

## BORA Vertical Factory: facts and figures

April 2025



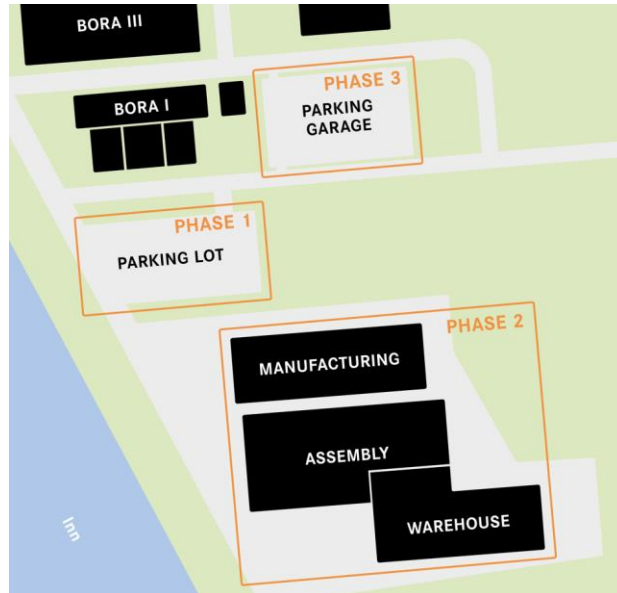
BORA Vertical Factory: the perspective from the south-west reveals three clearly structured buildings, housing the production facility as well as the storage & logistics area. The main assembly hall can be found in the centre, and the high-bay warehouse is located to the right, above the HGV delivery zone. Located on the very top of the building, the cafeteria is offering an impressive view in three directions.

Renderings & graphics: BORA

<b>Project description</b>	BORA is building its own factory to manufacture BORA built-in kitchen appliances. This factory serves for the manufacturing of components, the final assembly of products, and their packaging. Production takes place on weekdays in either a one-shift or two-shift system, depending on the order situation. The building complex includes an automatic high-bay warehouse for raw and semi-finished materials as well as finished products. Materials and products are delivered and dispatched by HGVs.
<b>Project description</b>	The project has been named the <b>BORA Vertical Factory</b> due to the design of the building and the way in which the manufacturing and assembly processes are arranged. The new building integrates into the existing architectural structure with a basement, ground floor, and three or four upper floors.
<b>Claim</b>	GO VERTICAL.
<b>Location</b>	Innstrasse, 6342 Niederndorf/Tyrol (Austria) in the immediate vicinity of the BORA company buildings in the Niederndorf industrial zone
<b>Timing</b>	Start of construction: November 2024 Official groundbreaking ceremony: April 2025 Completion is scheduled for 2 <sup>nd</sup> half of 2026

**Construction phases**

- Phase 1 – Construction of the temporary south car park with approx. 80 parking spaces (November 2024)
- Phase 2 – Construction of the factory building (December 2024 – July 2026)
- Phase 3 – Construction of the north car park with approx. 440 parking spaces (Aug 2028)



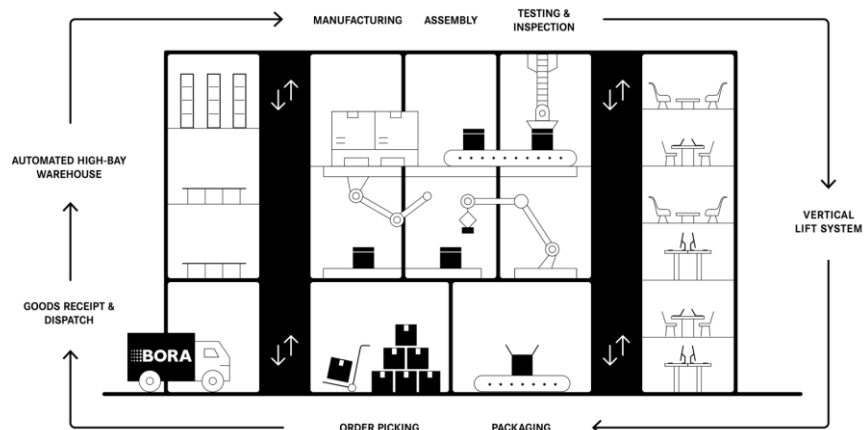
**Building concept**

The project consists of several interconnected functional structures designed as a cohesive building complex. The vertical factory has a floor area of approximately 6,000 m<sup>2</sup> and a total gross floor area of more than 20,000 m<sup>2</sup>. The production structures reach a height of 17.3 m. The top of the structure for storage & logistics is at a height of approximately 20.8 m, while the lounge and cafeteria areas with a rooftop terrace, among other things, are integrated on the 3<sup>rd</sup> floor.

Aware of the importance of minimal land consumption, BORA organises its production process vertically by stacking operations on top of each other on multiple floors. In contrast to the traditional horizontal layout of comparable production facilities, this results in a space saving of around 60%.

The building visually integrates into the surroundings thanks to a tailored façade design. Mirrored panels make the high-bay warehouse fade into the background and blend in with the environment. The production section of the building is designed with near-natural and dark textures, whereas the wooden panels of the storage & logistics section feature light tones.

## VERTICAL FACTORY



<b>Building technology</b>	The vertical factory features modern building technology with an efficient and energy-saving supply system. In addition to the use of thermal groundwater for heating and cooling processes, the project includes heat recovery systems, solar panel systems, energy-efficient LED lighting, and efficient drives for internal transport and logistics. As with all BORA buildings, fossil fuels are not used.
<b>Environment</b>	<p>All measures aim to achieve the lowest possible energy consumption with the best economic efficiency, focusing on long-term, sustainable use.</p> <p><b>Light emissions:</b> Downward-facing lights in the outdoor areas and parking spaces, along with a lighting concept featuring dusk sensors and a timer programme, help to prevent light emissions. Within the buildings, the lighting be controlled efficiently by means of a timer programme and presence detectors.</p> <p><b>Noise emissions:</b> Due to the planned manufacturing methods and the building's technical design, low noise emissions are expected during operation. A noise assessment is conducted to evaluate this, which also takes into account the anticipated additional traffic volume.</p>
<b>Landscape</b>	To integrate the project as seamlessly as possible into the landscape, the outdoor areas are designed in a near-natural and ecologically valuable way and landscaped with locally appropriate plants. Native trees and shrubs are used as privacy screens on the premises. An extensive photovoltaic green roof generates green energy and promotes biodiversity. Green seepage basins and a permeable car park surface help to minimise land sealing.
<b>Production concept</b>	<p>Suitable production facilities are planned for the in-house production of components. Components are pre-assembled manually or semi-automatically to form assemblies. In addition to the final assembly of finished built-in kitchen appliances, spare parts will also be assembled and packaged.</p> <p>A fully automated high-bay warehouse with approximately 6,000 storage spaces takes over the vertical transport of goods within the factory.</p>
<b>Staff concept</b>	The number of employees will be successively increased as the plant goes into operation. In addition to experienced managers, trained specialists and experienced technicians, the capacities directly in production will be aligned in particular with the requirements that are addressed to the vertical factory with the customer's orders.
<b>Parking concept</b>	A multi-storey car park with a capacity of 440 parking spaces is planned. For construction organisational reasons, it is built right after the completion of the vertical factory to the east of the existing BORA office building.
<b>Traffic concept</b>	The site is easily accessible from the A93 motorway via the B172 Walchseestrasse / L209 Erler Strasse and Innstrasse roundabout. A traffic study confirms that the anticipated future traffic volume can be handled smoothly with the capacity of the existing road network without requiring further expansion. The site is well connected to the public transport network and easily accessible by bike or private motor vehicle. Traffic generated by BORA logistics will not coincide with the peak traffic times on the A93 during weekends and holiday periods.



BORA Vertical Factory: The production section of the building dominates the north-eastern perspective with the storage & logistics structure adjoining on the left. The tiered building blends visually into the surroundings through the dark and light nuances of the façade design made from locally sourced larch and mirrored panels. Large rows of windows provide natural lighting throughout the entire development.



The BORA Vertical Factory integrates into the existing architectural structure with three or four floors. At a height of approximately 21 metres, a rooftop terrace overlooking the Wilder Kaiser mountains enlarges the lounge and cafeteria area in the storage & logistics structure. As with the neighbouring administration buildings, the roof area of the new construction project will also feature greenery.





The connection between the building sections is designed to be airy and open. Steel, wood and glass – the preferred materials of BORA's brand architecture – are incorporated into the design of the vertical factory.

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