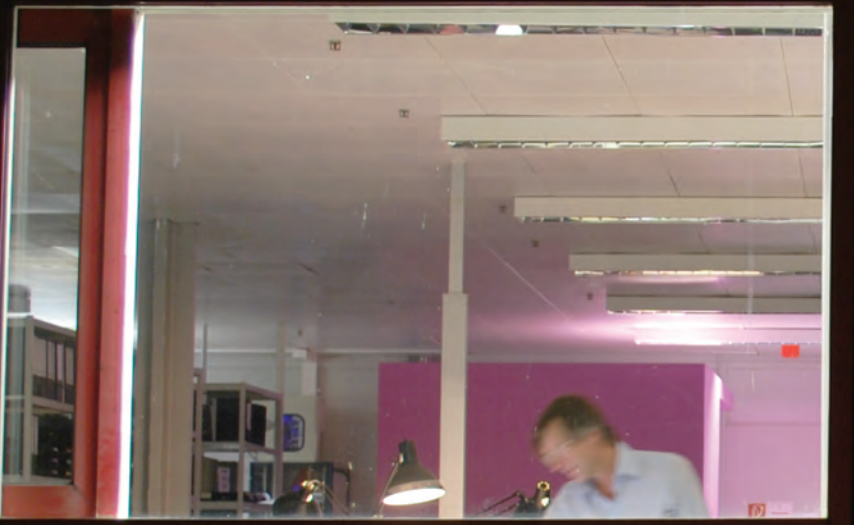
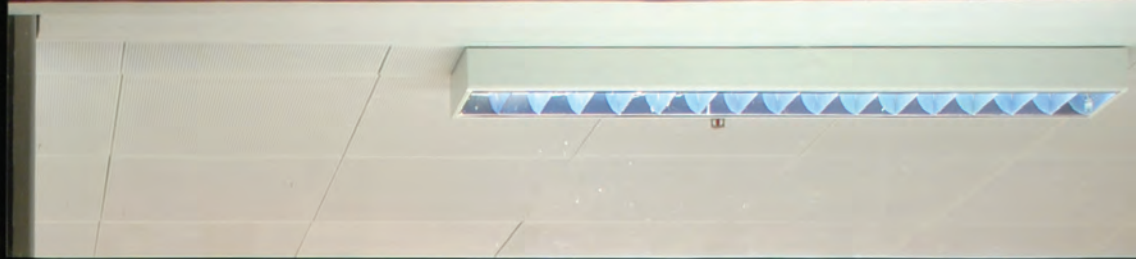
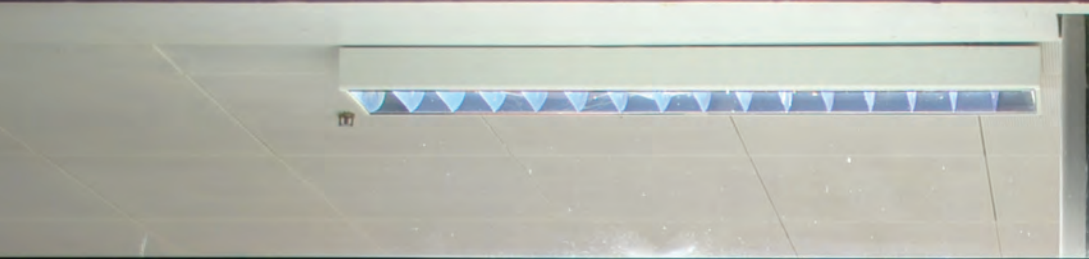


träger architekten



After several years of activities in different well-known offices in Vienna and Munich I established my own office in 1995. From that time we completed successfully interesting projects over the entire spectrum from site development, commerce, offices to living for notable clients. For some time we also deal in the preliminary phase of projects with project development. We see the strength of our structure especially in our communication culture, in our flexibility as well as in the personal face to face of client and architect.

Owner: Dipl.-Ing. Architekt Wolfgang Tröger

Member of Chamber Bayerische Architektenkammer: BYAK 172 795

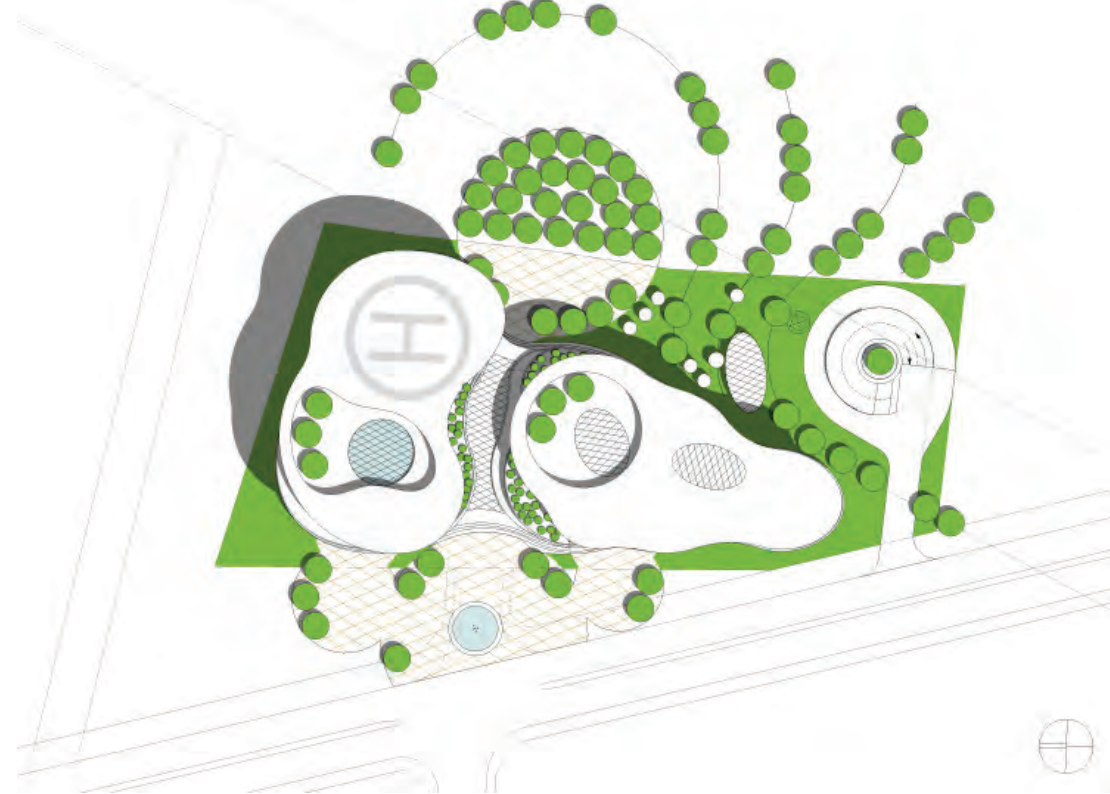
The present as the future demand adapted and flexible solutions. Our projects are evolved from the synergy of highly skilled engineering knowledge, the right assessment of economic relations and innovative creativity. The guidelines of our work are the emotional needs, the well-being and the desires of our clients. Our individual approach is developing extraordinary results. Intelligent economical decisions are the key to project success. Our clear concepts and designs produce considerable added value. Our work is affected by a stringent administration of actions, knowledge and expertise. Our outcomes are long lasting and brilliant. We trust our clients and our clients trust us.





Sofia Gate Gardens in Sofia, Bulgaria

Client: ARGE JOGO, Salzburg, Austria
Location: Sofia, Bulgaria
Planning: 2011
Size: Site 10.600 qm, GFA 36.000 qm
Service Range: preliminary planning and design



Development of a high-quality commercial property with shopping mall, office tower, hotel tower at a prominent site next to the airport Sofia, Bulgaria

After finishing the construction of the second terminal in Sofia and according to that the extension of the whole infrastructure around the airport, also a new urban landscape is developing in that area. In that emerging plot the conceptual design of a eclectic commercial property arises, which more than meets the requirements of various uses.

The ambitious shopping mall, the luxurious designed outdoor area and the exclusive club on the roof-deck attend the locals as well as the travellers for amusement and recreation.

The office tower offers high-quality space at a prominent site for new work spaces. The hotel area is the turntable for business and tourism as well as for regional and international travellers.

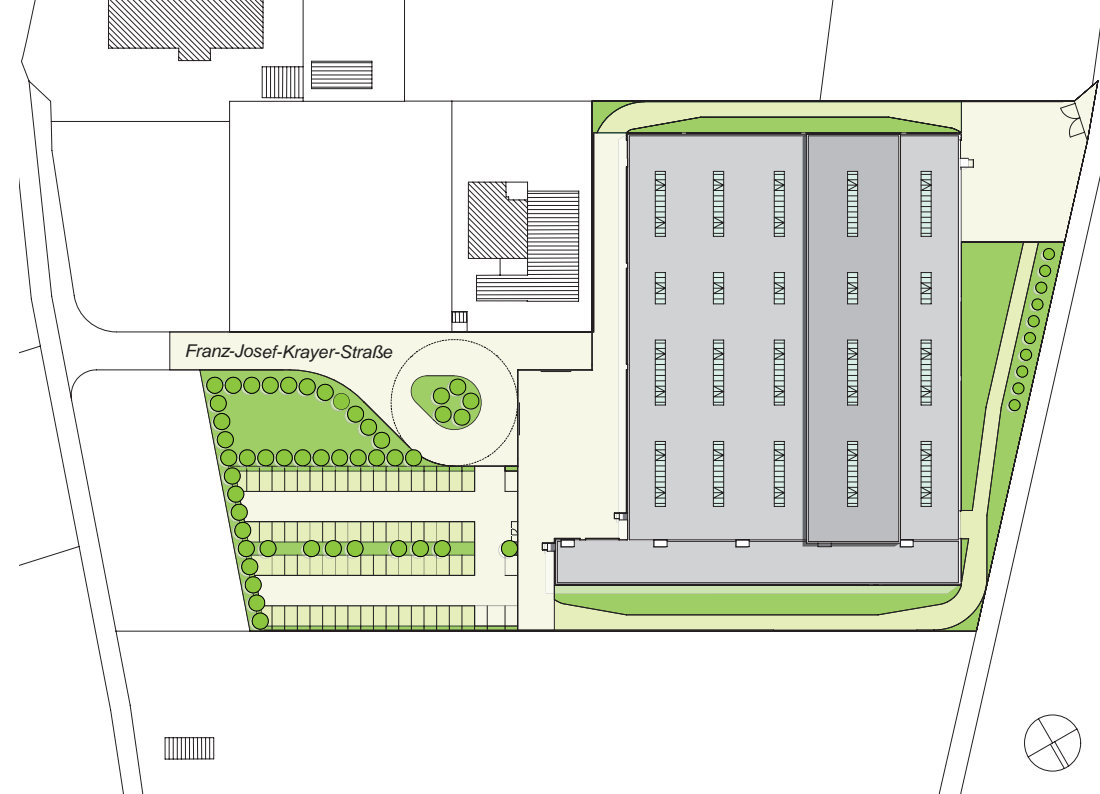
In the design you can read the time of the raising the changeover. The dynamic building is clearly silhouetted against the dominating urban configuration of prefabricated panel block buildings. Plant motifs are a symbol for growth and change. The transparent and bright structure issues with its soft movements an invitation for different target groups. The playful correlation with hard and soft forms and the reduction to the maximum award the building vigour and elegance.





Production for metal forming in Langenargen

Client: Franz Josef Kraye GmbH & Co. KG, Langenargen
Location: Langenargen
Planning - Completion: 2006 - 2008
Size: Site 11.900 qm, GFA 7.100 qm
Service Range: preliminary planning and design to completion



Production with administration and social area, outdoor facilities

Development of a production layout

Low-tech - high performance

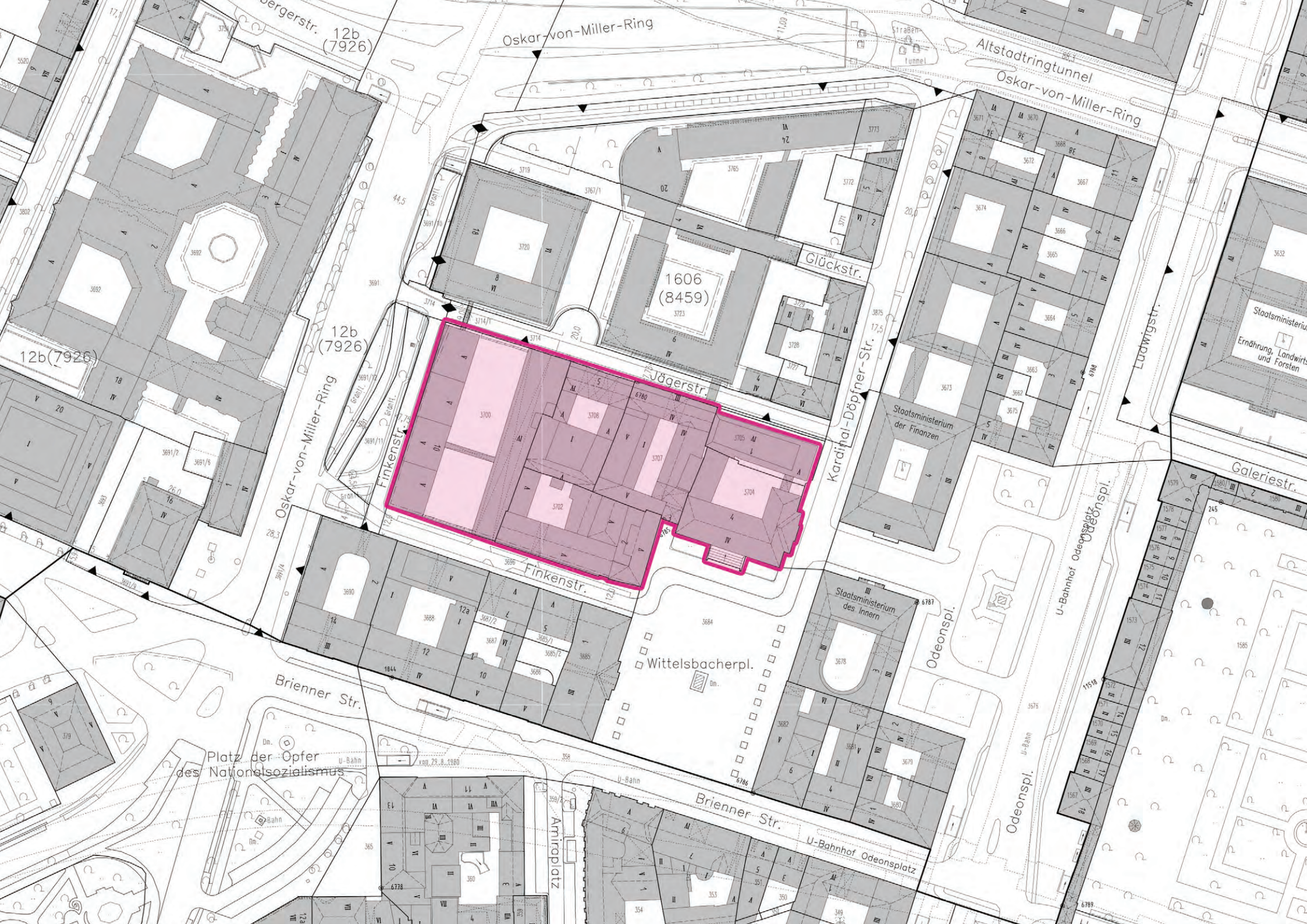
The company produces components of metal sheet, which have a dimensional tolerance in the thousandths of a millimetre range and which are used worldwide under extreme constant load e.g. in gearboxes of commercial vehicles.

In intensive collaboration with the client an optimized solution is developed from the production layout, search for an appropriate site over the implementing and completion in the ambivalence between customized solution and flexibility in view of changing production conditions.

An existing company at Lake Constance is to be transferred in a new building on "greenfield sites" in the middle of a fruit growing area.

Integral planning, simple, solid solutions and qualitative materials are decisive for all steps of the realisation with sustainability.





Bergerstr. 12b (7926)

Oskar-von-Miller-Ring

Altstadtringtunnel
Oskar-von-Miller-Ring

12b(7926)

12b (7926)

1606 (8459)

Glückstr.

Oskar-von-Miller-Ring

Jägerstr.

Kardinal-Döpfner-Str.

Ludwigstr.

Galeriestr.

Finkenstr.

Finkenstr.

Wittelsbacherpl.

Staatsministerium der Finanzen

Staatsministerium des Innern

Briener Str.

Briener Str.

Platz der Opfer des Nationalsozialismus

Odeonspl.

U-Bahn Odeonsplatz

Odeonspl.

U-Bahn Odeonsplatz

Anspritzplatz

Staatsministerium Ernährung, Landwirtschaft und Forsten

U-Bahn

U-Bahn

U-Bahn

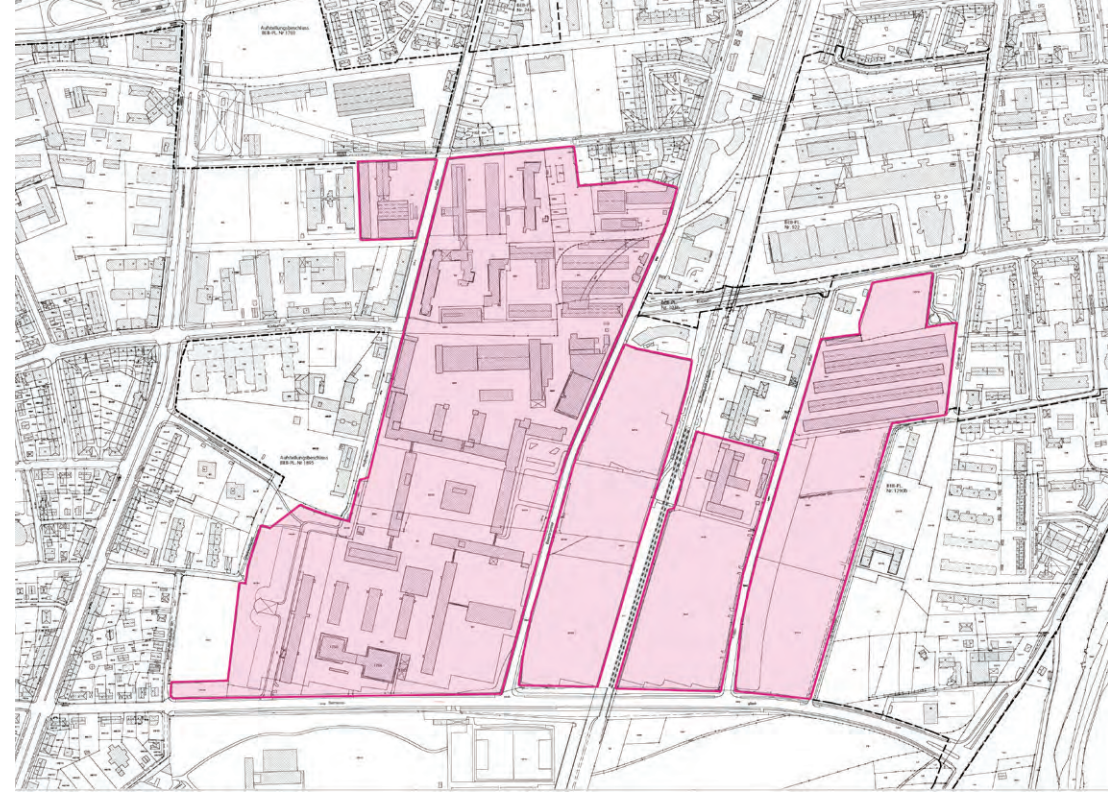
U-Bahn

U-Bahn

U-Bahn

Site development for Siemens

Client: Siemens Real Estate (SRE), Munich
Projects at the locations: Munich, Zličín, Zug, Erlangen, Frankfurt
Planning - Completion: 1999-2012
Service Range: Site analysis and volume studies, building guidelines, as well as miscellaneous other studies und guidelines



Site analysis and feasibility studies as a basis for an appropriate real estate development.

For the new Siemens Headquarter at Wittelsbacher Platz previously to the competition a site analysis and volume studies as well as a special building guideline was developed.

The developments of the other sites in Munich, Zličín, Zug, Erlangen and Frankfurt were also supported with miscellaneous analysis and studies.

Siemens AG is a global leader of electronic and electrotechnology. The concern is active in the fields of industry, energy as well as health sector and serves infrastructure solutions, especially for cities and urban agglomerations. Siemens stands for technical efficiency, innovation, quality, reliability and internationality for 160 years. In addition Siemens is world's largest provider of environmentally friendly technologies.

Around 40 percent of the Group revenues account for green products and solutions.





BARCLAYS GLOBAL INVESTORS

Charters

AC 0130

Barclays Global Investors BGI Headquarter Germany in Munich

Client: Barclays Global Investors, London
Location: Munich
Planning - Completion: 2006 - 2008
Service Range: preliminary planning and design to completion



Conversion and refurbishment of a 60ies office building
Differentiated reorganization following the current guideline of corporate identity

Barclays Global Invest, one of the largest Investment Banks of the world, chooses the Bavarian State Capital for the representation in Germany.

An existing office building closed to the old town of Munich gets refurbished appropriate to all requirements of the English.

The new entrance welcomes employees and clients likewise with reserved elegance. With cool fluorescent light a levitating light rod leads the visitor to the upper floors. Beige, light olive and aubergine are the accentual colours in the public area, light green in the staff zone. For the break in the recreation room there may also be time for a refreshing orange.

Otherwise you wear „old english apple white“ and heavy carpets from the island.

„No details“ as basic maintenance of the architectural design leads the viewer to a clearly perceived timeless lightness.





Triumph-Adler in Nürnberg

Client: UBS Real Estate Kapitalanlage-GmbH, Munich
Location: Nürnberg
Planning: 2009
Size: GFA 10.000 qm
Service Range: 3rd prize invited competition for the realisation



„In the green zone“ - revitalising of a business centre
generating a new identity and an „address“, office spaces with flexible use
energetic facade refurbishment

Our program „In the green zone“ creates a win-win-situation for all - landlord and tenant - in terms of sustainability.

Our strategy in the approach is the opportunity to present their claim (balanced office building, life cycle costs).

The challenge is to design a requirement-optimised building/object/product, even if it costs more at the beginning - because a little „Greenwashing“ doesn't really save money in total.

The aim is to follow an integral planning from the very beginning to economise investigation costs.

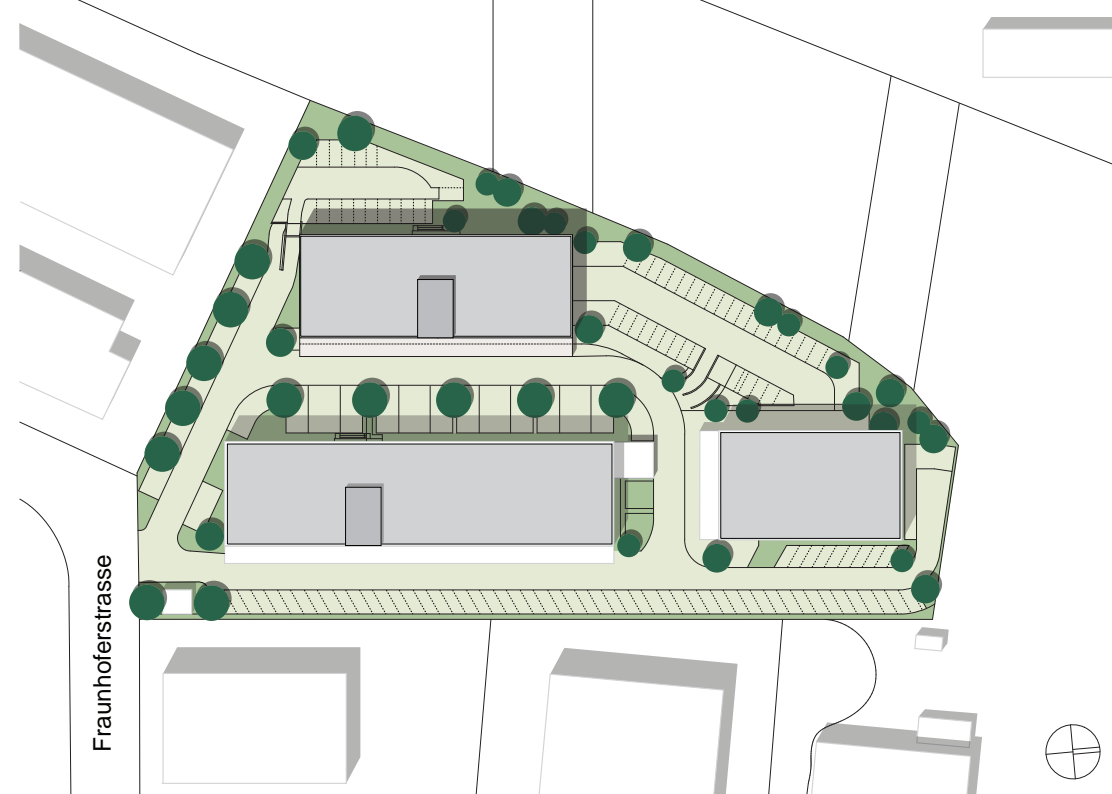
Minimisation of risks and stability of value through sustainability = future viability





Refurbishment with corporate identity in Martinsried

Owner: Haindl Immobilien GmbH & Co. KG, Martinsried
Location: Martinsried
Planning - Completion: 2008 - 2012
Size: Site 12.400 qm, GFA 22.800 qm
Service Range: preliminary planning and design to completion



Conversion of different office units, as well as production and storage areas, partly under running business, optimization to the best possible utilization and corporate identity

For a complete site with three buildings different conversions get continuous done. On the base of existing guidelines a corporate identity gets acquired with implementation in spatial quality, material and colour design and with minimal tenor a model kid gets developed from simple manual, but qualitative and uncomplicated solutions. Thereby higher concentrations, a optimised workflow in the teams and more efficient processes in the company get accomplished.





...ANG ÜBER DEN MARKT SÜßE EREUDEN ERERISCHEND BEIN
...EN SCHMECKT GUT UN
MITBRINGSSEL FRUCHT
...IDEN WILLKOMMEN
...ERÜCHTIG UND ERISCH
KOMMEN IM PARADIE
...EIN TREFFPUNKTÄGLICH FRISCH SPA

Wholesale market in Ingolstadt

Client: MGP, Munich
Location: Ingolstadt
Planning: 2007
Size: Site 11.300 qm, GFA 7.800 qm
Service Range: preliminary planning and design



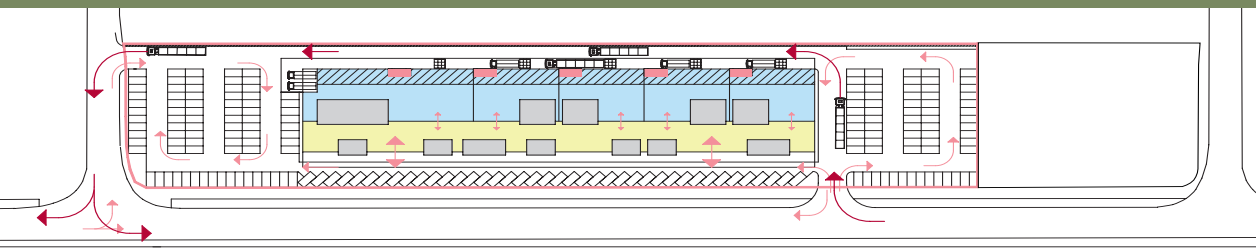
Development of a wholesale market for premium food
Shopping experience with an intermixture of wholesalers and retailers

Daily fresh Walk over the market Sweet pleasures Refreshing Purely
A land to enjoy Tastes good and feels good Souvenir Fruity and fresh
Treats Welcome to paradise Exquisite and delicious Meeting point
Market place A sip of pure freshness

Showcase for the city - The market place is part of the public space of a city. The same applies to the traditional market halls from Barcelona to Stuttgart. Through the opening of the market hall with a glass wall to the street inside and outside get connected and public gets created.

Sustainability - With the use of „simple“ materials at building and surrounding sustainability but also significance and tradition get communicated. This feeling carries over to the valuation of the offered products.

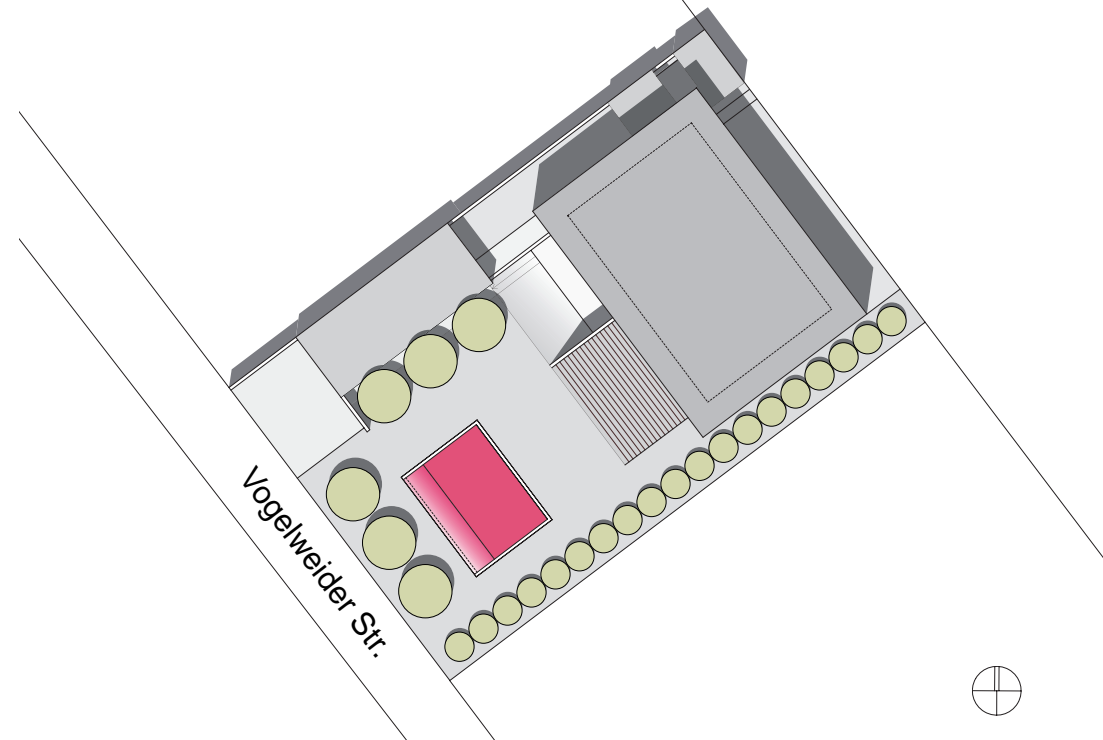
Identity - the values that convey the building with the environment and the offered goods lead to the formation of identity and loyalty, an „athome feeling“ arises.





Family house with studio in Tyrol, Austria

Client: Astrid Hartmann, Wörgl, Tyrol, Austria
Location: Wörgl, Tyrol, Austria
Planning - Completion: 2001 - 2005
Size: Site 750 qm, GFA 380 qm
Service Range: preliminary planning and design to completion



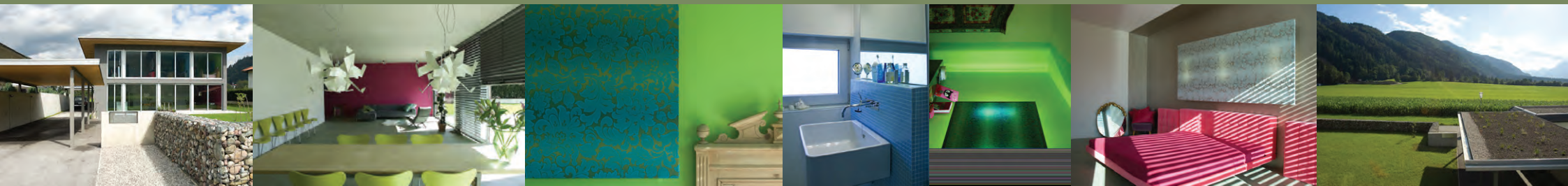
Massive construction in brickwork

Roof overhang from regional building technique, alpine site

„More light ...“ – the client wants to catch the light with the house and feel. Next to the differentiated handling of light the simplicity and the quality rating get defined for the further reflection on how to deal with the site, of the building as well as of materials.

The aim is to create the own roof and the own flowery meadow as a base for the family as well as an open house as a meeting point for friends and acquaintances.

„We can't afford something cheap“ - the aim is to invest in the future with quality. Aesthetics is supposed to be visible as a lived principle. About the minimalism as a basic principle the ornament is spread as a „second layer“.





Luxurious living in Munich

Client:	Sultan from Dubai
Location:	Munich
Planning:	2009
Size:	GFA 3.300 qm
Service Range:	preliminary planning and design, due diligence



Conversion and refurbishment of a 60ies office building

A 60ies office building in Schwabing, Munich, is supposed to get converted in luxurious flats with private restaurant for an Arabian sultan family from Dubai. For the family members generous flats will be developed according to individual needs following the traditional attitude to modern lifestyle. For special family occasions compact hotel-like suites expand the capacity of accommodations. A luxury spa and fitness area with swimming pool and Hamam as well as a restaurant and a private underground parking lot complete the ensemble and leave nothing to be desired.



Air like silk on a lovely autumn morning in Southern Tyrol, blue skies, colourful wine leaves, the lake, smell of damp meadow herbs.

From sensual perception emotion develops.

Emotions find us everywhere, 24/7,
our whole life long.

They increase our adrenalin level,
affect our decisions,

give us reasons for laughter and tears.

Conscious composing of material, colour, form,
the right amount, for a particular target at a
special place.

As designers of our environment it is our duty
to make this world a better place.

Yes, we can.

What is your first thought about „emotion“?

Short interview with Wolfgang Tröger,
RAUMBRAND Magazine 3/2008

With our work we provide an active contribution to a positive design of our planet.

Our commercial buildings achieve an efficient and optimised
work environment for production and administration.

Our modern living structures offer authentic living areas
for todays and future generations.

For our site developments we find the appropriate
properties to meet specific demands or
we develop optimised concepts for existing properties.

Our buildings support our clients to reach their goals.

Conception, design and text: Tröger Architekten
Photo credits: Klaus Vyhnaek, Gerda Eichholzer,
Tröger Architekten

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