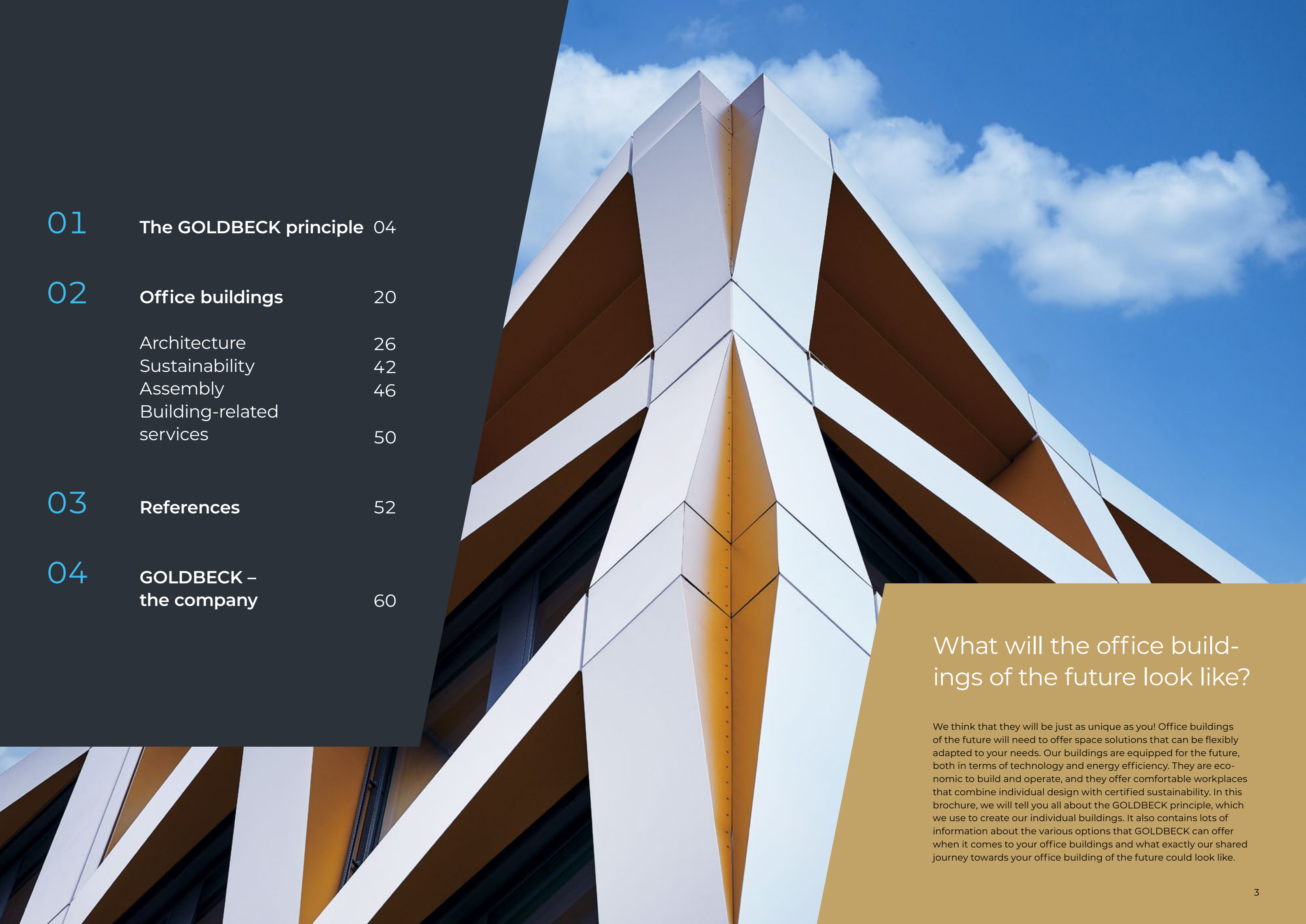


GOLDBECK

Office buildings





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What will the office buildings of the future look like?

We think that they will be just as unique as you! Office buildings of the future will need to offer space solutions that can be flexibly adapted to your needs. Our buildings are equipped for the future, both in terms of technology and energy efficiency. They are economic to build and operate, and they offer comfortable workplaces that combine individual design with certified sustainability. In this brochure, we will tell you all about the GOLDBECK principle, which we use to create our individual buildings. It also contains lots of information about the various options that GOLDBECK can offer when it comes to your office buildings and what exactly our shared journey towards your office building of the future could look like.

The GOLDBECK principle

Here at GOLDBECK, we have been perfecting our systematic modular construction for over 50 years and guarantee affordable, quick and resource-friendly buildings with tailored functionalities in line with our motto, **Building Excellence**. We create the perfect building for every customer – whether they are a medium-sized business, a major company, an investor, a developer or a public-sector client. As a partner for innovative property solutions, we view buildings as products that we bring to life for our customers as a one-stop provider. We provide visionary design and efficient construction, as well as an extensive range of services throughout the entire life cycle of the property.

01

From the very first draft to the dismantling: everything from a single source

Design

When building or refurbishing a property, there are lots of complex issues that need to be taken into consideration and the right decisions must be made. We provide you with comprehensive and expert support at all stages of your project – from the first draft to the execution design. We have all the skills and expertise you need for the successful design of your property in-house. From civil engineering to free area design, structural analysis to architecture, and mechanical and electrical equipment to energy and sustainability management, our Integrated Design division develops custom, contemporary building and utilisation concepts that are perfectly tailored to your individual needs.

Construction

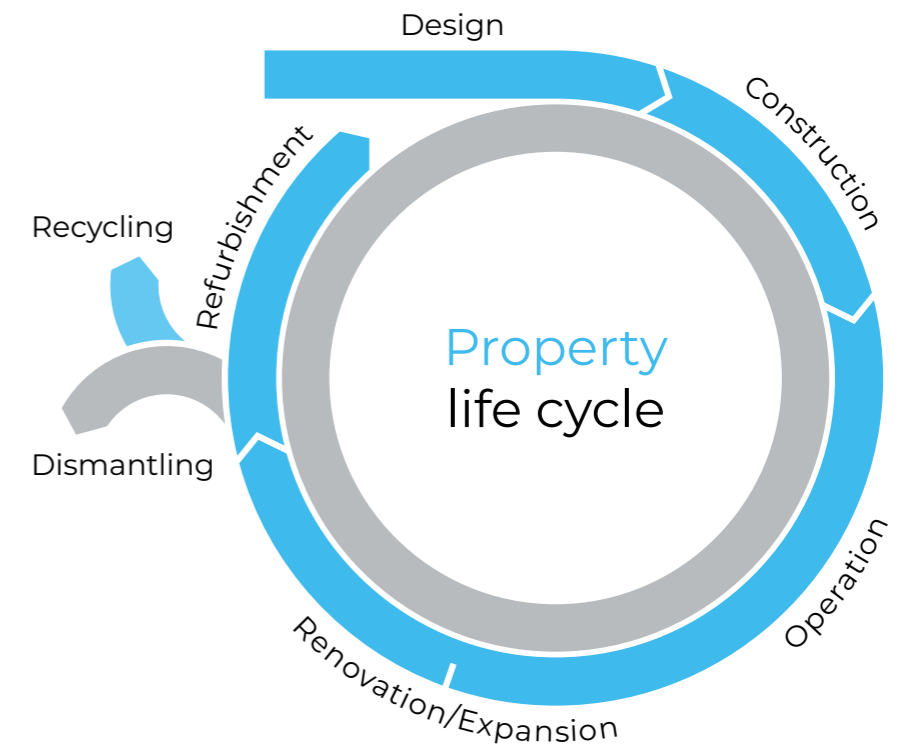
Systematic modular construction means customising everything that can be seen and systematising everything that cannot. We prefabricate key building components at our plants and then assemble these into turnkey buildings on the construction site. This ensures consistent quality, makes the construction work less dependent on wind and weather, and reduces resource consumption and emissions – and includes adherence to deadlines and cost security.

Operation

Anyone who builds or buys a building wants to know that their investment will be secure in the long term. As a partner throughout the entire life cycle of your property, we remain at your side even after the keys have been handed over. Our building-related services combine the expertise of all our specialist divisions – from Property Services and Facility Services to Parking Services, Refurbishment Services and Sustainability Consulting.

Refurbishment

Is your property showing its age, but stands out for its solid structure and impressive location? Sounds like a job for our refurbishment experts. Our regional teams develop tailor-made solutions that give properties a new lease of life in terms of their architecture, functionality and energy efficiency. We carry out structural and partial renovations, make repairs and, if necessary, take care of renovations and expansions for future users, thus creating future-proof properties for today and tomorrow.



GOLDBECK+

Building excellence for the use phase: we apply our unique expertise in design, construction and operation to provide seamless support at every phase of a building's life cycle. Thanks to the integrated combination of design and construction with services for the use phase, we offer our customers unique added value that goes far beyond constructing buildings. From comprehensive customer service for everything to do with start of operation and fault management, to solutions for e-mobility, from the energy monitoring of your property to digital car park management, we offer you tailored complete solutions from a single source.



Discover the +
for your property.

Collaboration with external architects: partnerships with a whole host of advantages

We regularly work with external architectural firms on our projects. These collaborations provide exciting impetus, lead to success in tenders and competitions, and show how sustainably, economically and quickly inspiring architecture can be realised with the GOLDBECK principle. We work together with our experienced colleagues on an equal footing and involve them in our entire design process.

Do you already have a first draft from your trusted architectural firm?
Then get in touch!



Best practice for public construction projects

GOLDBECK is also a reliable, respectable and professional partner for public construction projects. We create comprehensive drafts and execution designs, build turnkey projects and, if desired, take over the long-term operation of public buildings for up to 30 years as part of public-private partnerships – providing individual financing models if required. This one-stop principle saves the costly and time-consuming process of awarding contracts for individual trades, guarantees legal certainty and ensures firm deadlines and fixed costs. Something that is important to remember: the earlier you involve us in the design and planning of your project, the more you will benefit from the advantages of working with us.

A strong partner: top performance guarantees maximum relief

Construction and refurbishment in line with the GOLDBECK principle means that you can rely on agreed deadlines, rapid construction periods, cost certainty, high quality and sustainability, both in the construction and the subsequent operation of your building. With us, you have a partner at your side who has your back and reliably takes care of everything. This leaves you plenty of time to take care of the day-to-day running of your business.

// Coordination and information hub

We coordinate all specialist disciplines, such as partial services, and provide you with all the information you need – all from a single provider.

// Centralised responsibility

We are your sole contact for costs, deadlines and claims for defects.

// All your services in one invoice

We take care of all design and execution services and are your sole invoicing party.

// Early cost certainty

We provide a binding flat-rate price based on the initial draft and the functional services description.

// Strengthen the local economy

We subcontract the majority of our construction services to companies in your region.





Making your dreams a reality: we take your vision and bring your property to life

Be inspired by our full-scale exhibits, extensive material samples and exciting technology! In our XXL showrooms, you can see scale models of some GOLDBECK buildings and get an initial idea of exactly what we do.

Or you can visit your local GOLDBECK branch and digitally immerse yourself in the world of your dream property. Our virtual reality technology allows you to realistically experience building structures and facades, configure spatial concepts and see how you feel about different material and furnishing options. Step by step, your dream property and building operations will take shape, creating a reliable basis for your future planning.

Creating a digital twin with BIM: enhancing efficiency in design, construction and operation



Our mission is to use the BIM method to combine relevant project data from the areas of planning, design, construction and operation.

Comprehensive and integral planning is all about keeping an eye on both the bigger picture and the finer details. Building Information Modelling (BIM) makes this possible. BIM is not only our design method of choice, but also our interdisciplinary information hub. It links together all phases of planning, design and action, from production and construction right through to operation and potentially even dismantling. The process centres around a virtual 3D model that incorporates everyone involved in the project from various trades. This helps to identify dependencies at an early stage, avoid errors, increase efficiency and ensure that all aspects of your building run seamlessly together while your building comes to life.

Our vision: In the future, all building information collected throughout its entire life cycle will be stored together in a “digital twin”. This will help to make processes even more transparent, efficient and sustainable.



From series production through to assembly: ensuring quality, reducing costs

The automotive industry sets the perfect example for us to follow, as it produces vehicles not just once, but in series. Optimised production lines ensure excellent quality, details are clarified and all machines, materials and tools are always in the right place. Production processes are undisturbed by wind and weather, and the working environment is set up perfectly to accommodate all interventions. GOLDBECK has been demonstrating that this approach also works in the construction industry for over 50 years now.

This is precisely how we are able to bring very different types of buildings – the GOLDBECK products – to life. We assemble them from industrially precast, carefully thought-out system components. These components are manufactured in our plants and then assembled on the construction site. This saves on materials and reduces emissions, ensuring high quality and longevity for our buildings, while having a positive impact on time and costs. And because our system hides discreetly in the background, there's still plenty of space for creative architecture and contemporary design.



“Our in-house production is a vital part of our company’s DNA.”

Jan-Hendrik Goldbeck
Managing Partner



Resource efficiency and value-based principles are ingrained in our corporate culture

We lay the foundations for modern life and business with our buildings for people, vehicles and goods. But bringing these buildings to life uses up resources and produces emissions including CO₂, noise and fine dust. We take on the economic, environmental and social challenges associated with this.

The efficient use of resources has been a fundamental part of what we do every since the company was first founded. We plan integrally and proactively, build with significantly less materials and emissions thanks to our systematic approach, and ensure that our buildings can be operated in an energy-efficient and user-friendly way. We already take potential renovation or dismantling, as well as the later material recycling, into account in the design stages. After all, when constructing a future-proof building, optimal sustainability can only be achieved if it is considered in every phase of the building's life cycle.

As part of our Sustainability Roadmap, we set ourselves ambitious ESG goals and commit to a wide range of initiatives to help create a liveable society and ensure a sustainable transformation of the construction and property sector. Here at GOLDBECK, when it comes to sustainability, we do not look at things from just a product and project level, but also with a view to our company and our social responsibility. Our ESG performance is assessed by EcoVadis, among others, and our environmental management is ISO 14001-certified.

You can find more information about sustainability in our office building projects from page 42 onwards.



The requirements that apply to sustainable buildings are constantly increasing. If you want to learn more about our sustainable solutions, take a look at the Sustainability section of our website.

Office buildings

New work, working from home, flexible desking – our working world is in a constant state of transition. We have made it our job to facilitate this shift by creating office buildings that meet the needs of the people that use them and fulfil the technical and energy requirements of the future today: buildings that are aesthetically pleasing and liveable both inside and out, that have low maintenance costs and that are certified sustainable.

Our consulting, design, construction and service expertise that is unique in Europe covers the entire life cycle of our buildings. With experience from over 12,000 new-build projects under our belts, we can easily come up with solutions that enable productive and meaningful work. At the same time, we offer maximum flexibility for future developments and even multi-use buildings.



02



Office buildings with a future

Office buildings from GOLDBECK are unique in form and function. Each building is tailored to your requirements and designed, built and operated with our system in line with our motto, "Customising everything that can be seen and systematising everything that cannot". This is how we create individual, unique and high-quality buildings quickly and economically. You can benefit from our clever construction system, wide variety of well-thought-out services and personalised support. We help lighten the load, leaving you more time to take care of the day-to-day running of your business.

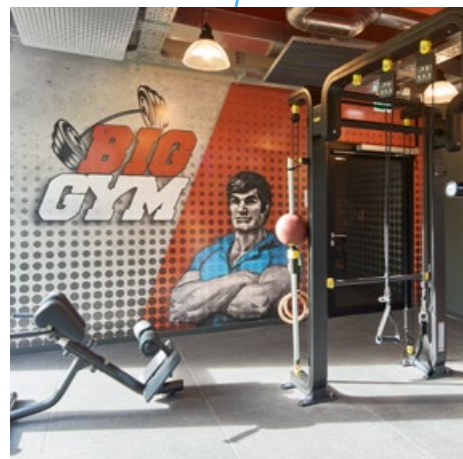
Individuality with a system: plenty of space for your ideas

Our GOLDBECK office system gives you the freedom to realise your potential. The diverse design of building structures, facades and office concepts leaves plenty of room for us to play around with light, forms and materials. This is how we make your ideas become reality. The basis for all of this is our intelligent building components that are perfectly adapted to their later function and can be used to create tailored combinations. They can be used to build up to twelve storeys above ground. We use these components to create buildings that reflect the identity of your company, make full use of the available land, and guarantee maximum flexibility – even once they have changed hands two or three times.

Multi-use buildings

Attractive places to work with real added value

Drop your children off at the crèche and, just five minutes later, you're in the office enjoying your first coffee of the day and checking your emails. Pop into the fitness studio at lunch for a workout or take a break with your colleagues at the on-site bistro. Then, after work, make a quick stop off to do your shopping or get a haircut. Buildings that combine several uses under one roof are an attractive place to work. And a great way to tempt anyone working from home back into the office. Thanks to many years of experience, today GOLDBECK successfully designs and builds multi-use buildings that house workspaces, places to eat, shops, childcare, and research and leisure facilities according to your individual requirements. This clever combining of functions makes optimal use of the available space, encourages interactions between building users, and saves travel, time and resources. The versatility of these buildings guarantees a good distribution of risk and makes multi-use investments regardless of the development of individual market segments.





Architecture

Your office concept:
ready for new work?

More agile, digital and individual: the way we work has fundamentally changed. But what does this mean for the offices of the future? Office spaces will have to be smaller but capable of doing more, particularly when it comes to communication and networking. Personal exchanges and interactions in the office are becoming more important. The flexible office opens up a whole host of options for you to create your perfect working environment. Together we can come up with an office concept that will fit your corporate culture like a glove, facilitate a productive working environment and make your building fit to meet the requirements of the future. Whether you are looking for cubicle offices, open spaces or a multi-use building complete with offices, laboratories, residential and retail spaces, and places to eat – we can give you the flexibility that you need! With the GOLDBECK system, you can continuously adapt and develop your building.



flexible office

Holistic planning of space and comfort

Short distances, sensible structures, maximum comfort. A carefully thought-out space and comfort concept is an important first step when creating a positive working environment and a basis for productivity. Employees tend to do their best work when they feel their best, in an environment that best supports their needs. But what does this really mean? Small units that facilitate concentrated and confidential work? Open spaces for creative teamwork? A lot or little space for communication, and how comfortable should it be?

We find the answers to all these questions in a series of discussions and joint workshops with you. You select the room modules you want, choose the furnishings and equipment, and define the look and feel of your new working world. We also work out your individual needs in terms of comfort. You can choose from six comfort areas and three comfort levels that cover everything from air conditioning to building automation. Once all the necessary information has been provided, our interior architecture team gets to work creating a complete office concept that precisely fits your needs.



Let yourself be inspired by the wide range of options for modern workplace design on offer. Find out more about our flexible office.



The JLL study "Future of Work 2024" highlights how important it is to invest in a workplace design to ensure that employees are productive and feel comfortable.



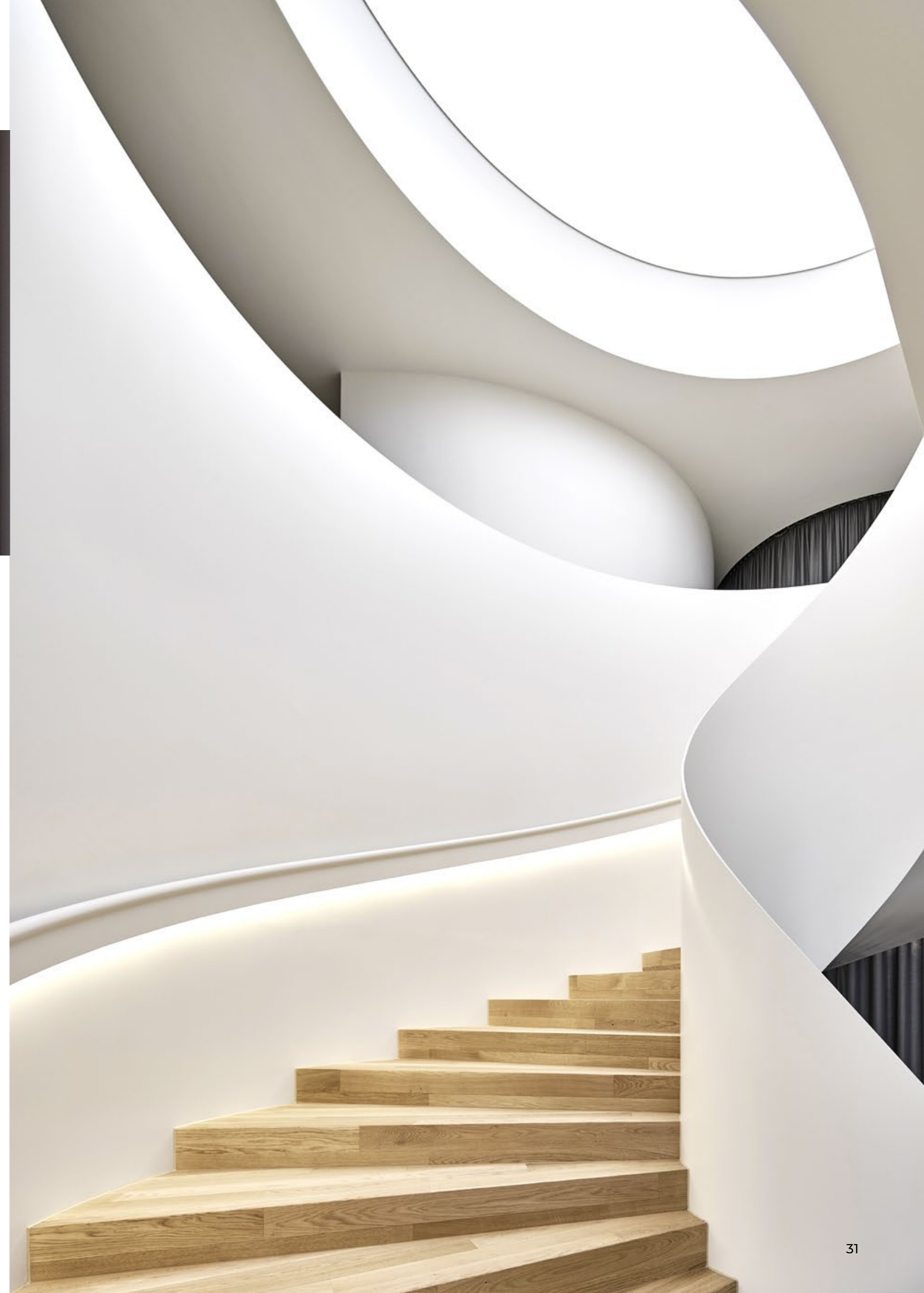
Get an IDEA!
Want to find out which office concept is right for you? Then do a quick test with our free online tool "Office IDEA"!



From the reception area to the atrium

Show your identity and encourage communication

Remember, first impressions are important! Public areas of buildings are almost like a business card for a company. They are used by both guests and employees everyday. This is where people meet each other, where customers are welcomed, and where first conversations happen. As such, requirements are high when it comes to their design. We create public spaces that make people feel welcome, encourage communication, and make employees' journeys into work as pleasant as possible. We design entrance areas, atriums, foyers and stairs that communicate your brand personality right down to the smallest detail and offer outstanding interior quality.





Worth knowing: thanks to the SCHÜCO window systems that have been developed exclusively for us, GOLDBECK windows meet the highest requirements when it comes to thermal, noise and break-in protection.

Our facades

Combining an aesthetic appearance with outstanding functionality

Facades give office buildings their unique appearances and showcase your company's identity. From simple and elegant to striking: colours, forms and materials offer a wide range of design options here. Facades are much more than just an attractive shell for your building. They offer protection against weather, create a calm working environment, help to regulate temperatures, reduce energy and maintenance costs, and can even help to make city environments more liveable, sustainable and healthier. When it comes to facade design, the options are basically limitless.

And of course, what would an office facade be without glass? We have a wide selection of floor-to-ceiling windows, ribbon windows (with and without parapets), punch windows and completely transparent facades in our system. We can even create individual window solutions depending on what you want.



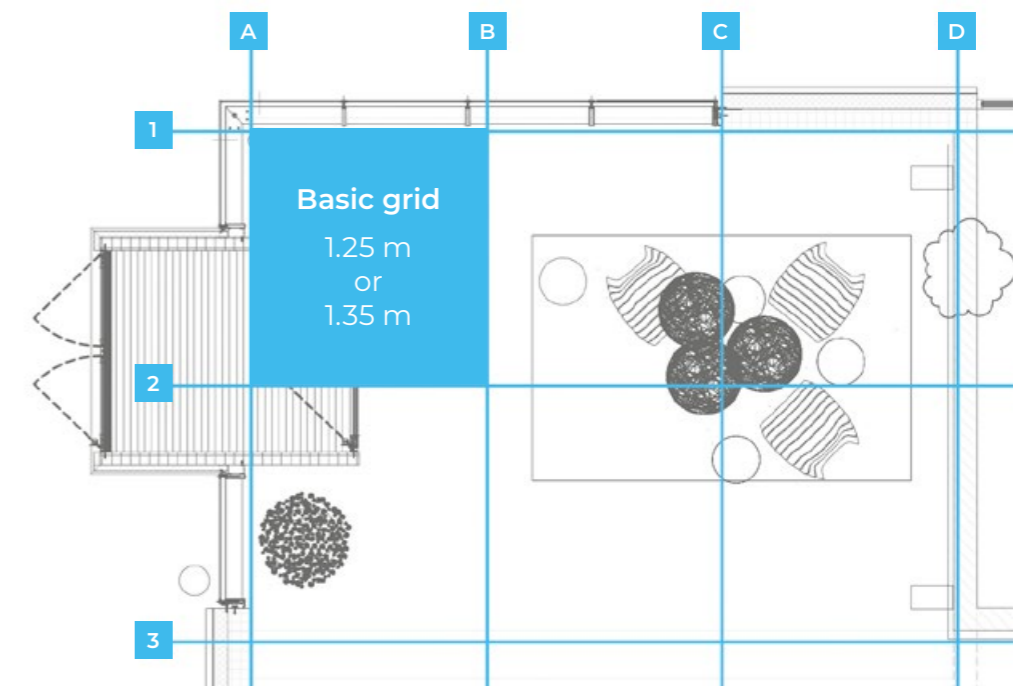


With our draft principle, we take your requirements and design the layout, supporting structure, facade, interior design and building system installations. We can even create individual and creative building drafts for external architects with our system.

The draft principle: our measure of variety

Playing around with architectural possibilities is part of our systematic approach. A basic grid of 1.25 metres or – for even more comfort – 1.35 metres defines the draft principle that we use to plan your office building. This allows for maximum variability and gives you lots of freedom to create individual solutions.

With our design methods and BIM information platform, the first design stages are interlocked with all subsequent ones. We also take things one step further by permanently storing all information and data from the design and construction, the entire building operation and the dismantling as a “digital twin” of your building.



Floor and ceiling heights: added comfort and storage space

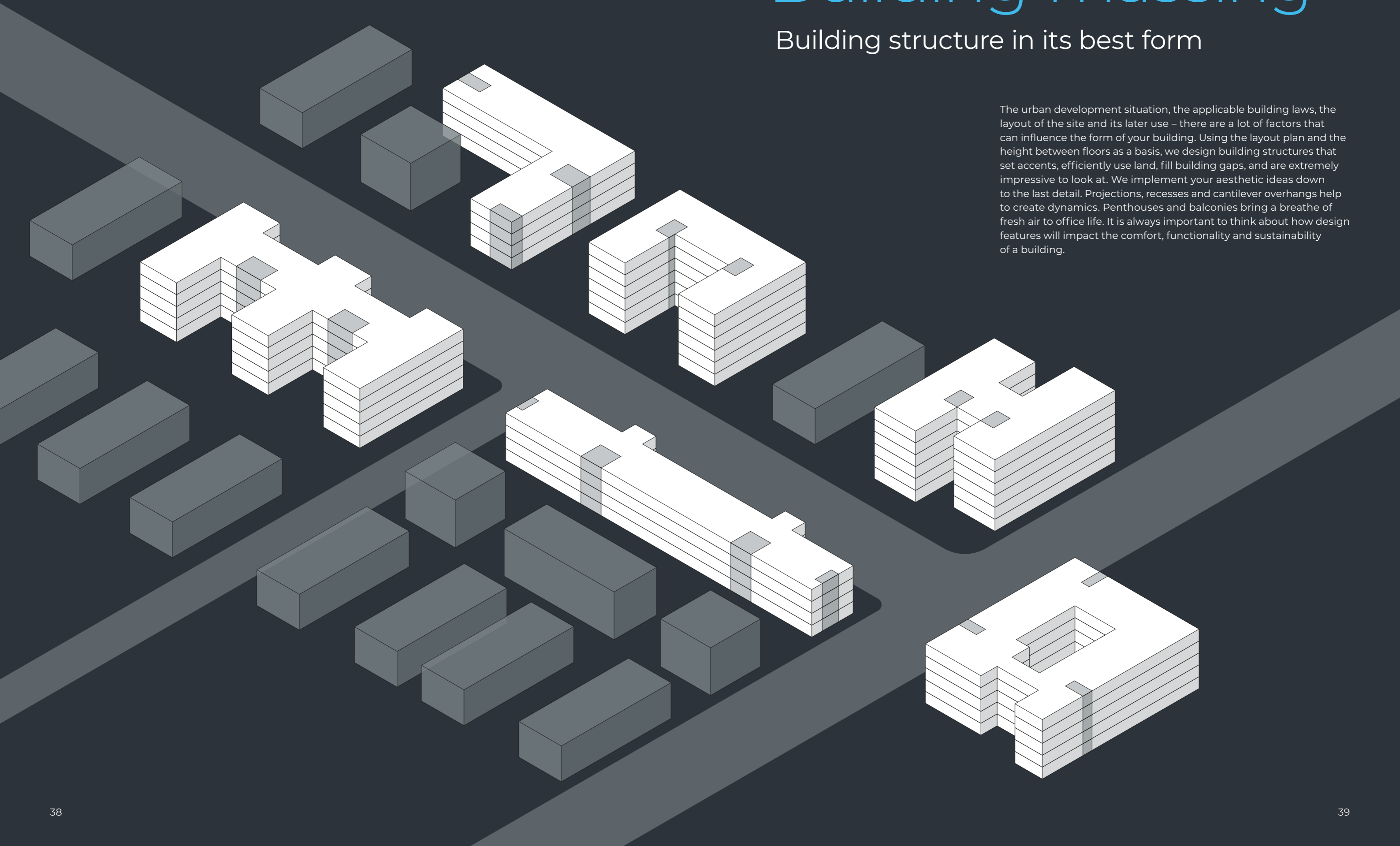
Here at GOLDBECK, comfort and cost-effectiveness go hand in hand. As such, our storeys are usually 3.675 metres high. This allows us to create open rooms with high ceilings while making sure that there is still plenty of space for the building's technical installations in the ceiling. Would you prefer a more economical construction method or need special ceiling heights, like on the ground floor, for example? We would be happy to advise you here and help you find a suitable solution. Our flexible construction system fits your individual requirements.



Building massing

Building structure in its best form

The urban development situation, the applicable building laws, the layout of the site and its later use – there are a lot of factors that can influence the form of your building. Using the layout plan and the height between floors as a basis, we design building structures that set accents, efficiently use land, fill building gaps, and are extremely impressive to look at. We implement your aesthetic ideas down to the last detail. Projections, recesses and cantilever overhangs help to create dynamics. Penthouses and balconies bring a breathe of fresh air to office life. It is always important to think about how design features will impact the comfort, functionality and sustainability of a building.





External facilities: wellbeing meets biodiversity

The external facilities are often the first thing that people visiting your building see. They offer spaces for your employees to relax and take a break, encourage interactions and can even have a positive impact on productivity. Accordingly, a thoughtful design of your free areas is incredibly important. An overall aesthetic appearance and high-quality of your external facilities conveys a feeling of professionalism and shows that you value your employees and the environment.

When paired with biodiversity concepts, external facilities give a part of the area that was sealed during construction of the office building back to nature. Whether you want to create a tiny forest, a wildflower meadow, ponds, a quiet area or a social meeting place – we work together with you to plan the structure and use of your free areas. Depending on the concept and location, we also incorporate the roofs and facades into the overall design.



We can even create a comprehensive biodiversity concept – early on, quickly and pragmatically.



Sustainability

Our Blue Buildings

To make the design of your sustainable office building as easy and productive as possible for you, we have developed Blue Buildings – our “serving suggestion” for holistic, sustainable buildings made using the GOLDBECK system.

With the preconfigured variants “Blue Building” and “Blue Building Premium”, we have cleverly combined a range of different sustainability measures for you. Both variants follow the ESG standards established on the market and fulfil defined goals within a total of nine parameters. The “Blue Building” focuses on optimising life cycle costs, while the “Blue Building Premium” aims to achieve the best sustainability performance possible.

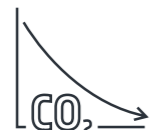
This approach allows us to offer you a valid basis for your decision making and an ideal starting point for your individual building design. We provide extensive and competent advice on each parameter, determine your needs and then work with you to configure a property that meet your personal sustainability goals, as well as all regulatory ones.



Our Blue Building parameters



EU taxonomy



CRREM pathway



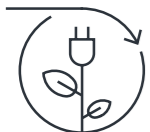
DGNB certification



Comfort and health



Circularity



Energy efficiency



Material efficiency



Biodiversity



Carbon footprint



Learn more about our Blue Buildings.

Your individual sustainability concept

Whether you want your Blue Building to be “off the rack”, personalised, or completely unique to you – we take every decision that you make during your sustainable project planning and combine them to create comprehensive sustainability concepts. This way, you can enjoy planning security and get an initial indication of the sustainability performance of your building early on.

Incidentally, upon request, we can help you to obtain international sustainability certificates according to LEED or BREEAM and we will take care of the necessary verification management.

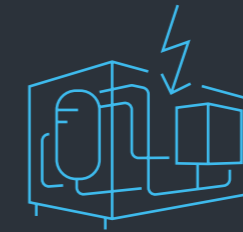


The energy concept: the easiest way to reduce CO₂ emissions during operation

We can construct your building to the energy standard that you want. With our simulation and forecasting tools, we can compare alternative energy scenarios and determine the ideal mechanical and technical equipment, or MEP for short, for your building. This can range from efficient mechanical and electrical equipment, to the integration of renewable sources of energy and smart building technologies, to energy monitoring.

Making optimal use of energy resources is good for your bank balance and your company's carbon footprint

Energy efficient buildings offer financial advantages and – when combined with renewable sources of energy – contribute to supply security and the energy transition. At the same time, building operations are one of the easiest ways to reduce CO₂ emissions. On request, we can develop an energy concept for your office building that fits with the CRREM decarbonisation pathway, and so contribute to the achievement of the European climate goals.



The GOLDBECK energy centre comes either in the form of precast segments or as a complete module for inside or outside areas.



The GOLDBECK energy floor is a highly efficient low-temperature heating and cooling system that consumes very little energy and leaves plenty of space for electrical and IT cables.



Our solutions for system and room automation facilitate smooth communication and control of all components involved. This guarantees a high degree of user comfort and energy efficiency.



Assembly

Building in flow – on-time and cost-effective

Constructing up to 1,200 square metres of shell per week, weather-proof and finished, is standard for us. This is made possible by our systematic modular construction. At GOLDBECK, the production, logistics and assembly are all precisely timed and even run in parallel wherever possible. Our system components are mostly manufactured in our plants. They are delivered just-in-time to the construction site and constructed immediately. This makes warehouses on site virtually redundant and enables construction on even the smallest of sites. So that all tradespeople and work steps can mesh smoothly together, we orient our thinking and way of doing business to LEAN principles and apply tried-and-tested solutions to the challenges that we encounter time and time again. This avoids extra transports, duplicate work and material waste, and guarantees a smooth, trouble-free construction process. We also make sure to keep you updated with all the latest goings on via webcam, jour fixe and progress reports.



“We are proud that many of the system components used on GOLDBECK construction sites come from our own plants across Europe.”

Dr Wulf Härtel
Managing Director, GOLDBECK Bauelemente Bielefeld GmbH



Supporting the region

by working with local partners

The building is up; now, it's time to get down to business. The energy floors and system walls have been integrated, and the floors, walls and ceilings designed. At our construction site, GOLDBECK employees and local tradespeople work hand in hand because for us construction is a local business. With over 100 locations, we are by your side anywhere in Europe and we always like to get local partners involved in projects. We subcontract around 50 percent of the construction work to businesses in the local area. This strengthens your region, allows us to build faster and more cost-effectively, and complete your construction projects on schedule.

The gradual interior design with a contractually defined separation between basic construction and subsequent tenant fitout is particularly attractive for investors.



Building-related services

One partner.
For everything you need.

The building is ready for occupancy, and your life with your new property begins. Because we think about buildings in every asset class over their entire life cycle, we remain at your side with building-related services even after the keys have been handed over. We guarantee a smooth start of operation, support you in all matters and accompany you with our GOLDBECK Real Estate Services throughout the entire use phase. This means that we ensure resource-efficient and economical building operation, take care of your needs with our commercial and technical property management, and manage, operate and refurbish your parking facilities. In addition to all this, we advise you on future-oriented topics such as sustainability, ESG and taxonomy, and carry out conversions, extensions and expansions. We not only ensure that your building is operated efficiently and economically, but also that your property is future-proof. We provide the best conditions to ensure that your portfolio remains successful in the long term.



What can we do
for your property?
Find out more.

GOLDBECK Real Estate Services

GOLDBECK
Property Services

GOLDBECK
Facility Services

GOLDBECK
Parking Services

GOLDBECK
Refurbishment
Services

GOLDBECK
Sustainability
Consulting



References

Each year, GOLDBECK builds around 100 office buildings in Europe. Every building we design and construct is just as unique as the company that it houses and the people that work there.

We build comfortable offices that are functional, cost-effective and certified sustainable, with a feel-good guarantee and that provide a productive framework for successful business activities. Discover how outstanding design freedom and our intelligent system can be combined with the examples on the following pages.



Find out more about some of our other exciting office building projects.

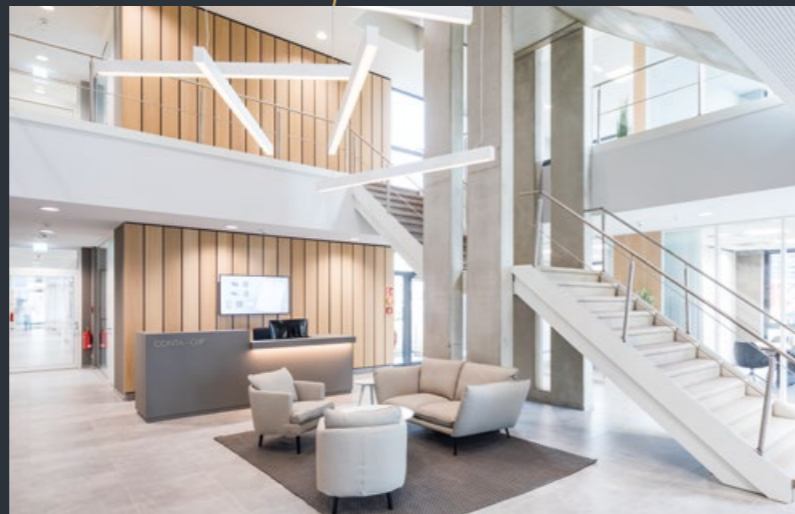
FLEXGATE Schönefeld
FAY Maximilianallee Leipzig GmbH & Co. KG
12529 Schönefeld
15,324 m² GFA
7 storeys
Architecture: GOLDBECK

03



A&A
Aschenbeck & Aschenbeck Projektentwicklung GmbH
26129 Oldenburg
2,300 m² GFA
4 storeys
Architecture: GOLDBECK

CONTA-CLIP
CONTA-CLIP Verbindungstechnik GmbH
33161 Hövelhof
2,300 m² GFA
3 storeys
Architecture: GOLDBECK



BrainFactory
Landmarken AG
44803 Bochum
9,600 m² GFA
6 storeys
Architecture: HWKN Architecture

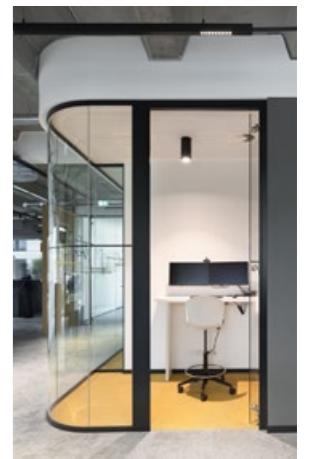
Looking
ahead to
the future



rob17
CM Immobilien-Entwicklung GmbH
48153 Münster
7,605 m² GFA
5 storeys
Architecture: MAAS & PARTNER Architekten



TMM-Forum, BA 2
TMM Phoenix GmbH
44263 Dortmund
3,020 m² GFA
4 storeys
Architecture:
GOLDBECK





Award-winning office buildings: Best Workspaces



flex office 51°7
Harpen OM3 GmbH
44803 Bochum
5,142 m² GFA
5 storeys
Interior architecture: GOLDBECK



TONI Campus, BA 3
TONI Neuried KG
80639 Neuried
13,800 m² GFA
4 storeys
Interior architecture:
GOLDBECK



Gateway Gardens
GOLDBECK Immobilien GmbH
60549 Frankfurt am Main
9,182 m² GFA
8 storeys
Interior architecture: GOLDBECK

GOLDBECK – the company



GOLDBECK – the company

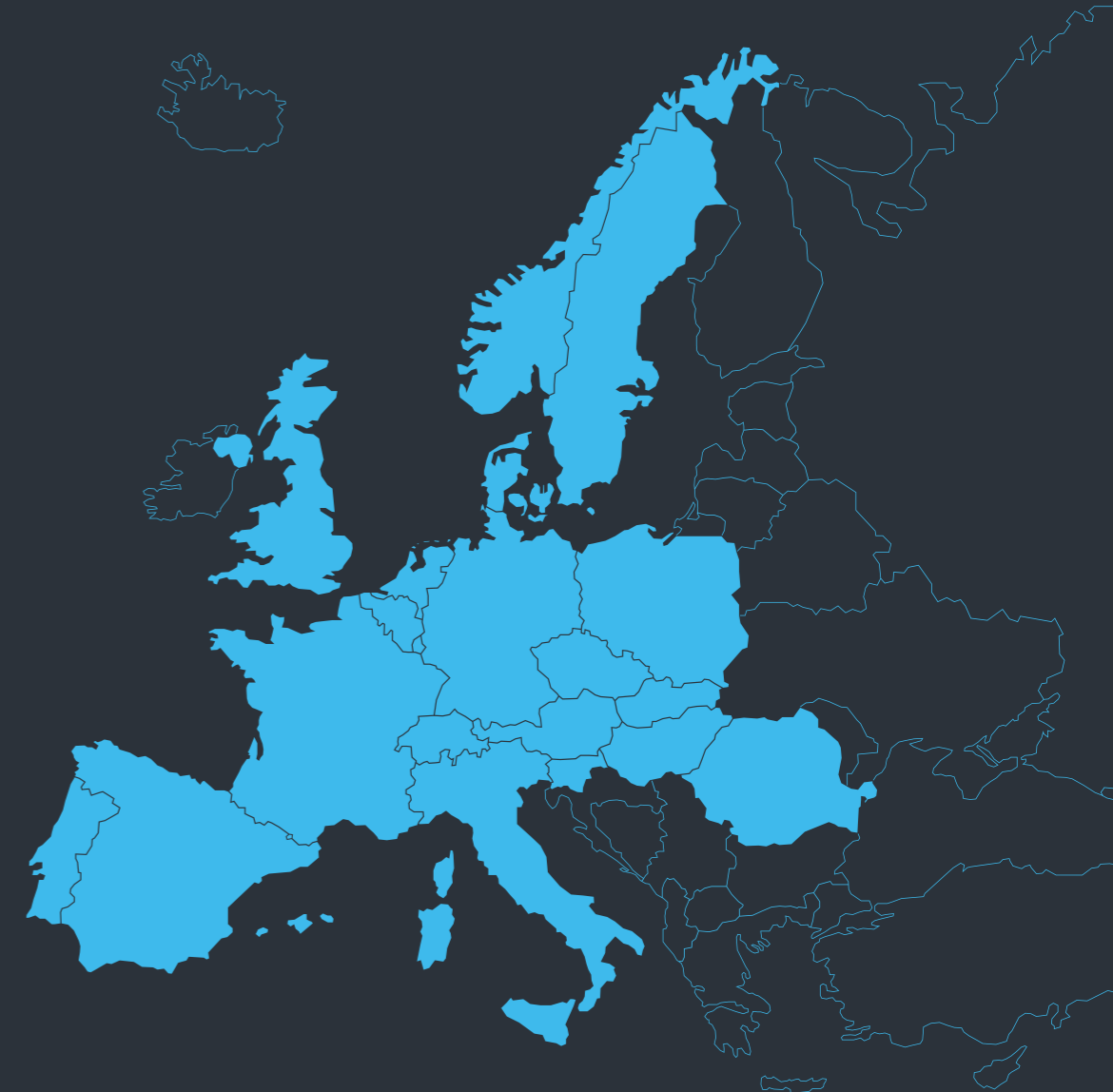
GOLDBECK builds future-oriented properties in Europe. We view buildings as products that we bring to life for our customers as a one-stop provider – from the design and construction phase to services during operation.

In line with our motto “Building Excellence”, we carry out real estate projects quickly, sustainably and cost-effectively, with a functionality that perfectly meets your needs. Extensive design expertise, in-house industrial prefabrication and leading technology all factor into the success of our systematic modular construction. Humanity, responsibility, performance, trust and pioneering spirit are still at the heart of our family company. The solution-oriented GOLDBECK teams serve our customers in our local branches and act as local corporations. Our experience from 12,000 projects, coupled with our innovative strength and commitment to driving digitalisation, ensures that our products perform optimally while in service – their future viability included.

GOLDBECK is a partner for medium-sized businesses and large companies, investors, developers and public-sector clients alike. Our range of services includes warehouses and industrial buildings, office and school buildings, multi-storey car parks and residential buildings. This is rounded off with refurbishment and building-related services.

A competent on-site partner – always by your side

It is great to know your contact is always nearby. And it is even better if they are already familiar with the local area. But it is perfect if your contact can manage every aspect of the project, answer your questions with confidence, and is always right by your side. This is what we offer you, thanks to our network of local branches.





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goldbeck.de/en