

# Tenant Fit-Out "Haus der kleinen Leute"

Düsseldorf, Germany





# Project Description

With the opening of the “Lila Haus” in Düsseldorf’s Flingern-Nord district, another location of the family-run “Haus der kleinen Leute” has been successfully realised. This large-scale day care centre follows a bespoke childcare concept that places independence, a sense of orientation, and emotional security at its heart. Situated on spacious, barrier-free ground floor premises, the facility unites all aspects of daily life – playing, learning, eating, and sleeping – within a harmoniously coordinated spatial layout.

As part of a colour-coded building ensemble within the Living Circle residential quarter, the new “Lila Haus” sets distinctive visual accents. Direct access to Hanielpark offers nature-based experiences despite its central urban location. The room design in soft lavender tones, coordinated furnishings and expansive windows create an open, welcoming atmosphere that offers children space to explore and grow.

## High-Performance Interior Fit-Out for a Modern Childcare Facility

The [interior fit-out](#) of the “Lila Haus” was carried out by the Lindner Group, with the aim of creating an environment that is both functional and durable, while also tailored to the specific needs of early childhood care.

The works included all interior trades: from drywall construction and screed flooring to high-quality floor finishes, tiling, [fire protection works](#) and painting. Particular attention was paid to acoustic insulation – a crucial factor in an environment where children need to play, concentrate, and rest without disturbance. Acoustic optimisation was achieved

through targeted construction measures, especially across ceilings and wall surfaces.

The facility was also fitted out with state-of-the-art technical systems. The [building services engineering \(TGA\)](#) was designed and implemented to be efficient, sustainable, and low-maintenance. In addition to meeting the operational requirements of a childcare centre, the systems also contribute to the building’s overall energy performance through their resource-efficient design. Our services included all electrical work as well as the complete heating, air conditioning and sanitary technology.

## Challenging Planning and Execution

One of the main challenges lay in the tight project timeline, necessitated by a fixed move-in date. As a result, the coordination and delivery of all trades had to be carried out under significant time pressure. Despite this, all work was completed on schedule and to a high standard – including additional tasks and short-notice adjustments that arose during the construction process, all of which were seamlessly integrated.

## General

Building Type	Daycare centers and kindergartens, Public and institutional buildings
Company Division	Lindner SE   Fit-Out North.Northwest Germany
Completion	2024
Architect	Kaspar Kraemer Architekten GmbH
Client	ImmoSubstanz Sohn GmbH & Co. KG
Tenant	Haus der kleinen Leute GmbH

# Completed Works

- **Tenant fit-out**

Construction site equipment  
Floor covering works  
Electrical works  
Screed works  
Tiling works  
Plasterboard ceiling systems  
Plasterboard partition systems  
Painting works  
Cleaning works  
Dry construction works  
Building services insulation

- **Building services engineering**

Heating system  
Air conditioning systems  
Sanitary systems  
Electrical engineering

- **Doors**

Wooden doors



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