

## Apartment building at 211 Zollikerstrasse, Zürich

10.06.2025



The new building is based on a pure TS3 skeleton construction with point-supported flat slabs—completely without beams. The floors, made of continuous CLT panels, connect interior and exterior spaces both visually and structurally. Balconies and living spaces flow seamlessly into one another—a key feature of the TS3 system. The ribbon windows emphasize the openness and provide light, views, and airiness—supported by the delicate load-bearing structure made from the TS3 cast resin composite system.

### The project

The area of the Riesbach district above Tiefenbrunnen station is characterized by extensive gardens with mature trees. The project envisages replacing the existing two-family house from the 1920s with an apartment building with seven units. The building will be constructed using a column and slab system in pure timber construction. Ribbon windows allow an unrestricted view of the green surroundings and offer sufficient comfort thanks to the closed parapets. The exposed wooden ceilings reinforce the horizontality of the spatial structures. Solid, coarse-grained Nagelfluh stone floors "ground" the rooms and provide an interesting contrast to the timber construction.

### The construction method

The pure skeleton construction is built as a TS3 load-bearing structure so that no beams are required. The flat ceilings lead the view from the interior via the balconies to the outside without interruption, so that the surrounding ribbon windows can perform their function of merging the outside and inside without hindrance.

### The challenges

The sensitive environment of the densely populated Riesbach district places high demands on noise and traffic pollution, which are massively reduced thanks to the high level of prefabrication and just-in-time assembly of the TS3 support structure. Kitchen islands, which are positioned away from the vertical access zones, can also be implemented in accordance with the owner's wishes.

[Customer testimonials from Singer Baenziger Architekten](#)



### **Construction data**

- Number of storeys: 3 plus attic
- Gross floor area: 1'060 m<sup>2</sup>
- CLT-260 mm: 550 m<sup>2</sup>
- CLT-280 mm: 510 m<sup>2</sup>

### **Architecture**

Singer Baenziger Architects, Zurich

### **Client**

Private

### **Timber engineer**

Timbatec Timber Construction Engineers Switzerland AG,  
Zurich

### **Timber construction**

Burkart AG - trilegno

### **Construction management**

Rémy Baenziger

### **CLT manufacturer**

Schilliger Holz, Küssnacht