

Living in a Passive House for 5 €/m² ? Can there be ?

Some might say ...



NO!

Living in a Passive House for 5 €/m² ? Can there be ?

NEUE HEIMAT TIROL says ...

NHT



YES, we can!

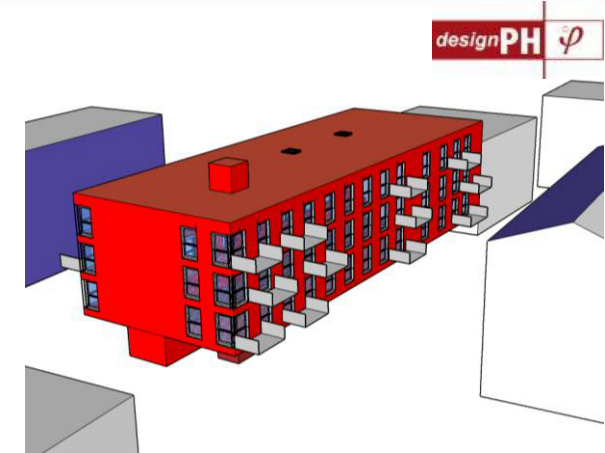
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Live inexpensively in a passive house

The first 5 € passive house in Schwaz / Tyrol / Austria



Architect Grosser, Schwaz – Living space extension to the outside with spacious balconies



- **HWB 14 kWh/m²a (PHPP)**
- HWB 9 kWh/m²a (OIB)
 < 10 kWh/m²a (WBF Tirol)
- Handing over 2017
- Gross rent warm

€ 4,98 / m² month
without parking

Live inexpensively in a passive house

The first 5 € passive house in Schwaz / Tyrol / Austria

18 apartments + 10 carports

Property size:	1151 m ²	start of building:	Dez. 2015
Net usable area: ca.	1204 m ²	completion:	März 2017

Total construction costs:

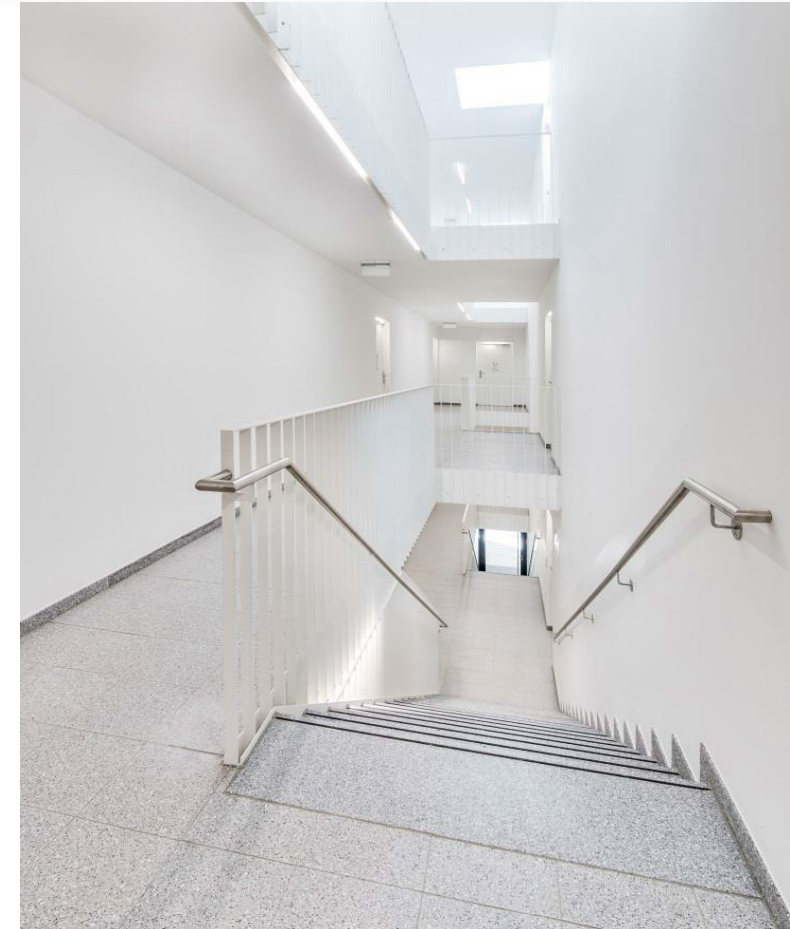
€ 2.422.500.- net (incl. carports, fees, development costs, etc.)

Rent calculation :

€ 4,98.- gross / m² usable area (incl. operating, administration, maintenance and heating costs)

Live inexpensively in a passive house

The first 5 € passive house in Schwaz / Tyrol / Austria



Even here there is still space for the NHT “Art in Architecture” program and bright, friendly, high-quality general areas

Live inexpensively in a passive house

The **first** 5€-passive house in Schwaz / Tyrol / Austria



Generous living space in loft style with solid and high-quality basic equipment (wooden parquet, tiles, fittings, etc.)

Live inexpensively in a passive house

The **second** 5€-passive house in Baumkirchen / Tyrol / Austria



Architect Georg Driendl, Wien

Key data

14 apartments +
2 supervised apartments

Ventilation + photovoltaic +
centr. air-water HP

Handover August 2020

Gross rent warm 5 €/m²

Construction costs € 2.8 million

Live inexpensively in a passive house

The **third** 5€-passive house in Haiming / Tyrol / Austria



Architect Georg Driendl, Wien – Living space extension to the outside with spacious balconies

Key data

23 rental apartments +
outdoor parking spaces & 4 carports
Ventilation + photovoltaic + centr. air-
water HP

Handover spring 2021

Gross rent warm 5 €/m²

Construction costs approx. € 3.1 million

This is how it goes on at the NHT with "inexpensive" !

World's first 5€-passiv house PLUS in Rum / Tyrol / Austria

Handover in May 2022



Key data

30 apartments
(of 132 apartments –
world's biggest passive
house PLUS residential
quarter)

€ 258 / 55m² apt.

€ 352 / 75m² apt.

Gross per month, including
operating costs and heating
- in a

Passive House PLUS !!

"inexpensive" high energy efficient refurbishment ?

EnerPHit refurbishment in Innsbruck / Tyrol / Austria



Key data

84 apartments

Ventilation +
photovoltaics +
battery storage

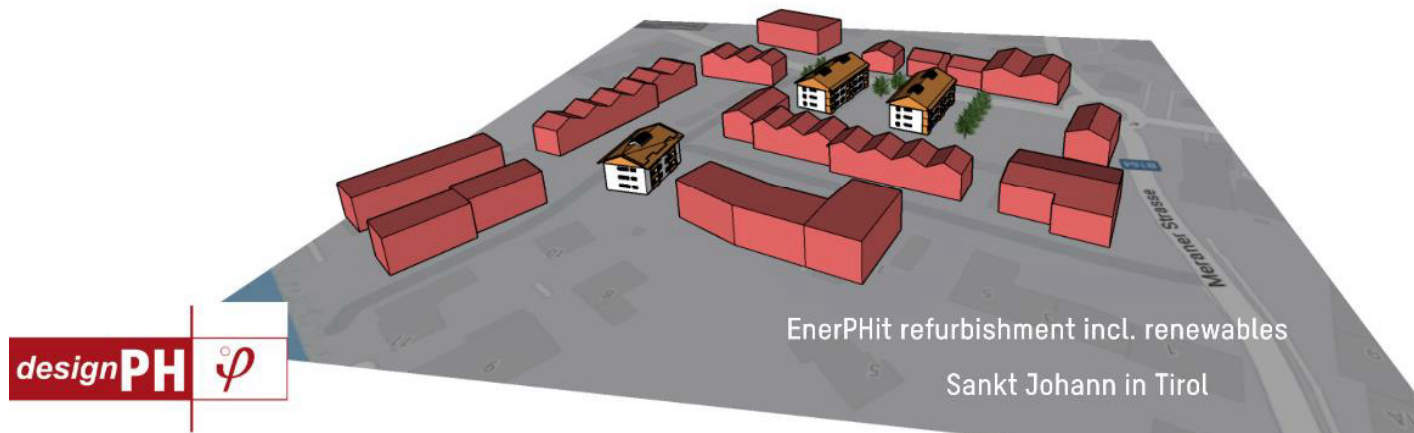
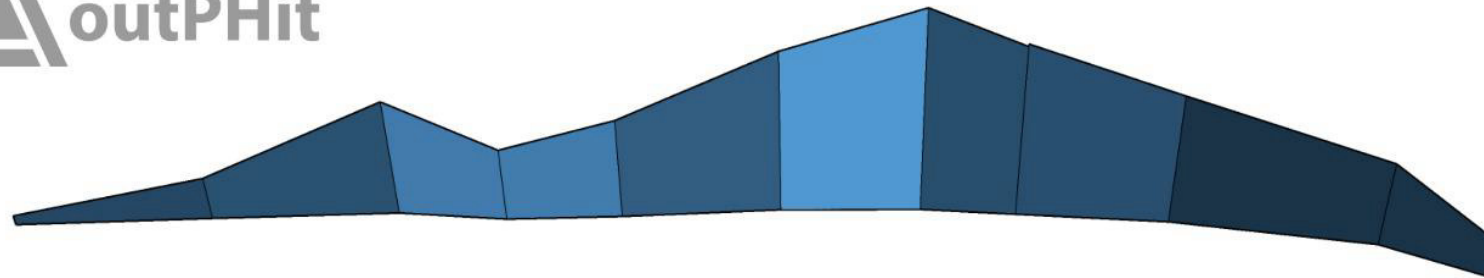
Handover April 2019

Gross rent warm 5,8 €/m²



"inexpensive" high energy efficient refurbishment ?

EnerPHit refurbishment in St. Johann / Tyrol / Austria



Key data

32 apartments

Ventilation +
CO₂ neutral heating +
photovoltaics +
battery storage

Handover in April 2023

Gross rent warm ~5,8 €/m²



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"inexpensive" high energy efficient refurbishment ?

EnerPHit refurbishment in St. Johann / Tyrol / Austria



Deep retrofits made
faster, cheaper and more reliable

- pairing streamlined and pre-fab retrofitting approaches with Passive House rigour in the form of the EnerPHit Standard
- addressing barriers to uptake; developing retrofit systems, decision making tools and quality assurance schemes
- Proof of concept via case studies projects across Europe



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***Living in a Passive House for 5 €/m² ?
YES, of course you can!***

***... at the NHT even in a Passive House PLUS!
And the best thing about it!***

You can do it too! 😊

DI Harald Konrad Malzer
R&D energy efficiency & sustainability

