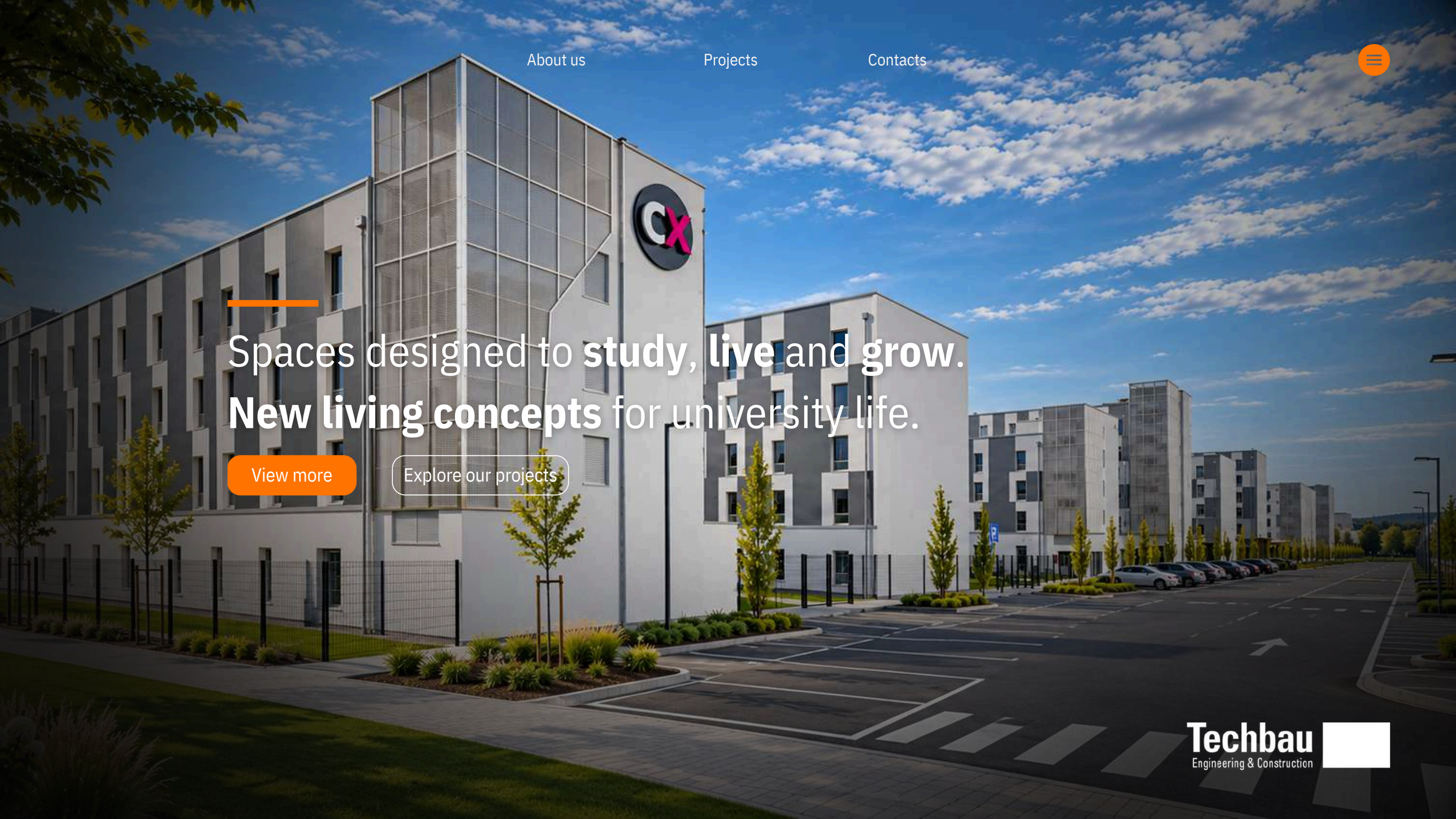
STUDENT LIVING

Techbau
Engineering & Construction


About us
Projects
Contacts
Spaces designed to **study**, **live** and **grow**.
New living concepts for university life.
View more
Explore our projects
Techbau
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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.



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DEVELOPMENT - EPC

Techbau provides integrated **Development** and **EPC** services in the student accommodation 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, operational efficiency and advanced construction technologies, Techbau delivers comprehensive, sustainable solutions tailored to the needs of students and campus operators, combining residential comfort, functionality and operational efficiency.

Development support

We support clients from the earliest stages of site selection and due diligence for student accommodation developments, drawing on a continuously updated database of sites selected based on their location, accessibility and development potential.

Real estate and financial management

We manage property acquisition negotiations and provide comprehensive economic and financial analyses to support student accommodation development projects.

Integrated design and planning

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

Excellence in student accommodation construction

We design and deliver student accommodation facilities tailored to the specific needs of students and operators, overseeing every stage from the initial concept through to project completion.

Technology, excellence and punctuality

We use advanced technologies and construction best practices to deliver modern, efficient, comfortable and durable student accommodation facilities.

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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.



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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 student accommodation 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 student accommodation facilities. 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 student accommodation 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.

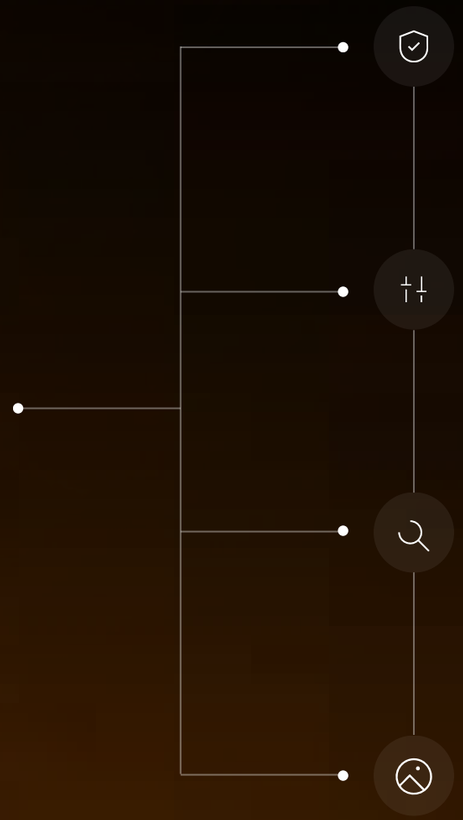
QUALITY CONTROL

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

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ENGINEERING

DESIGN & ENGINEERING ORGANIZATION



DESIGN VALIDATION

Our engineers ensure that every aspect of student accommodation 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 student accommodation 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 student accommodation design.

HOW WE DESIGN

Our commitment to excellence is reflected in the adoption of high design standards, with the aim of delivering comfortable, efficient student accommodation facilities designed to maintain high performance over time.

Techbau
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COMMISSIONING

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

Commissioning is essential to ensure the proper integration of building systems and the achievement of the expected performance standards in student accommodation facilities. 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, promoting 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 (HVAC) and 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

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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.

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HIGHLIGHTS

TRACK RECORD

Techbau
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1.075
Beds

60
Hotel rooms

288
Single rooms

6.921 sqm
Amenities and green spaces

Student Living

CAMPUS NOVATE

Novate Milanese | Italy

Campus di Novate, developed and built by Techbau, is a student accommodation complex with a total capacity of 1,075 beds. The accommodation options include 288 single rooms, 67 double rooms and 60 rooms dedicated to hotel accommodation, alongside a range of service facilities.
The campus features 6,921 sqm of green spaces, enhancing the quality of the environment and guest comfort. The project has achieved **BREEAM Very Good** certification, reflecting its focus on sustainability and operational efficiency.

View more

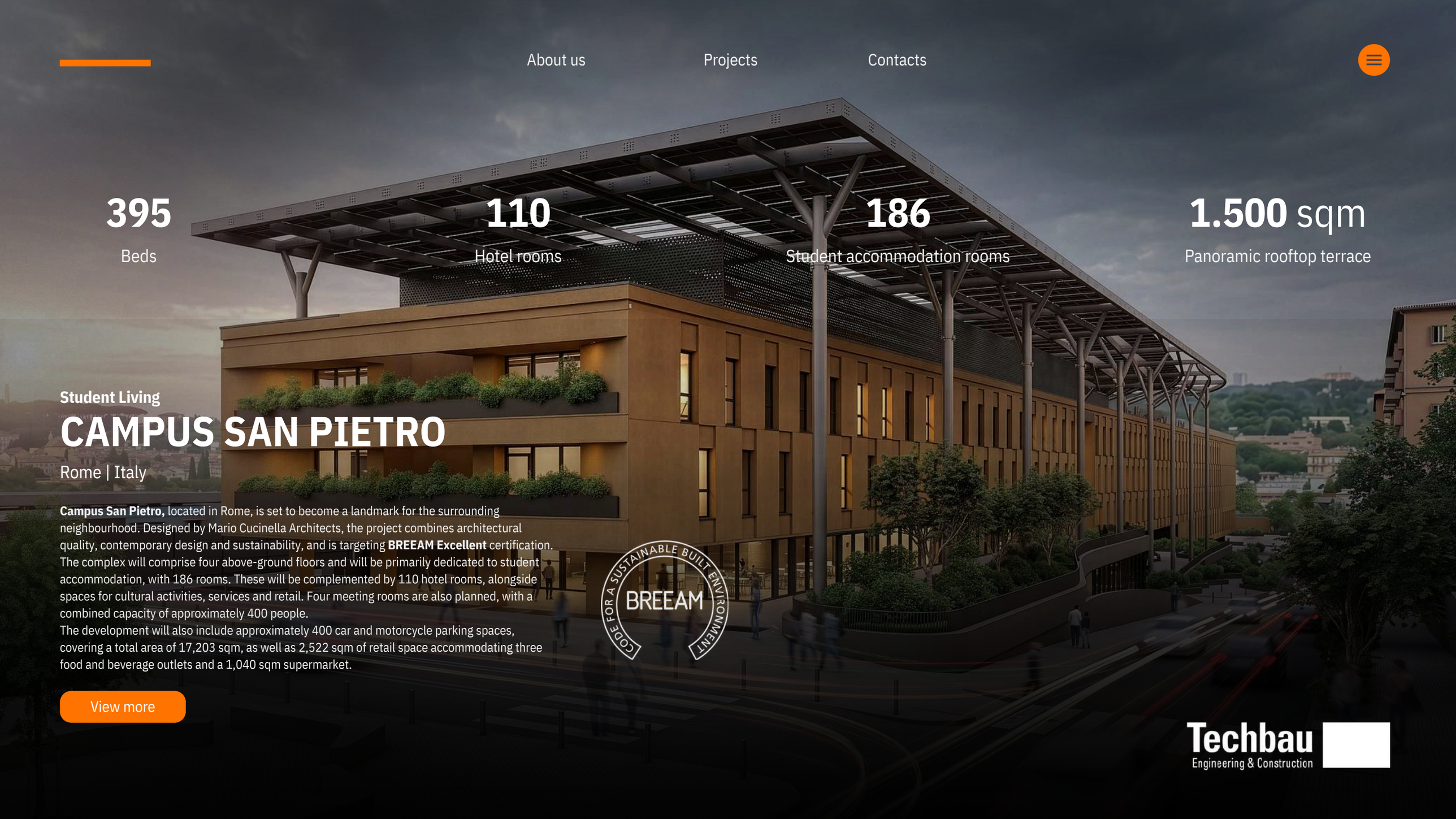
Techbau
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395
Beds

110
Hotel rooms

186
Student accommodation rooms

1.500 sqm
Panoramic rooftop terrace



Student Living

CAMPUS SAN PIETRO

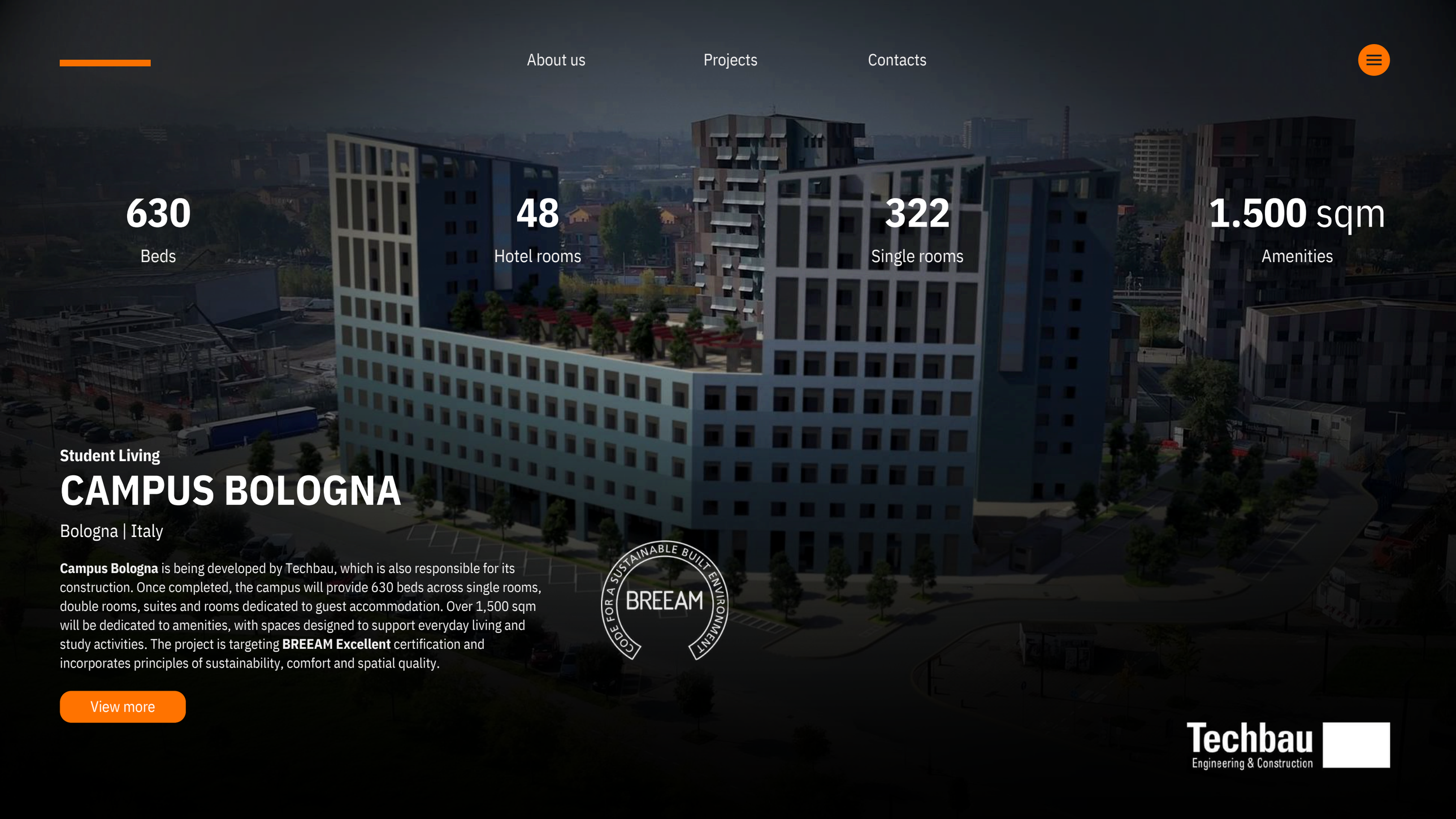
Rome | Italy

Campus San Pietro, located in Rome, is set to become a landmark for the surrounding neighbourhood. Designed by Mario Cucinella Architects, the project combines architectural quality, contemporary design and sustainability, and is targeting **BREEAM Excellent** certification.
The complex will comprise four above-ground floors and will be primarily dedicated to student accommodation, with 186 rooms. These will be complemented by 110 hotel rooms, alongside spaces for cultural activities, services and retail. Four meeting rooms are also planned, with a combined capacity of approximately 400 people.
The development will also include approximately 400 car and motorcycle parking spaces, covering a total area of 17,203 sqm, as well as 2,522 sqm of retail space accommodating three food and beverage outlets and a 1,040 sqm supermarket.

View more

CODE FOR A SUSTAINABLE BUILT ENVIRONMENT
BREEAM

Techbau
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630
Beds

48
Hotel rooms

322
Single rooms

1.500 sqm
Amenities

Student Living

CAMPUS BOLOGNA

Bologna | Italy

Campus Bologna is being developed by Techbau, which is also responsible for its construction. Once completed, the campus will provide 630 beds across single rooms, double rooms, suites and rooms dedicated to guest accommodation. Over 1,500 sqm will be dedicated to amenities, with spaces designed to support everyday living and study activities. The project is targeting **BREEAM Excellent** certification and incorporates principles of sustainability, comfort and spatial quality.

View more

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677
Beds

401
Single rooms

138
Double rooms

539
Rooms

Student Living

BRAVO BOLOGNA

Bologna | Italy

Bravo Bologna is an urban regeneration project that will transform an 18,000 sqm building into a student accommodation facility comprising 539 rooms, including 401 single rooms and 138 double rooms, providing a total of 677 beds.
Designed to achieve **LEED Gold** certification, the project will give the building a new purpose, contributing to the expansion of student accommodation options for the city's university community.

View more

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