





reliable and individual

» Allow us to introduce ourselves: we are a medium-sized construction company based in Bernau, near Berlin.

For over 50 years, our company's traditional main areas of activity have been the German federal states of Berlin and Brandenburg. This is due to the fact that our company was originally based in Berlin-Reinickendorf. As a flexible and dynamic construction company with 60 motivated employees managed by highly qualified construction supervisors, we are always in a position to realise the quality and quantity you require for your construction projects. Our main fields of work are engineering services, structural work, turnkey construction, complete redevelopments and construction work in accordance with monument protection legislation.

Since May 2008, our company headquarters have been located in an independently redeveloped and expanded commercial building at Mühlenstraße 4 - 6 (entrance on Hohe Steinstraße) in the centre of Bernau. The building is owned by the Krüger family and dates back to the seventeenth century: together with the Marienkirche (St. Mary's Church) it is one of Berlin's most historically significant buildings.

You will find more information, including a detailed overview of our company and projects on our website: <http://www.ma-krueger-bau.de>.

I will also be happy to meet you in person.

Mark-André Krüger
Managing Director, Mark-A. Krüger Bauunternehmung GmbH



competent and experienced

» The motto of Mark-A. Krüger Bauunternehmung GmbH is "always building better"

This motto applies to both our construction planning and the high quality of our work. Our attention to detail is especially apparent in the construction projects that involved working in accordance with monument protection legislation. To realise our projects we rely on expertise, flexibility and quick decision-making. We will be happy to show you current and completed construction projects as part of a construction site tour.

Our long-standing experience is the basis for the high-quality realisation of your construction projects. We offer you a reliable all-round service that ranges from project planning and budgeting up to the realisation of structurally complete or turnkey buildings. We only work with qualified local craftsmen. A competent contact person will assist you through the entire planning and construction phase, while we will adapt construction materials and equipment to your individual requirements and support you as a competent construction partner.



constructive cooperation

Krüger-Bau-Bernau GmbH was founded on 1 September 2006 and is an innovative, dynamic company with 36 motivated employees, including 5 qualified construction engineers.

Our company is characterised by quality- and quantity-optimized work in accordance with project feasibility analyses. As part of this, we discuss the requirements for any new property as well as the sense and purpose of the construction with the principal/investor.

This means that we are involved in the development and preparation of the property with the architect and structural engineer at an early stage and can offer methods of construction that we have cost-optimised in cooperation with industry partners.

I will also be happy to meet you in person.

René Mindach
Managing Director, Krüger-Bau-Bernau GmbH



flexible and consistent

» The motto of Krüger-Bau-Bernau GmbH is “building together”

Our participation in the planning of the respective property at an early stage allows us to work with industry partners, architects and all those involved in the planning of the property to create an individual solution that takes into account the special logistics of the site. Any reinforced concrete work is discussed with the structural engineer in advance in order to use the reinforcement as cost-effectively as possible. The materials and products for the interior construction are adapted to the desired standard.

At the same time, we place a great deal of value on slim walls and ceilings in order to optimise the formwork sequence and allow logical production of reinforced concrete ceilings in a formwork table design. This has cost benefits for both sides and saves a lot of time. This way we can offer potential clients and investors the opportunity to do preparatory work for the property in cooperation with us before the construction even begins.

The cooperation of all those involved in the property at the planning stage is a prerequisite for guaranteeing that services are performed on schedule and is the basis of our way of working. The quality of our work and keen adherence to construction projects deadlines for both structural work and turnkey properties means that our potential customer base has increased, particularly during last year and this year.





Mark-André Krüger
Managing Director
Krüger-Holding /
Mark-A. Krüger
Bauunternehmung GmbH



René Mindach
Managing Director
Krüger-Holding /
Krüger-Bau-Bernau GmbH



Mike Trauer
Project Manager



Stefan Hartmann
Authorised Officer /
Site Manager



Kathrin Krüger
Controlling



Tino Repmann
Quantity Surveying /
Procurement Manager



Irene Klein
Commercial Manager



Eve Große
Assistant to the
Managing Director



Kathrin & Mark-André Krüger



Andreas Gersdorf
Work Safety & Training



Uwe Michel
Process planning



Andreas Seng
Process Planning



Hans-Peter Eichhorn
Quantity Surveying



on-schedule

» Am Pankepark

Construction of 54 new-build residential units

Structural work, EIFS, locksmith work, windows and roof work

Construction project: Scharnhorststraße 4, 10115 Berlin
Principal/client: BUWOG Scharnhorststraße 4 Townhouses GmbH & Co. KG
Construction volume: € 3.20 million



individual

» Grünberger Lofts

This new-build, which comprises 34 residential units, one commercial unit and underground parking, is located in Berlin-Friedrichshain.

The turnkey complex we constructed consists of 4 loft houses and fills the empty site between the firewalls of the front and garden houses of Grünbergerstr. 24 and 28. The exclusive loft houses are sympathetic to their environment. They invoke the style and flair of the evolution of this historic area's medium- to small-sized commercial developments, most of which are now protected buildings.

Construction project: Grünberger Straße 26, 10245 Berlin-Friedrichshain
Principal/client: WISIG Wohnkultur GmbH & Co. KG
Construction volume: € 4.85 million





artistic

» Galeria Haas

Structural work to extend a warehouse and create a showroom on Lise-Meitner-Straße in Berlin-Charlottenburg

Construction project: Lise-Meitner-Str. 7-9, 10589 Berlin-Charlottenburg
Principal/client: Freyler Industriebau GmbH
Construction volume: € 900,000

age-appropriate

» Seniorenheim Bernau

Expansion of an old persons home and renovation of the Regine Hildebrandt Seniorenzentrum, an old persons centre, on Alte Lohmühlenstraße in Bernau

Construction project: Alte Lohmühlenstraße 25/27, 16321 Bernau
Principal/client: GGAB Bernau
Construction volume: € 1.4 million





inspiring

» Cantianeck

Construction of a residential and commercial new-build with two levels of underground parking as extended structural work

Construction project: Schönhauser Allee 136/137 / Ecke Cantianstraße, 10437 Berlin-Prenzlauer Berg
Principal/client: KWV 2. Grundstücksgesellschaft Ost-Berlin mbH
Construction volume: € 3.05 million



audacious

» CH 39

Construction of a residential new-build in lightweight concrete at Christinenstraße 39 in Berlin-Mitte

This residential building on Christinenstraße is a monolith cast from concrete on site. The floor-by-floor structure of the building takes elements from its environment and allows the building to express itself in a unique, confident manner. The exciting interiors and an outer form of the building are due to the irregular nature of the plot. The subtle colour of this new-build fits into the Wilhelminian construction very naturally. At the same time, the building defines itself by its wide window openings and the visible solidity of the material. The façades were constructed using a lightweight modern concrete, Liapor, which is load-bearing and offers high thermal insulation.

Construction project: Christinenstraße 39, 10119 Berlin-Mitte
Principal/client: Hr. Stefan Karl
Construction volume: € 440,000





innovative

» Alt Stralau - Das Goldene Haus

Renovation/redevelopment of the tallest building on the Stralau Peninsula into a prestigious residential development (114 flats between 67 and 149 m²).

The Stralau peninsula is already one of Berlin's most attractive residential districts. Das Goldene Haus is the tallest and most impressive building on the peninsula and offers correspondingly attractive perspectives for both occupants and investors. This prestigious block of flats is made for those who want a chic retreat with a view of the water in the heart of Berlin's metropolis.

Construction project:	„Goldenes Haus“ Alt Stralau 52/53, 10245 Berlin
Principal/client:	ASP Zweite Alt-Stralauer Projektentwicklungsgesellschaft mbH & Co. KG
Construction volume:	€ 4.5 million

characterful

» Bäsch-Quintett

Construction of a new-build residential complex (82 freehold apartments and underground parking) on the junction of Bäschstraße, Pettenkofer Straße and Dolziger Straße in Berlin-Friedrichshain

Construction project:	Bäschstr. 85 / Pettenkofer Str. 36-38 / Dolziger Str. 30, 10247 Berlin-Friedrichshain
Principal/client:	Evoreal Projektgesellschaft Nr. 4 mbH & Co. KG Hamburg
Construction volume:	€ 4.3 million





authentic

» Floragärten

Construction of 76 new-build residential units and underground parking in the Floragärten

Construction project: Floragärten Block 5-7, 13187 Berlin-Pankow
Principal/client: Kondor Wessels Wohnen GmbH
Construction volume: € 3.05 million



representative

» Seydyard Zehlendorf

Construction of a new-build residential complex with 44 terraced and semi-detached houses

Construction project: Urselweg 15, 14163 Berlin-Zehlendorf
Principal/client: Urselweg 15 Verwaltungs GmbH
Construction volume: € 3.2 million



exclusive

» Dahlem Paradies

We created an exclusive residential quarter with 54 exquisite, new-build units on Am Hegewinkel, a parkland estate of approximately 18,000 m² in Berlin-Dahlem. 14 distinctive semi-detached houses, four terraced houses and six blocks of flats with freehold flats and penthouses are harmoniously integrated into this woodland estate. This quarter offers a very high degree of privacy and quality of life.

Construction project: Am Hegewinkel 3-7, 14169 Berlin
Principal/client: conwert Epitaurus Invest GmbH
Construction volume: € 3.11 million



stylish

» Ägyptische Botschaft

In the period from November 2009 to August 2010, we undertook extensive work to convert, extend and add an extra floor to the Egyptian Embassy in Berlin-Tiergarten, without interrupting daily embassy business. Our work involved turnkey completion of the property, in particular the construction of an additional storey to accommodate a residential unit for the ambassador. The erection of the new penthouse floor on the roof involved a 600 m² post-and-beam construction with solar-control glazing and sash sun-screen elements. We created a large, accessible roof terrace, a new entrance area and a newly planted roof garden. Inside, we constructed two new lift shafts from the existing underground garage up to the ambassador's residence on the top floor. New, luxurious bathrooms were installed; high-quality natural stone was used for the walls and floors. The conference rooms were fitted with genuine wooden wall panels and fixtures, and included stylish furniture. On the ground floor, a large kitchen, capable of catering for up to 80 persons, was installed. The building's technical installations were completely overhauled and remote-controlled air-conditioning systems were installed for the offices and residential units.

Construction project: Stauffenbergstraße 6/7, 10785 Berlin
Principal/client: Ministry of Foreign Affairs Egyptain
Building Fund Authority (E.B.F.A.)
Construction volume: € 4.5 million



sophisticated

» Matrix-Living

We realised the shell construction work for this 7-storey residential and commercial building, which comprises 54 freehold apartments, 57 parking places and an underground garage, while integrated some existing elements of the property. One of the highlights is the architecturally sophisticated, starkly articulated outer façade, which was realised primarily using reinforced concrete curtain elements. We completed our work in the late autumn of 2009.

Construction project: Babelsberger Str. 37-39 /
Waghäuseler Str. 10d-10e,
10175 Berlin-Wilmersdorf
Principal/client: Voltage Projektentwicklungsgesellschaft
Babelsberger Str. mbH
Construction volume: € 4.1 million



contemporary

» Pergamon Palais

We completed the structural work for this commercial and residential new-build, which is located next to the UNESCO World Heritage site of the Museumsinsel (Museum Island). The building comprises 16 penthouse apartments, office floors and shops, and has a gross floor space of 15,400 m². This building closed one of the last construction spaces in this unique location opposite the Pergamon Museum. The principal's choice of contemporary architecture establishes clear new accents in this historically important neighbourhood. Taking up the historic division of the site into a block structure, the design of the façade, which gives the impression of six individual buildings, mitigates the massive proportions of the complex. In just 8 months, we created a space of 60,400 m³, using around 9,300 m³ of concrete in the process. The volume of the contract for the erection of this 6-storey residential and commercial building, including the underground car park, amounted to € 4.4 million.

Construction project: Am Kupfergraben 4, 4a /
Georgenstr. 46, 47, 48, 10117 Berlin-Mitte
Principal/client: Meermann-Invest Nr. 17 GmbH & Co. KG
Construction volume: € 4.4 million



extraordinary

» KarLoh

We realised the structural work for this architecturally unique (particularly in the courtyard) property in the leafy district of Berlin-Treptow for an association of principals. The structural work for this 7-storey, ellipse-shaped residential building was characterised by special formwork requirements and property-specific solutions.

Construction project: Karl-Kunger-Str. 70 / Lohmühlenstr. 60,
12435 Berlin-Treptow
Principal/client: Baugemeinschaft KarLoh GbR
Construction volume: € 950,000

special

» Passivhaus Engeldamm

The structural work for this architect-designed house, which is characterised by its exposed concrete design, was a real test for our reinforced concrete expert. Each external wall was realised in exposed concrete quality SB 3. The balconies and the spacious entrance area were also realised in concrete. This was only possible with the greatest of expertise and in constant coordination with the formwork material suppliers. The architect had a special wish with regard to the formwork surface structure for the interior of the building: this meant that special matrices had to be produced to realise the desired reinforced concrete structure.

Bauvorhaben: Engeldamm 30, 10179 Berlin-Kreuzberg
Bauherr/Auftraggeber: Stiftung Edith Maryon
unser Bauvolumen: € 1.0 million





high-quality

>> Wallstraße Berlin-Mitte

We were responsible for the structural work on this 7-storey residential building, which comprises 23 high-quality residential units and underground parking. The U-Bahn train tracks directly in front of the property meant that sound-proofing was a particular challenge. The principal was entirely satisfied by our construction: we fulfilled the stipulations of both cost-efficiency and the use of architecturally sophisticated reinforced concrete surfaces. The courtyard-side reinforced concrete balconies create a fantastic line of sight.

Construction project: Wallstraße 35, 10179 Berlin-Mitte
Principal/client: Projektgesellschaft Wallstraße 35 mbH & Co. KG
Construction volume: € 1.4 million



lively

>> Kopernikushöfe

In November 2008 we began structural work on the residential complex at Kopernikusstraße 32 in Berlin-Friedrichshain. The work consisted of 4 loft homes with 50 freehold flats and 100 m of underground parking. We finished the structural work in August 2009. Our work was obviously good, as it led to a subsequent turnkey project from the principal for the next phase of construction on Grünberger Straße.

Construction project: Kopernikusstr. 32,
10245 Berlin-Friedrichshain
Principal/client: Wisig Wohnkultur GmbH & Co. KG
Lorenzen & Partner
Construction volume: € 3.15 million





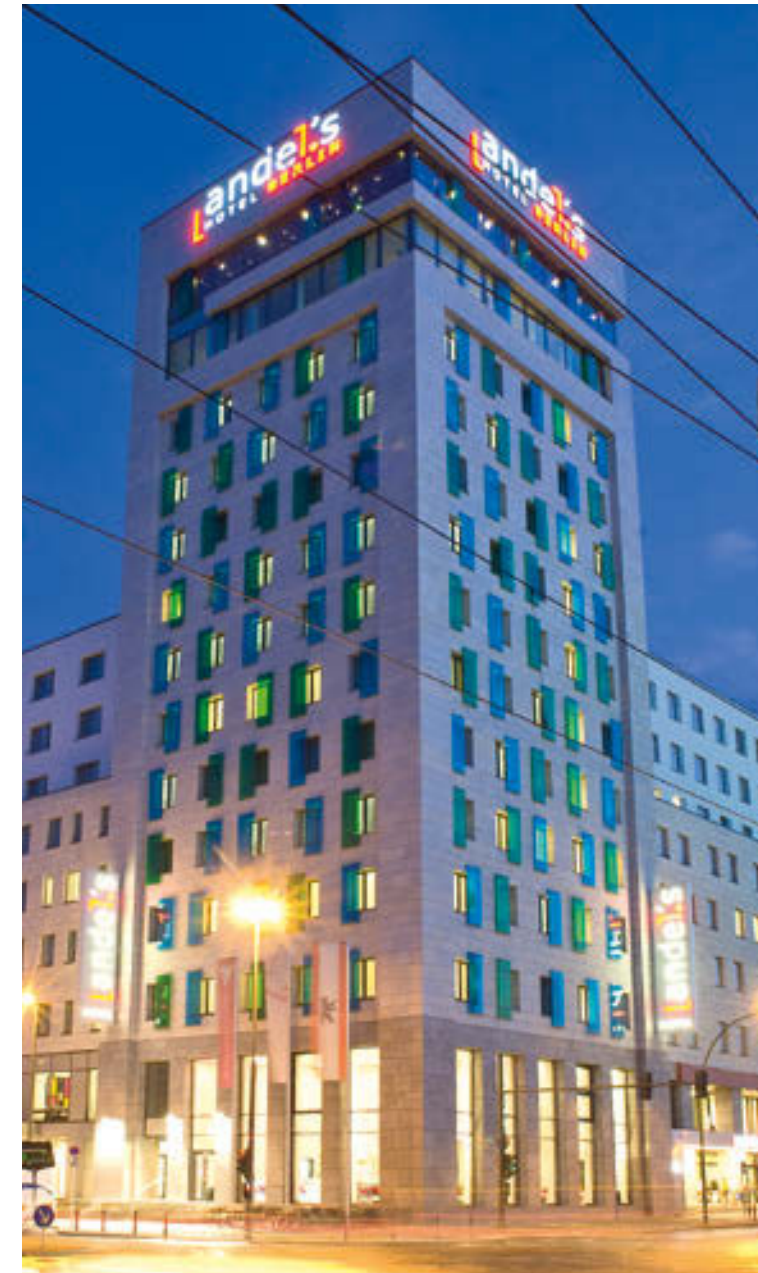
mediterranean

» Wohnen am Konsulat

We constructed a residential quarter with Mediterranean flair in Berlin-Pankow / Niederschönhausen.

The apartments are a modern example for urban life with all comforts. We used 2,800 m² of filigree ceilings, 1,100 m² of site-mixed concrete ceilings, 1,500 m³ of ready-mixed concrete, 900 m³ of masonry, 300 tonnes of reinforcement and 24 prefabricated staircases. This turnkey new-build, which comprises 22 residential units and underground parking, was handed over to the owners after just over a year of construction work.

Construction project:	„Wohnen am Konsulat“ in Berlin-Pankow-Niederschönhausen
Principal/client:	E.D.R. Eastern Development and Real Estate GmbH
Construction volume:	€ 3.1 million



4-star deluxe

» Andel's Hotel Berlin

After 8 years of construction standstill at Landsberger Allee / corner of Storkower Str. in Berlin-Lichtenberg, the German-Austrian joint venture company UBX 1 Berlin GmbH constructed a 4-star deluxe hotel out of the ruins of a concrete building originally designed by Aldo Rossi. We were responsible for the entire structural work from August 2007 until February 2009. 30,500 m² of wall and ceiling formwork, 6,130 m³ of ready-mixed concrete, 750 tonnes of reinforcement steel and 2,230 m³ of masonry were used in around 85,650 working hours to create Berlin's third-largest hotel (500 rooms).

Construction project:	Landsberger Allee 106 / Ecke Storkower Str., 10369 Berlin-Lichtenberg
Principal/client:	UBM Realitätenentwicklung AG
Construction volume:	€ 7.2 million





imposing

» Unter den Linden

This previously divided building complex stretches from Unter den Linden to the parallel road of Mittelstraße in the heart of the capital in Berlin-Mitte, and contains two connected inner courtyards. Our company realised the complete structural redevelopment of this building complex, which included adding storeys and constructing both a new underground car park and a new 7-storey intermediate reinforced concrete building. The lift shafts, staircases, marble ballroom, strongroom and parts of the façade were expanded, converted and completely modernised in accordance with monument protection legislation.

Construction project: Unter den Linden 26-30 / Mittelstr. 51-54, 10117 Berlin-Mitte
Principal/client: Meermann Invest GmbH & Co. KG
Construction volume: € 4.1 million

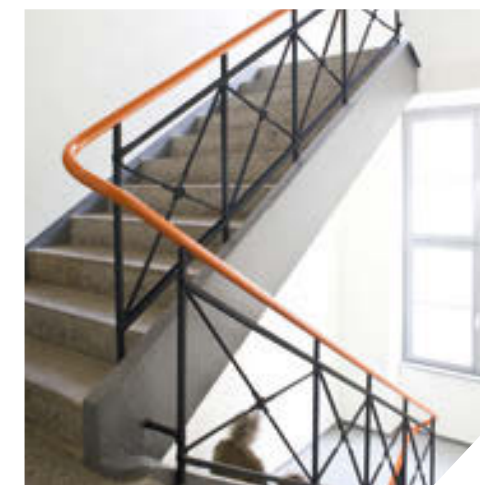


efficient

» Schwedter Höfe

We redeveloped and modernised the Schwedter Höfe in Schwedter Straße in Berlin-Mitte while 50 % of the commercial and residential space was still being used, turning the former factory building into an efficient office and commercial building. The construction work took 10 months. Special features of this property include the renovated historic glazed brick façade and the new loft house feel.

Construction project: Schwedter Str. 34a, 10435 Berlin-Mitte
Principal/client: Schwedter Höfe GbR, c/o Kampmann + Partner
Construction volume: € 1.1 million





historic

>> Luisengärten

We constructed 27 individual residential units and underground parking, where the districts of Berlin-Mitte and Kreuzberg meet on a former section of the Berlin wall. The floor plan solutions for this 7-storey new-build, which were tailored to the buyer, presented us with a unique challenge, particularly with regard to the quality of the concrete surface. Between October 2010 and May 2011 we used 311 tonnes of reinforcing steel.

Construction project: Dresdener Str. 113, 10179 Berlin-Mitte
Principal/client: Dresdener Str. 113
Grundstücksverwaltungs GmbH & Co. KG
Construction volume: € 1.35 million



We look forward to hearing from you!

>> We will be happy to provide you with an individual quotation. Give us a call.

We will take your ideas and wishes into account and find the perfect solution in terms of both construction and price.

Our aim is to achieve the best result together with our clients. Why not see for yourself?



Krüger-Holding

GmbH & Co. KG

www.kruegerbau.com



Mark-A. KRÜGER
BAUUNTERNEHMUNG
GmbH

Mühlenstraße 4-6 • 16321 Bernau bei Berlin
Tel. +49 33 38/39 86-0 • Fax +49 33 38/39 86-66
zentrale@kruegerbau.com • www.ma-krueger-bau.de



KRÜGER
BAUBERNAU

Mühlenstraße 4-6 • 16321 Bernau bei Berlin
Tel. +49 33 38/39 86-0 • Fax +49 33 38/39 86-66
zentrale@kruegerbau.com • www.krueger-bau-bernaue.de