



GreenOnly Development

powered by FREO

Building with the fundamentals of nature
for a green future



GreenOnly Development

Mit integriertem Gebäudekonzept «2226»

«A visionary sustainable building concept
with extraordinary development quality.»



MAXIMUM COMFORT

Temperature **22 – 26 °C**

CO₂ level **~< 880 ppm**

Humidity at **~55%**

80% Natural light



GHG EMISSION REDUCTION

Up to **100%** GHG emission
reduction for operation

Up to **20%** emission
reduction for construction



ENERGY EFFICIENCY

Up to **67%** energy
demand reduction

Up to **100%** from renewable
energy sources at building



HIGH COST EFFICIENCY

Up to **25%** lower
construction costs

Up to **60%** lower
maintenance costs



Flexible. Scalable. Durable.
Timeless. Sustainable.



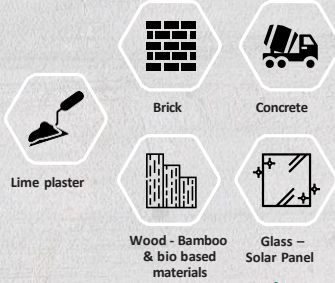
> No artificial heating, ventilation & air conditioning necessary. Add-ons possible upon request

1.

22 - 26°C



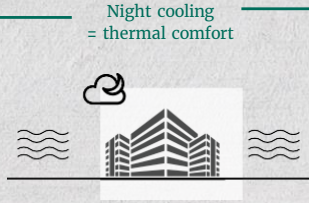
INTELLIGENT CLIMATE ARCHITECTURE



Temperature control through special materials for insulation and temperature regulation

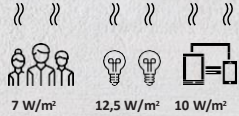
2.

SUMMER



Night cooling = thermal comfort

NATURAL COOLING AND HEATING



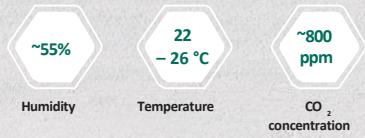
Heating through waste heat from people, lighting & equipment

WINTER

3.

Sensor reading in every room

SMART & NATURAL VENTILATION SYSTEM



Regulation of the window flaps individually for each workstation

Next level



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Solar power

- For roofs and facades
- Energy for the building, add ons and more
- The building as power plant



Recycled, reused & low carbon materials

- Zirkulit concrete
- Minimal use of primary resources
- Maximum circularity

Reduction of CO₂ emissions with new storage technology

Modular construction

- Reduction of waste
- Cost reduction
- Optimization construction process
- Quality increase



Green facades

- High power moss: Flexible, maintainable, scalable
- 82 % reduction of fine dust particles
- Up to 4°C cooling effect



Comparative life cycle assessment

- Optimization of greenhouse gas emissions for refurbishment and operation.
- Verification of CO₂ emissions, energy consumption and sustainability in operation



Circularity – Cradle to Cradle

- Documentation of building materials for reduction, reuse, and recycling
- Buildings as materials reservoir
- Maximum circularity
- Madaster platform & data base



Bio based materials

- For windows, structural elements and insulation
- Regenerative materials
- CO₂ storage



Real time water monitoring

- Highest water quality guaranteed
- Innovative and automated software and chemical specificity

Living Lab – Monitoring – Sensor technology

- Indoor air quality
- Consumption data
- User satisfaction



What is possible?



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Design	The Original	Timber Hybrid	Solar Power	Highrise Design
Country	Switzerland	Austria	Austria	Germany
Energy Use Intensity*	45 kWh/am ²	45 kWh/am ²	++0 kWh/am ²	50 kWh/am ²
Construction Costs**	1'593 €/m ²	1'673 €/m ²	1'687 €/m ²	2'950 €/m ²
Life Cycle Costs	- 49%	- 45%	- 45%	45%
Space Requirements for HVAC	0.6% GFA	0.6% GFA	1.0% GFA	1.2% GFA
Technical Add ons	None	None	Solar Facade	Solar Facade Decentralised cooling

* incl. renewable energy

** Gross floor area

Retrofit/Renovation

Simulation historical building 1897

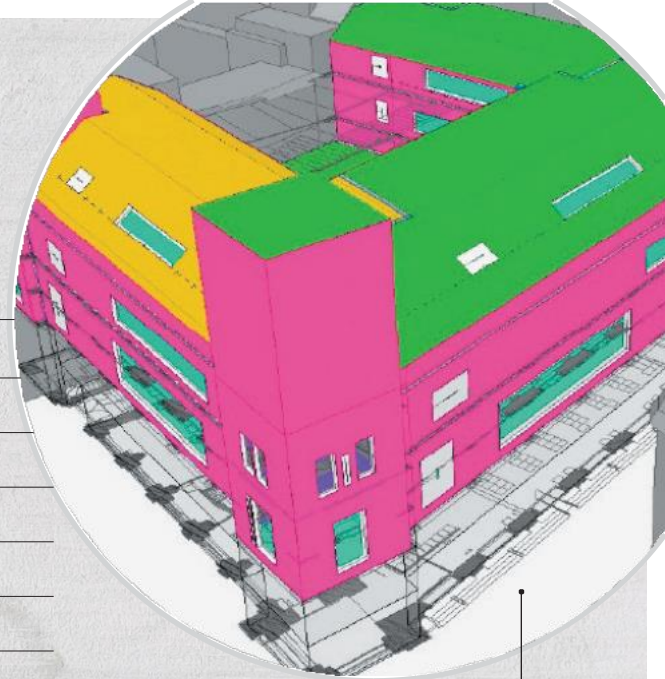
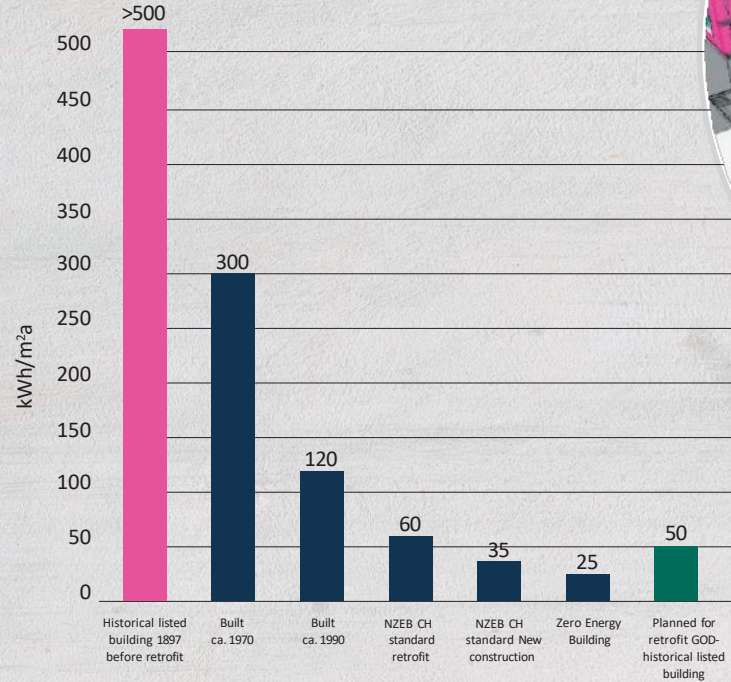


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Comparison End-energy use intensity



Simulation

NZEB = Nearly Zero Energy Building

- 3D building analysis
- Tailor-made retrofitting to reach a nearly net zero-energy building



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Why invest in «Green Only Development»?



- Lower construction costs (-25%)
- Low planning costs
- Less coordination/interfaces
- Shorter planning and construction time
- Reduced potential for defects
- High Sustainability Standard Level



- Lower energy demand (-67%) and operating costs
- Less area demand HVAC (-80%)
- Less depreciation and maintenance costs (-49%)
- Greater flexibility
- Less vacancy and fluctuation
- Fewer and cheaper conversions
- Higher net rent

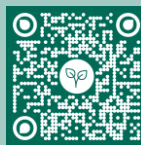


- Longer service life
- Optimised operation
- No CO₂ emissions during operation
- No CO₂ penalty
- Ready for 2050
- ESG-compliant (reporting)
- Reputation



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Sustainable. Visionary. High standard working & living.



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