECTIVENESS AND ALIGNMENT WITH THE COMPANY'S HEALTH, SAFETY AND ENVIRONMENTAL OBJECTIVES, AS WELL AS COMPLIANCE WITH THE REQUIREMENTS OF ISO 45001 AND ISO 14001.

We believe that a well-established quality management system is the foundation for continuously improving the quality of our deliverables.

Quality is part of our **DNA** and translates into tangible commitments:

01 Listening to the needs of clients and other stakeholders

02 Operating through lean and agile processes

03 Measuring our performance to drive continuous improvement and create value

The quality management system is central to our continuous improvement efforts, enabling us to develop our expertise, reduce operational risks, control costs and maximise our clients' return on investment.

Techbau
Engineering & Construction

HIGHLIGHTS

TRACK RECORD

Techbau
Engineering & Construction

265
Apartments

19.862 sqm
Built area

76
Parking spaces

176
Box

Residential

AURELIA NEW LIVING

Rome | Italy

Aurelia New Living is a residential development created as part of an urban regeneration project on Via della Vignaccia, in Rome's Aurelia district. Surrounded by greenery and comprising several buildings with contemporary architecture, the development offers a range of apartment types, from one-bedroom units to panoramic penthouses, featuring spacious terraces, loggias and private gardens.
The development has an A4 energy rating and is **LEED Silver** certified, incorporating advanced technological solutions designed to enhance energy efficiency and residential comfort. The project also features a communal park with a swimming pool, relaxation areas and spaces for social interaction.

View more

Techbau
Engineering & Construction

88
Apartments

7.669 sqm
Built area

29
Parking spaces

66
Box

Residential

BOMBAY NEW LIVING

Rome | Italy

Bombay New Living is an urban regeneration project currently under development in Rome's EUR district. The project involves the conversion of an existing office building into a residential complex designed to meet the needs of contemporary living. The apartments, ranging from studios to four-room units, will be built to achieve an A4 energy rating and will feature spacious terraces overlooking a communal green area. The development also includes private garages and facilities for electric mobility. Designed to achieve LEED Gold certification, Bombay New Living incorporates advanced building systems focused on energy efficiency, sustainability and residential comfort.



View more

Techbau
Engineering & Construction

14
Apartments

4.345 sqm
Built area

8
No. of floors

Residential

VILLA CI

Milan | Italy

Techbau was responsible for the refurbishment of **Villa CI**, a historic building located on Via Marco De Marchi in the heart of Milan. The project involved a total built area of 4,345 sqm, arranged over eight floors and comprising 14 apartments, with 569 sqm of common areas.
Designed by **Gio Ponti** and **Pier Giulio Magistretti**, the building represents an architectural heritage asset of significant historical value. Its arched loggias, monumental elliptical staircase, refined materials and private garden define the distinctive character of a unique project within Milan's residential landscape.

View more

Techbau
Engineering & Construction

61
Apartments

4.574 sqm
SLP

47
Box

Residential

PALAZZO NAVIGLIO

Milan | Italy

Palazzo Naviglio, located in Milan, is a residential development with an A+ energy rating, a gross floor area (GFA) of 4,574 sqm and 61 apartments. The site covers 3,810 sq m, of which 800 sqm are occupied by the building, with the remaining area dedicated to gardens and outdoor play and fitness facilities. The building extends over 13 above-ground levels, comprising 12 residential floors and a ground floor dedicated to communal spaces. The roof features a photovoltaic solar system, while the two basement levels accommodate 47 private garages, storage rooms and technical facilities.

View more

Techbau
Engineering & Construction

Techbau S.p.A.

Castelletto Sopra Ticino (NO)
Via del Lago, 57, 28053, Italy
Ph +39 0323 589500
info@techbau.it
www.techbau.it

Milan
Corso di Porta Nuova, 3\A, 20121, Italy

Rome
Via Emanuele Gianturco, 6, 00196, Italy
Ph +39 06 92044282

Registered office
Corso di Porta Nuova 3/A, 20121, Milan / Italy
Cap. Soc. € 10.050.000,00 int. versato
Reg. Imprese Milano, C.F., V.A.T. IT 06336690968
REA MI-1922561

Techbau
Engineering & Construction