

New building
Residential building Eichhof West Luzern - Kriens, Building Plot C

STÜCHELI



The Eichhof West site forms the northern gateway to the Lucerne South development area, which is currently undergoing significant transformation. Adjacent to the Eichhof Brewery, a mixed-use residential and commercial development is being constructed and is scheduled for completion by 2026. The project is based on a master plan comprising four development plots.

Building Plot C is located in the north-eastern part of the site, where the terrain rises steeply and borders a narrow belt of woodland. A long, linear residential building is positioned perpendicular to the slope. At the lower levels, the building merges with the terrain before gradually lifting away from it and rising to a height of 35 metres. Its slender, freestanding southern gable reveals all twelve storeys, giving the building a distinctive presence on the site's central square, where the main entrance is located.



The building comprises sixty rental apartments and commercial space at ground-floor level. The residential programme is primarily designed for families, while also including smaller apartments and several duplex units. A defining feature is the continuous wrap-around balcony, which is accessible from every room and plays a key role in shaping the building's architectural expression.

A precisely assembled system of prefabricated concrete elements forms a three-dimensional outer envelope that reflects the building's structural framework. Behind the concrete outer shell, the corrugated aluminium cladding



Photo Studio Willen: East façade, central square of the development, south-facing living and dining area, corridor with access to the apartments, outdoor spaces.

Drawings: Site plan

Commission Type: Direct Commission
Client: BVK Pension Fund of the Canton of Zurich
Location: Langsägestrasse 19, Lucerne–Kriens
Programme: 60 rental apartments and commercial space
Design: 2020–2023
Construction: 2022–2026
Sustainability: Minergie-P-ECO, SIA 2040 Energy Efficiency Path, SNBS 2.0

Architecture: Stücheli Architekten, Zurich
Construction Management / GP: S+B Baumanagement, Winterthur
Structural Engineering: Basler+Hofmann, Zurich
Services Engineering (MEP): PZM – Polke Ziege von Moos, Zurich
Electrical Engineering: TLP – Thomas Lüem Partner, Baar
Landscape Architecture: SKK Landschaftsarchitekten, Wettingen