

RESIDENTIAL



Comfort, quality, sustainability and innovation for modern living spaces.

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OUR DNA

Techbau positions itself as a single point of contact and as a **General Contractor**, delivering projects across multiple fields of **civil engineering and infrastructure**. The company operates in the **residential, commercial, industrial, logistics, data center, and renewable energy sectors**, in full compliance with the highest standards of quality and safety.





DEVELOPMENT & EPC

Techbau provides integrated **Development & EPC** services for residential projects, supporting clients from the initial site assessment through design, engineering, and final construction.

Thanks to a highly collaborative in-house team and a strong commitment to quality, efficiency, and advanced construction technologies, we deliver **complete** and **sustainable housing solutions**, ensuring reliable, comfortable, and **high-performance buildings** tailored to each client's needs.



Development Support

Techbau supports clients from the very early stages of preliminary research and due diligence, backed by a continuously updated site database.



Property & Financial Management

We manage negotiations for property acquisitions and provide comprehensive economic and financial analyses for residential projects.



Integrated Design & Planning

Our in-house departments manage the entire design, planning, and permitting workflow in close collaboration with the client.



Excellence in Residential Construction.

We design and deliver tailor-made residential developments to meet your specific needs, from concept to final delivery.



Technology, Quality & Delivery

We use the latest technologies and best practices to build modern, durable, and long-lasting comfortable homes.



BIM PDR74:2019

Techbau offers a highly specialized team in project management. We put customers at the center of the project in order to build properties that can meet and exceed the expected requirements with a common thread: apply technologies and the best standards of materials, construction philosophies, **NZEB** applications and highly efficient technological systems to guarantee an eco-sustainable real estate development.

Techbau is **PDR74:2019 Bureau Veritas** certified, thanks to a 360 ° integrated BIM design, optimize all development processes e realization.

Techbau is committed to utilize Building Information Modelling (BIM) tools to support the delivery and management of all its outstanding projects **Techbau's** goal is to deliver higher value in Health, Safety, Quality, Timeliness, Cost, and to maximize building performances during operations.





CARBON NEUTRALITY



Techbau has successfully implemented the ILFI certification procedure, the world's first **certified Zero Carbon standard**.

The prerogatives of our projects are: **energy efficiency, implementation of renewable resources and reduction of carbon emissions.**

Our projects have always followed the major international protocols for the protection of the environment, but we do not stop believing in the future by targeting the directives from **the Paris Agreement on Climate Change of 4 November 2016, and the EU Environmental Taxonomy Introduced by REGULATION (EU) 2020/852.**

As provided for in the agreement, the EU presented its long-term strategy for reducing emissions and its updated climate plans before the end of 2020, committing to reducing its emissions by at least 55% by 2030 compared to 1990 levels. **The EU will achieve climate neutrality by 2050.**





ESG

Techbau adheres to the top international environmental certification mechanisms such as **USGBC LEED** and **BREEAM**, providing LEED AP, BREEAM Assessors, Energy Managers and SQE Qualified Renewable Energy and Environment Engineers from within its organisation. So not energy saving alone but also water saving, emissions reduction and a focus on the site and its potentials and peculiarities. **Techbau** is also very aware of the issues of reducing land use, increasing comfort for occupants and raising the concepts of recycling and recyclability with regard to the choice of building materials to extremes.

Techbau adopts tools such as **LIFECYCLE ASSESSMENT, CARBON FOOTPRINT ANALYSIS** and landscaping for compensation and redevelopment purposes.



USGBC
MEMBER

BREEAM[®]

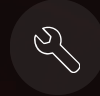


CONSTRUCTION



PROJECT MANAGEMENT

Our Project Managers (**PMP** or **IPMA** certified) are the driving force behind every residential project, overseeing each **phase of construction** to ensure schedule adherence, **cost control**, and impeccable quality standards. They are supported by a dedicated team of **site managers** and **supervisors** who ensure smooth project progress under the **highest safety conditions**, while keeping you constantly informed about the development of your home.



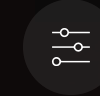
TECHNICAL TEAM

Our **subcontractors** handle the operational execution of each residence. Every team is carefully selected for its **specialized expertise**, covering **civil works, electrical and plumbing systems, HVAC, finishes**, and **technological installations**, while ensuring **safety and quality** at every stage of the project.



HEALTH & SAFETY

Our **Health and Safety Managers** ensure that all activities are carried out safely and in full compliance with current regulations. They conduct **regular site inspections, identify potential risks**, and establish operational procedures to **minimize** the likelihood of **accidents**, ensuring a safe working environment for all personnel involved in the construction of the residence.



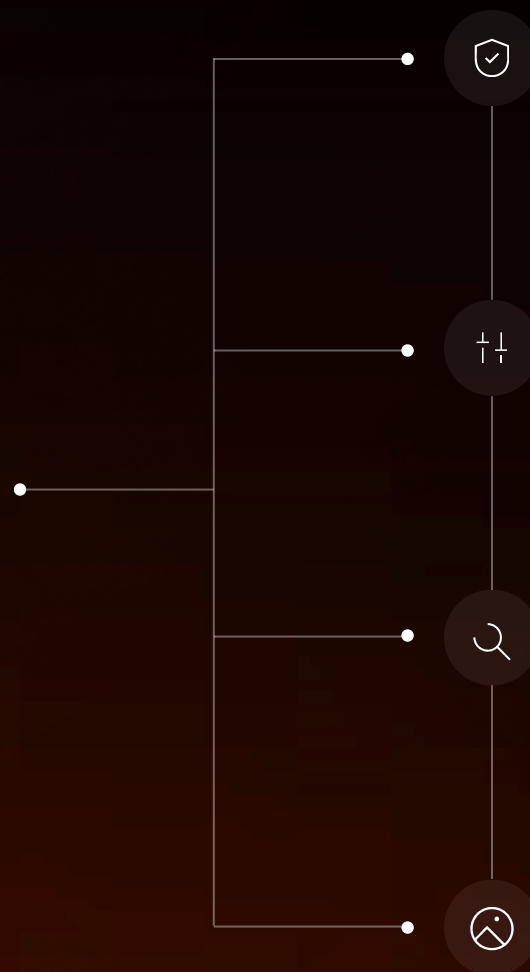
QUALITY CONTROL

Our commitment to **quality, innovation**, and excellence drives the development of reliable, sustainable, and resilient construction solutions. Our **Quality Control and Assurance Managers** continuously **monitor materials**, supplies, and workmanship throughout the **construction phase**, ensuring that every stage meets technical standards. This rigorous approach allows us to deliver fully realized residences with high performance and **long-term reliability**.

ENGINEERING

[About us](#)[Projects](#)[Contacts](#)

DESIGN & ENGINEERING ORGANIZATION



DESIGN VALIDATION

Our engineers ensure that every aspect of your residence's design is robust, efficient, and sustainable.

TECHNICAL TEAM

Our engineering team, specialized in RIBA WS4–WS6, delivers reliable and innovative solutions for residences. From RIBA WS0 to WS3, we manage every phase of the project.

DISCOVER EXPERTISE

Our engineers boast ATD Uptime Institute Certification and are Chartered Members of Italian Design Associations.

HOW WE DESIGN

Our commitment to excellence is reflected in our adherence to ANSI/TIA-942 and Uptime Institute standards, ensuring that every facility we build is equipped to meet the demands of today's digital landscape.





COMMISSIONING

OUR COMMISSIONING DOCUMENTATION COMPILES ALL ACTIVITIES INTO A DETAILED REPORT, PROVIDED TO THE CLIENT, COVERING THE CONSTRUCTION AND OPERATION OF THE RESIDENCE.

Our commissioning process is essential to ensure the seamless integration and optimal **performance of residences**. During the construction of new residences, the complexity of various building systems and infrastructure requires thorough review and testing.

Commissioning serves as the cornerstone, **evaluating the design** and **construction** of the residence as an integrated system to ensure the highest level of quality and functionality.

Our expertise lies in guiding clients through this critical process. We compile all activities into **detailed documentation**, providing **transparency** and accountability to **our clients**.

Our comprehensive commissioning process begins with meticulous planning, during which we define project objectives and assemble a **qualified team dedicated to our clients'** success.

We understand that **residential commissioning is not just a task**, but a **crucial process** to ensure the **reliable and efficient operation** of all systems and components within the residence, from electrical and **plumbing installations** to HVAC and home automation systems.

Phase 01



Site Assessment and Planning

Phase 02



Project Review and Coordination

Phase 03



Installation Inspection

Phase 04



System Testing and Optimization

Phase 05



Delivery and Documentation





HSE & QUALITY ASSURANCE

The protection of safety, the environment and occupational health are an integral part of Techbau's operations. Techbau is aware of the importance of environmental and safety issues, both within the construction industry and for the community as a whole. Techbau is actively committed to complying with all relevant environmental and safety legislation, with the aim of continually improving its performances through appropriate programmes, controls, resource procurement and training of the workforce.

The company is committed to working to monitor and continually improve safety and environment performances through the application of a management system (SEMS), which sets out the procedures for defining the responsibilities, procedures, processes and resources within the company's organisation for the realisation of its corporate prevention policy, in accordance with current health, safety and environment regulations.

THE MANAGEMENT SYSTEM IS DEFINED, DOCUMENTED, IMPLEMENTED AND KEPT CONTINUALLY UP TO DATE TO ENSURE ITS EFFICACY AND ADEQUACY WITH REGARD TO THE CORPORATE SAFETY/ENVIRONMENT OBJECTIVES AND COMPLIANCE WITH THE ISO 45001:2018 AND ISO 14001:2015 STANDARDS.

Techbau strongly believe that a firm Quality System is the base to improve the Quality outcome of deliverables.

Quality principles are in our DNA, because we are passionate about:

- 01 Listening to our clients' and all stakeholders' needs**
- 02 Operating via lean and agile processes**
- 03 Measuring our performance to continuously excel and generate value**

The Quality System is at the core of our continuously improvement agenda to innovate our know-how while effectively reducing operational risks, costs and maximizing our clients return on investment





HIGHLIGHTS

TRACK RECORD



225

Apartments

176

Box

76

Park spaces

19,862 sqm

Built area

Residential

VIA DELLA VIGNACCIA

Rome | Italy

Aurelia New Living is a new residential development set within the green surroundings of the Aurelia district, on Via della **Vignaccia in Rome**, combining architectural quality, **comfort**, and **sustainability**. The project comprises multiple buildings with contemporary design and offers a variety of apartment types—from two-bedroom units to panoramic penthouses—featuring spacious terraces, loggias, and private gardens. With A4 energy efficiency standards and **LEED certification**, Aurelia New Living ensures **high environmental performance** and **energy efficiency** through the integration of advanced technologies and state-of-the-art materials.

The development is completed by a landscaped communal park equipped with a swimming pool, relaxation areas, and dedicated social spaces, **fostering a new, sustainable way of living immersed in nature**.

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Techbau
Engineering & Construction





83

Apartments

66

Box

29

Park spaces

7,669 sqm

Built area

Residential

VIA BOMBAY

Rome | Italy

Bombay New Living is a new urban regeneration project located just a short walk from the heart of Rome's EUR district. The transformation involves the conversion of a former office building into a modern residential complex, designed to meet contemporary living needs with high standards of sustainability, quality, and comfort.

The residences—ranging from studios to four-bedroom apartments—will be developed to **A4 energy efficiency** standards and feature spacious terraces overlooking a landscaped communal green area. The project includes private garages and infrastructure to support electric mobility. Designed to achieve **LEED Gold certification**, the development incorporates advanced, sustainable building systems and technologies.

Bombay New Living is a contemporary residential ecosystem, focused on well-being, environmental responsibility, and a forward-looking approach to urban living.

[View more](#)



61

Apartments

47

Box

6

Park spaces

6,355 sqm

Built area

Residential

PALAZZO NAVIGLIO MILANO

Milan | Italy

Construction of a new **A+ energy-rated residential complex** with a total gross floor area **(GFA) of 4,574 sqm**. The site covers 3,810 sqm, of which 800 sqm are occupied by the building footprint, while the remaining area is dedicated to landscaped gardens, including green spaces, play areas, and outdoor fitness facilities.

The building rises 13 levels above ground, **comprising 12 residential floors** and a ground floor for communal use. The project also includes a **rooftop photovoltaic solar park** and two underground levels allocated to parking, storage units, and technical rooms.

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Techbau S.p.A.

Head office

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

Rome Office

Via Emanuele Gianturco, 6
00196 Roma (RM) . Italy
Ph +39 06 92044282

Techbau S.p.A.

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

