



Artists impression courtesy of Steigenberger Hotels & Resorts

**Steigenberger Esplanade
4-Star Hotel & Business Center
Jena, Germany**



Case Study

**INTEC International Construction
Consultants GmbH & Co. KG**



Restaurant free flow area



Suite

History

The city center of the old university town of Jena took on a new appearance: The revitalisation of the inner city area.

The Carl Zeiss works were founded in Jena in 1846. Between 1898 and 1959 numerous production and office buildings were constructed on the inner city site. These buildings were primarily used by the Carl Zeiss Company which was closed in 1992.

In that year, Jenoptik AG, the new owners, developed a modern service center incorporating the university, offices, the Goethe Gallery shopping arcade, **Esplanade Hotel** and other facilities.

Location & Features

The development is located in the center of the city of Jena in the state of Thuringia. 65% of the historical buildings were restored and integrated into the project.

Heart of the multipurpose service center is the Goethe Gallery - a 200m long shopping arcade with retail shops, department stores, underground parking facilities and the four-star **Hotel Esplanade**.

The hotel has conference, seminar and banquet facilities and was therefore conceived as a business hotel. The hotel was designed with regard to optimum cost-advantageous management. The project was granted the "MIPIM Award 1997" in the Business Center category.

In 1999 the hotel was purchased by Steigenberger Hotels & Resorts and is now referred to as the **Steigenberger Esplanade**, Jena.

INTEC Services

IFB Dr. Braschel GmbH awarded INTEC the contract for MEP design and construction supervision of the following areas of the **Steigenberger Esplanade** hotel:

- Main Kitchen
- Banquet Kitchen
- Staff Canteen
- Bars & Cafés
- Restaurant free flow area
- Refrigeration & cold storage rooms

We were also involved in the tender negotiations and awarding of the contractors.

Project Data

Total developed site area:	100.000 m ²
• Site area	14.600 m ²
• Hotel rooms	180
• Suites	7
• Apartments	26
• Parking spaces	750
• Conference rooms	9
• Conference Capacity	900 Persons
• Fitness & Sauna facilities	

Total Investment

DM 200 Million (Hotel & Arcade)

Developer

Jenoptik AG
Jena, Germany

Client

GRUNDAG AG
Berlin

Integrated Overall Planning

IFB Dr. Braschel GmbH
Stuttgart

MEP Design & Site Supervision (Subcontractor)

I N T E C International Construction Consultants
GmbH & Co. KG

Steigenberger Hotels & Resorts

<http://www.steigenberger.de>



View of the atrium and hotel lobby

Photos courtesy of Steigenberger Hotels & Resorts

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