

Residential access made easy

With seamless and secure multihousing solutions





Built-to-rent and co-living complexes are growing rapidly worldwide, transforming modern housing with flexible, lifestyle-focused solutions. Landlords, management companies and building owners must ensure secure, compliant, and user-friendly entry for residents and authorized visitors.

With over 160 years of expertise, we offer a comprehensive range of electronic, automatic, and mechanical access solutions – making entry and exit safer, easier, and smarter.



Seamless access throughout

From the main entrance to the car park, bike room, and individual apartments, electronic access control ensures smooth and secure entry throughout the building that is easy to manage - all with a single credential.



Easy entry for everyone

Managing a building means thinking of every resident. Whether it's families, students, seniors or people with physical impairments – everyone deserves convenient access. Automated doors and door closers with EasyOpen technology ensure barrier-free entry and support inclusive living.



Safety first

Securing the building from unauthorized access is essential, but equally important is ensuring that emergency escape routes and exit devices allow quick and safe evacuation. These systems ensure that, in an emergency, everyone inside can exit swiftly and without obstruction – prioritizing safety while complying with fire and building regulations.

Future-proof solutions for multihousing

Living spaces are evolving – and so are the demands on access

Whether it's families, students, remote workers, or seniors – we all have unique needs when it comes to shared living and working environments. Meeting these needs across communal areas and added facilities presents distinct challenges for developers, property managers, and investors. From new developments to retrofit projects, we provide seamless and secure access solutions for every area of the property.

We make access not only secure and convenient, but also improve the living experience by integrating access to additional services – from car parks and electronic postboxes to EV charging stations and more.



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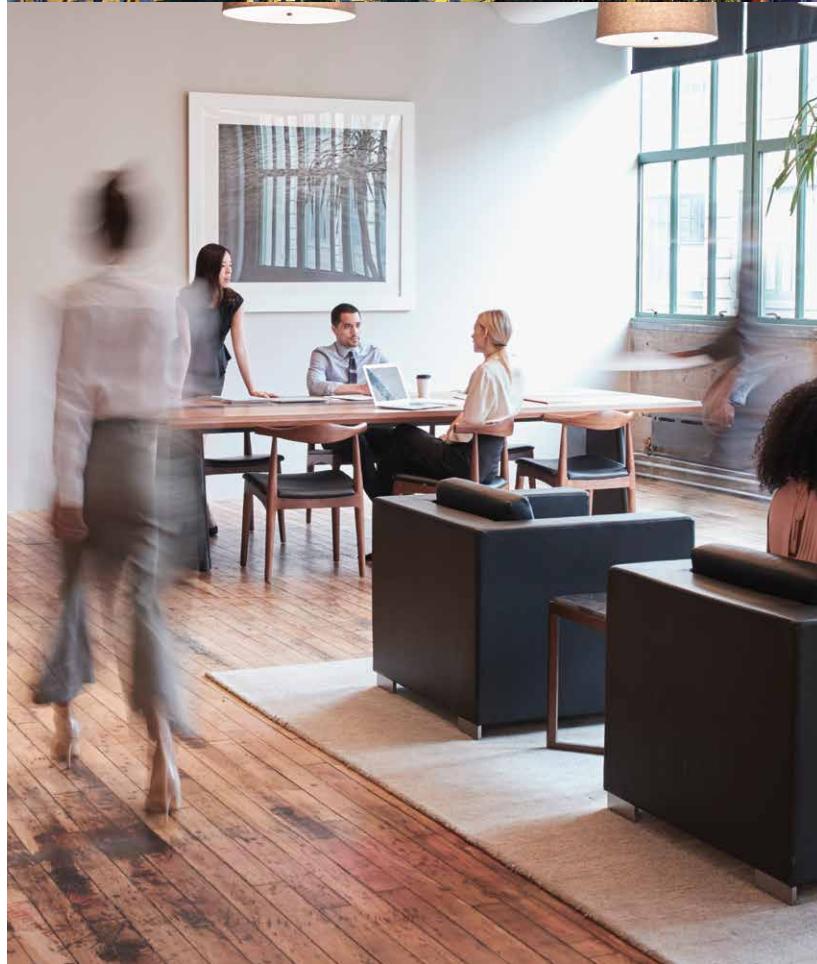
Passageways and interior doors

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Access that's easier to manage and easier to use

In a typical apartment building there are multiple areas where the latest technology can transform how access is managed and controlled.

Lobby

One for all

Residents, property managers and service providers only need one access medium to enter authorized doors. Communal doors may be additionally equipped with door closers and an electronic drives.

Elevator

Floor control

Better control of who enters which floor. Both panel activation in the elevator and the elevator call outside, per floor can be integrated into the access management system.

Electronic postbox

No more missed parcels

Gone are the days of trips to the post office or asking neighbors for help. Residents can now collect their parcels directly from the electronic postbox using their access medium.

EV Charging

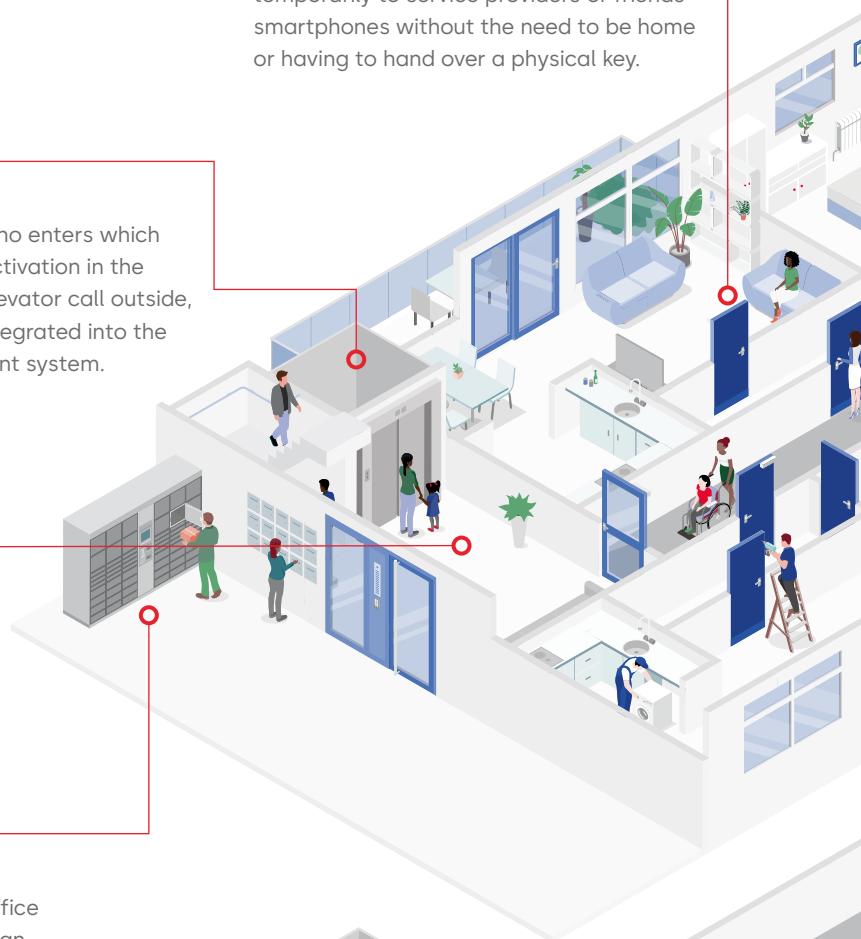
Direct identification

With EV charging in ever-growing demand, electronic readers with RFID compatibility allow residents to plug in their vehicles and assign the charges to their apartment.

Apartment

Grant access on the move

Residents only need their single access medium and can issue access rights temporarily to service providers or friends' smartphones without the need to be home or having to hand over a physical key.



Guest room

Digital key handover

Available guest rooms connected to the smart building ecosystem can be easily booked and access rights sent directly to the guest's smartphone.

Garden

Resident only access

Secure access to outdoor communal areas.

Apartment in construction mode

Limit access and track passages

Digital access makes it easier for service providers to access the property during working hours, whilst an 'office' mode that locks after the shift helps to reduce the risk of theft, contamination or damage.

Cellar unit

Exclusive access

A user's single access medium also unlocks the individual cellar unit.

Bike & stroller room

Restricted access

Only authorized people can enter and optional tracking protects who has access to valued bikes, strollers and other vehicles.

Garbage room

More control

Access to communal spaces, such as the garbage room, can be secured and optionally tracked.

Car park

Freedom of access

An electronic reader allows residents to access the car park and come and go freely.

Technical & heating room

Staff only

Technical rooms with digital door locks and door closers can ensure only authorized staff enter, with optional tracking reducing incidents of theft.

Electronic access

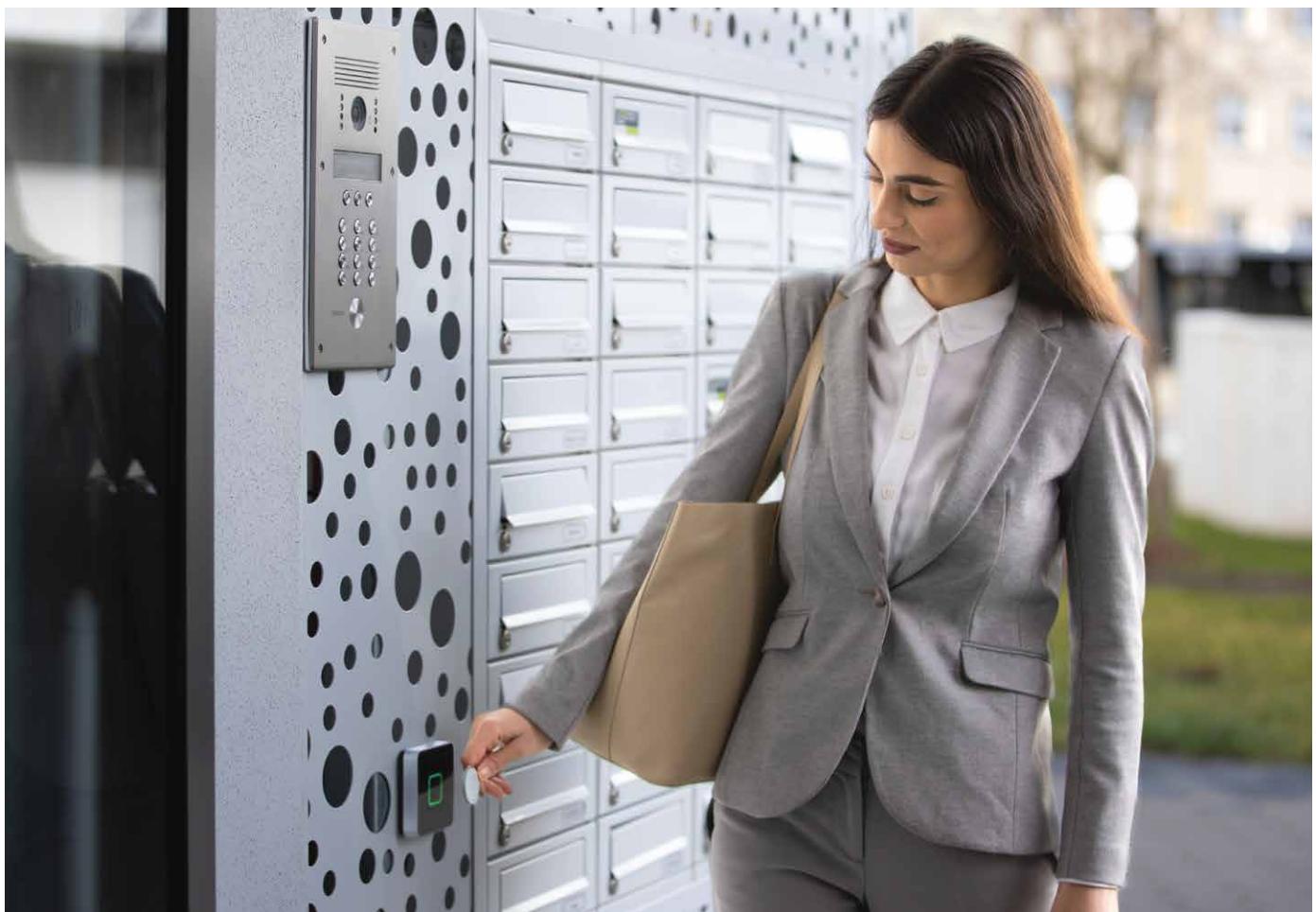
Access management made easy

Key control from anywhere

Managing modern access means more than just security – it's about operational efficiency to manage tenant changeovers and multiple site control, particularly where access to facilities is granted for different locations. Furthermore, it helps with providing access to properties in case of key loss or for third parties. To meet rising expectations and support growing property portfolios, future-proof technology is essential – offering smart, seamless access that keeps pace with modern living. In a world where people are constantly coming and going, access deserves an upgrade.

We offer a wide range of compatible fittings, cylinders and readers for seamless access and reliable security throughout the entire property.





Key benefits of electronic access management

Cost-efficiency & real-time control

Modern access management software gives property managers full control over resident and staff access across single or multiple sites – all through a user-friendly tool. With features like mobile credential delivery, advanced auditing, customizable access schedules, and integration with third-party systems, it streamlines daily operations while enhancing security, convenience, and efficiency for multihousing properties of any size.

Convenience and security

With just one credential, users have full control over all relevant doors: from the main entrance to communal areas. In case of key loss, residents or property managers can immediately revoke access rights and issue a new credential – all without having to replace mechanical locks. This not only increases security but also significantly reduces administrative and material costs.

Already using your own platform?

dormakaba Lyazon™ easily integrates with it. This cloud-based, API-driven solution connects seamlessly with third-party systems – from proptech and smart home automation to energy management and resident apps – giving you full, flexible control over every access point.

The choice is yours

Whether cloud-based or on-premise, the choice is yours. Our access solutions offer the flexibility to match your operational needs – giving property managers full control, whether they prefer the convenience of cloud management or the control of a locally hosted system.

Mobile App

With the cloud-based solution, residents can send temporary access rights to service providers or other third parties via the mobile app. No physical key handover is required, making the process safer, faster, and more flexible.

A future-proof investment

Electronic access is a key element of modern urban living. dormakaba's system is continuously updated and expanded to stay in line with future innovations. This enhances building quality and long-term value.

For residents, it's more than just a key – it's the gateway to added services like digital mailboxes, EV charging stations, communal rooms, or even guest room bookings.

And for property managers, that means:
less effort, more control – and happier residents.

Communal areas

Spaces we share – bringing life in all its variety together

With one key

Living also means managing everyday situations – and dormakaba helps housing companies make daily routines as smooth and secure as possible. No more searching for postbox keys, no inaccessible storage rooms and fewer issues with waste disposal.



Less keys

Every door and connected service – like an electronic postbox – can be accessed effortlessly with a single credential. Bike rooms, for example, stay securely locked while remaining easy to open, even for children parking their bikes after school.

More convenience

For added convenience, automatic door operators can be installed, allowing entry via sensor touch, key fob, or smartphone. The door opens automatically providing a practical solution for the main entrance, the bike room or the door to the underground parking, whether you're carrying shopping bags or pushing a stroller.

More control

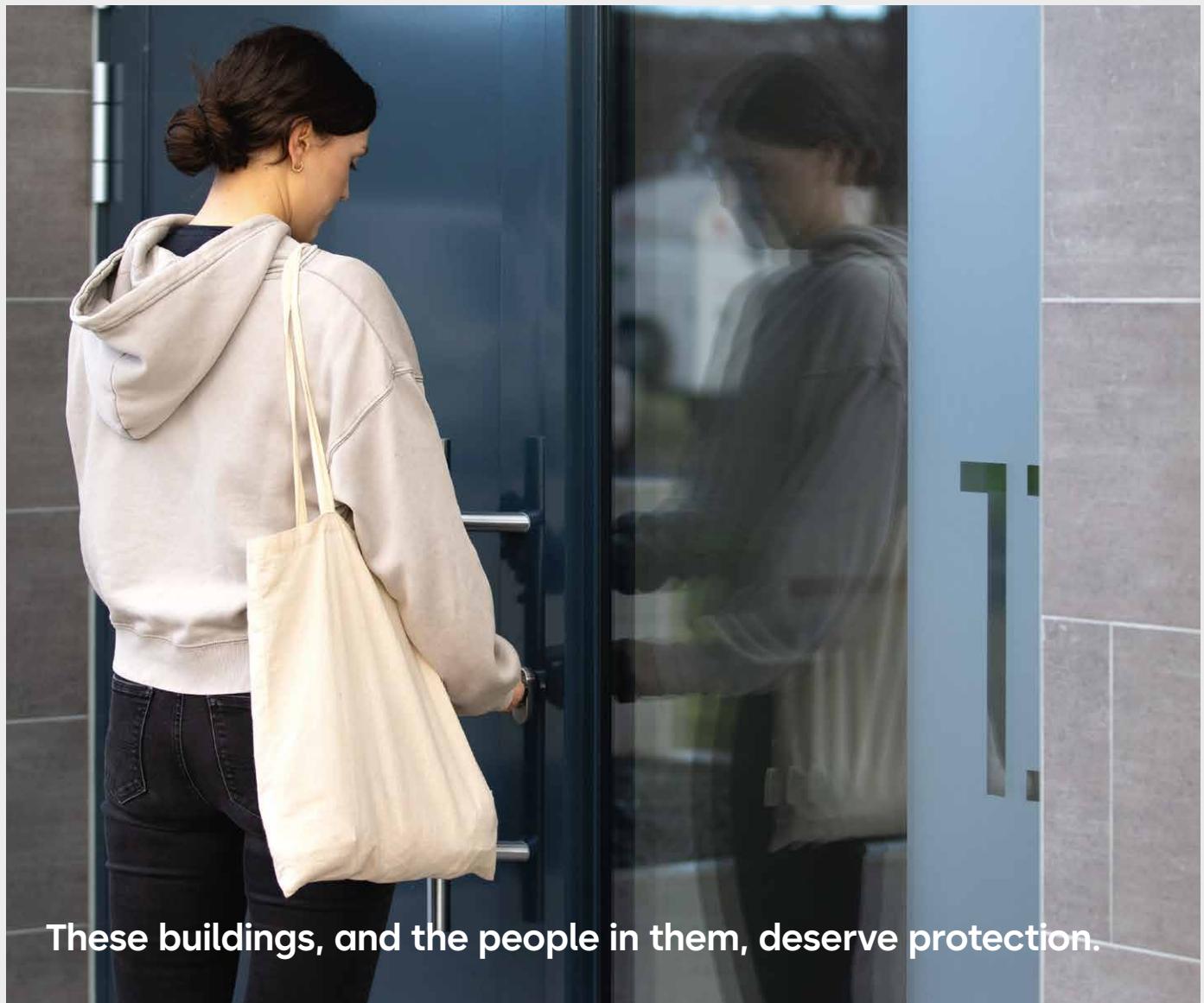
Access to communal areas such as the waste disposal or bike and stroller room can be secured and, if needed, tracked.



Perimeter

Securing the first point of entry

With smart, flexible and convenient access



These buildings, and the people in them, deserve protection.

dormakaba delivers secure and convenient access at every entry point: from the main entrance to elevator control and car park access – all smartly connected in one integrated system.



Access control

Smart access solutions make authorization processes in multihousing environments more efficient, secure, and easier to manage. A broad selection of access door hardware – including digital and electronic locks, readers, and mechanical key systems – ensure reliable protection of perimeter access.

Motorized locks further enhance the security of multifamily properties by keeping doors automatically locked at all times. This significantly reduces the risk of unauthorized entry and strengthens the building's overall safety.



Automatic door opening

Automatic swing doors make effortless entry more accessible for children, seniors, families, and people with limited mobility. This ensures barrier-free comfort and creates a welcoming atmosphere right at the door.

In combination with a **MotionIQ** intelligent door system, usage is optimized by opening only as long as necessary. This improves pedestrian flow, reduces energy costs, and extends the door's lifespan.



You decide

Of course, all access systems are also available with mechanical keys and classic locking options – or as a combination of electronic and mechanical solutions.

We'll be happy to help you find the right solution for your building and its residents.

Car park

One flow from arrival to home

Simplified parking access



For a truly seamless living experience, extend digital access to the parking area. The same key fob, card, or smartphone that unlocks the main entrance can also open the garage door – for a consistent, connected access system across the entire property.

Passageways and interior doors

We've got your back

Gentle closing for comfort & safety



Safe closures

Closes what others leave open. First and foremost, door closers ensure that doors don't remain open unintentionally – reducing the risk of unauthorized access. Whether your residents are carrying bags, managing a toddler, or using a walker – the door will close safely behind them, every time.

Noise reduction & energy efficiency

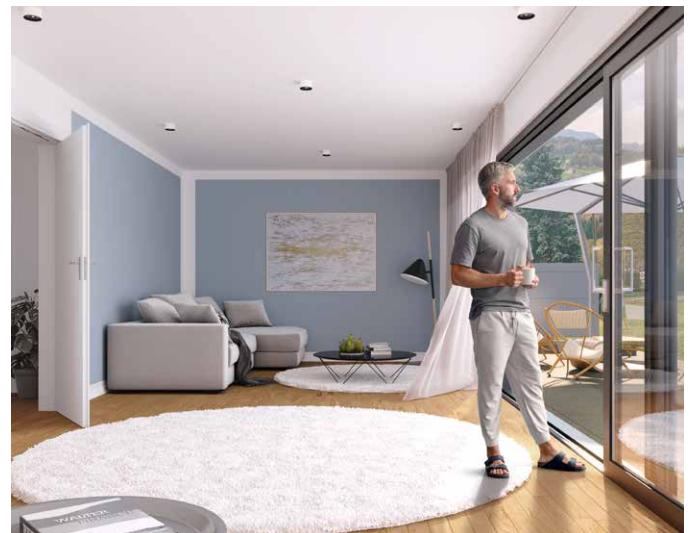
Door closers help reduce slamming, creating a calmer and more comfortable living environment. By keeping doors reliably closed, they also prevent unnecessary heat loss and drafts – supporting both comfort and energy efficiency.

Closed doors save lives

When safety matters most. Beyond daily convenience, door closers play a crucial role in fire protection. In the event of a fire, they ensure that fire-rated doors close automatically – helping to contain smoke and flames. This gives residents more time to evacuate safely or for emergency services to respond.

Quiet innovation for interior living

Integrated door closers for interior doors add extra convenience to everyday life. They prevent slamming and ensure smooth, silent closing in your apartment. ITS Home systems control door movement using innovative damping technology that gently slows the door – enabling barrier-free access and quiet, effortless operation throughout the living space.



Added services

More service more comfort

Seamless access, direct billing

Added Services are offerings like cafés, shops, coworking spaces, gyms, and more – integrated directly into multihousing properties.

They turn residential buildings into social, vibrant places: where people meet, work, stay active, or take a well-deserved coffee break. These amenities enhance quality of life and convenience – and with dormakaba access solutions, managing them becomes effortless.

Smart access for commercial areas

Ground-floor shops or cafés upgrade the living environment and reduce distances in daily routines. For commercial spaces, automated solutions such as sliding doors or swing doors improve accessibility and flow. At the same time, higher safety standards apply – especially regarding emergency exits and after-hours locking. Electronic and mechanical locking systems protect both shop entrances and residential access areas – securely, reliably, and smartly connected.

One credential – many possibilities. Surrounding the building are various services that simplify everyday life. While the commercial areas require convenient access, additional services can be easily unlocked via a single credential and integrated, paid services, such as EV charging or rental offices, can be billed directly to the individual user. As a housing company, you maintain a clear overview of all door activities via the digital platform. Residents benefit from multi-use access and enjoy a wide range of secure, flexible opportunities.



Electronic postbox



EV charging



Smart parking access



Co-working space



Gym



Guest room



Electronic postbox

Located in front of the building, the electronic postbox is easily accessible for delivery staff. No more missed deliveries, no more bothering the neighbors. Residents open their postbox conveniently using their personal access medium. If the system includes electronic letterboxes, both solutions can be connected via an API. This enables centralized resident data management (e.g. names) from one leading system – avoiding duplicate master data maintenance across platforms.



Co-working space

Co-working spaces are the perfect addition to multihousing environments: they support flexibility, community, and a modern lifestyle. For this to work seamlessly, access must be intuitive and barrier-free. With just one access medium residents can enter the co-working area quickly and securely. The co-working space can also be integrated into your overall system, allowing for centralized access management and automated, usage-based billing.



Smart parking

Residents and visitors can access the garage using license plate recognition or their usual credential – no remote controls, no hassle. Perfect for mixed-use buildings, the system connects with mobility providers, enabling operators to free up unused spaces and generate additional revenue. Master data such as license plates and user roles can be managed centrally via API, reducing duplicate maintenance and simplifying daily operations. Simple, smart, efficient.



EV charging

Simple charging and smart access. Electronic vehicle charging stations in the underground car park are accessible either by car or on foot – via automated gates or swing doors. Activation is contactless: residents use the same access medium they use for their apartment. Billing can be integrated intuitively. A strong step towards a climate-friendly lifestyle – seamlessly integrated.



Gym

Your workout is just one key away. A healthy lifestyle is easier to maintain when the gym is right next door and always accessible. Access via a membership card, residents key fob or PIN Code keeps entry simple and secure. Personal belongings are securely stored in lockers – conveniently accessed using the same single credential.



Guest room

Welcome home – even if you're not. Guest rooms within the residential building offer visitors a warm, hotel-like experience. Digital access starts at the entrance: guests receive a temporary credential sent directly to their smartphone, allowing them to unlock the front door and apartment easily throughout their stay. A smooth start to a relaxed stay – be it private or professional.

Mechanical Access

Master key systems built to last

A timeless product



We know it and we trust in it

Mechanical locking systems remain a proven and dependable access solution for multihousing properties – especially for long-term, budget-conscious management. They simplify key distribution and access control, particularly in buildings with stable occupancy structures. Mechanical systems can be installed quickly and easily – no cabling, no batteries required. With a master key system, property managers can also provide secure access to multiple units or communal areas with just one key.

The result: durable quality, and dependable daily use.

Integrating electronic access solutions

Mechanical and electronic systems can be combined if desired. So tenants can keep their individual apartment doors mechanical whilst the main entrance becomes electronic so that in case of key loss the main entrance lock does not need to be replaced. An electromechanic key can perform both functions, so the benefit of a single credential remains. Whatever your preferences we'll help you find the right solution.

The ideal access solution always depends on the needs of your residents and the preferences of the property management. Our experts are happy to advise you on your specific use case and support you in finding the most suitable mix of mechanical and electronic access.

Individual access

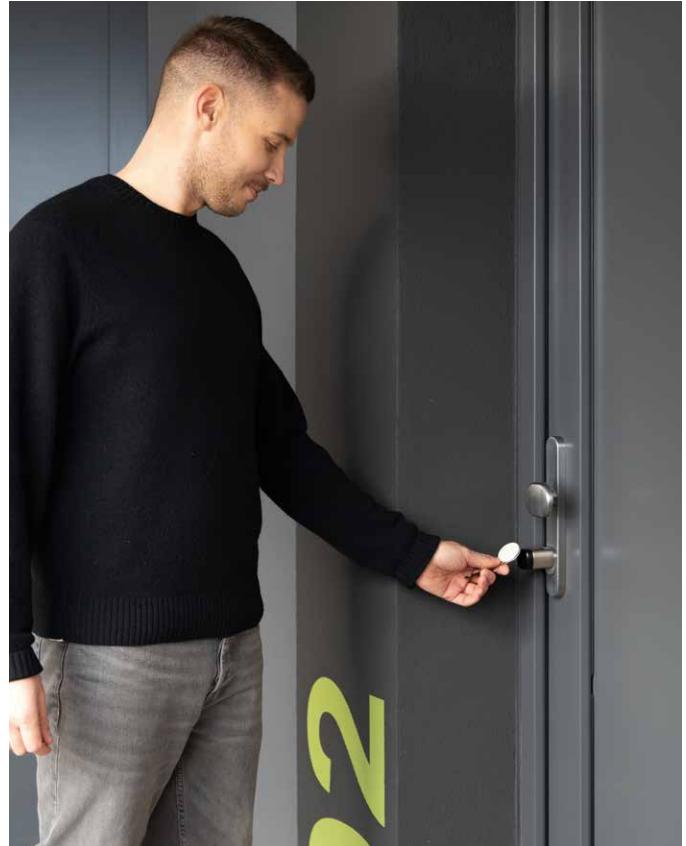
Home begins at the door

Personal access to apartments and cellar units

The most important access points in any residential building are those leading to private apartments and individual cellar units. These are the spaces that truly make a place feel like home – where people live, rest, and store their most personal belongings. At dormakaba, ease of use is one of our top priorities. Entering your home should feel natural and effortless – every single day. Our electronic access solutions go beyond the traditional key, offering more flexibility, safety, and control. Choose your desired hardware and preferred credential.

Security is enhanced, too:

With the cloud-based solution, tenants can grant temporary access to third parties anytime, from anywhere. Whether it's for cleaners, technicians, or deliveries – residents stay in control of who enters and when. And if a key is lost, access rights can be revoked instantly.



Individual access matters – to residents and to us.

We believe: the entrance to your home should be as individual as you are.

Staff only

Efficient processes behind every door

Easy, secure access for facility and technical staff

As a housing company, your goal is to create the best possible living experience for your residents. To achieve that, you need technology you can count on – reliable, secure, and easy to manage.

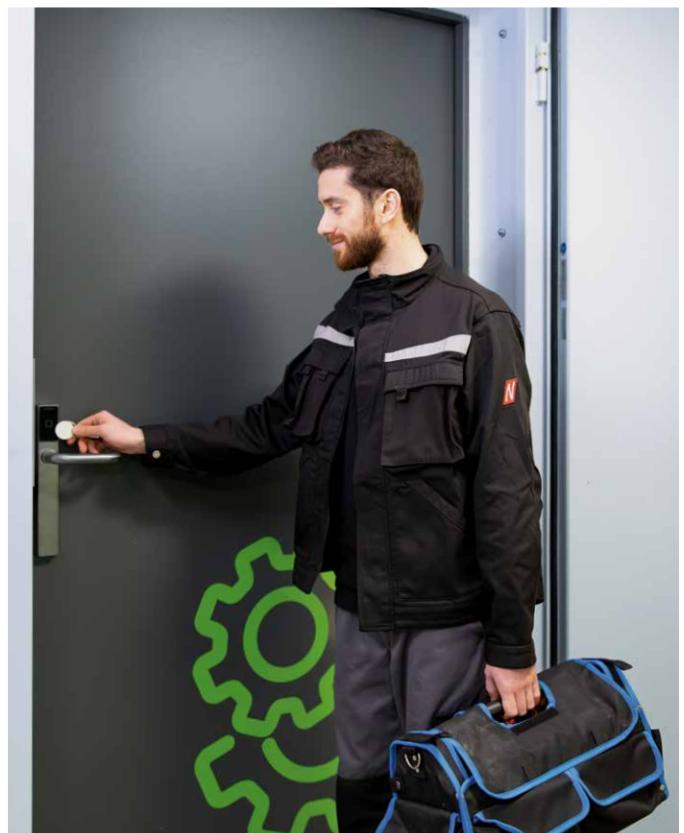
The electronic door locks from dormakaba are robust, weather-resistant, and ideal for securing technical rooms, service areas, and staff-only zones.

Doors can be opened via transponder, keycard, or smartphone – with access rights tailored to specific timeframes.

Sensitive areas need secure and intelligent access control

With connected systems you can grant access to authorized personnel in advance – for example, when a technician visit is scheduled – and revoke those rights immediately after the task is complete. This reduces coordination effort and enhances building security at the same time.

Whether it's daily facility management or external service staff dormakaba access solutions simplify workflows and protect technical infrastructure. And best of all: it works from anywhere, at any time.



Emergency exit systems

Protection where it matters most

Safe escape – when every second counts



Open when it counts

Buildings are more than structures – they are the protective shell of our homes and the place we trust most. That's why safety must be ensured at all times. But when an emergency occurs, there's one thing that matters above all: a fast and reliable evacuation system that can save lives. In multihousing buildings, panic hardware can save lives and is often legally required for corridor doors, stairwells, and communal areas to ensure rapid exit routes for all residents. The SafeRoute Terminal is installed on doors that are part of access control systems but must also function as emergency exits. In daily use, only authorized individuals can pass through but in an emergency, the door opens for everyone – instantly, with a single touch.

Every exit. Always safe.

Exit devices ensure fast, code-compliant escape routes in multihousing properties – keeping residents safe in any situation. The range includes touch bars, cross bars, mortise and rim devices, and vertical rod systems – all designed for durability, ease of use, and seamless integration into access control systems. Ideal and often legally required for entrances, stairwells, and shared areas, they provide safety and peace of mind for both residents and housing companies alike.

Reference Project

Wohncampus by wohngroup

Smart living & seamless access for a modern residential campus

In Halle (Saale), Germany, the Wohncampus by wohngroup sets a benchmark for future-ready urban living. As a full-service developer, wohngroup manages the entire lifecycle of this green residential project – from land acquisition to long-term housing management.

From the start dormakaba partnered on all access-related aspects, delivering a system that's secure, digital, and easy to manage – for both residents and housing companies.



Smart for everyday use

Tenants access all doors – from apartments to communal areas – using their preferred method: key fob or smartphone. Lost access media can be revoked instantly and without changing locks.

Efficient for management

The cloud-based platform gives the real estate company full visibility into access status and door functions. Facility managers or workers receive temporary rights via smartphone – flexible, secure, and remote.

Access control throughout the entire campus

- Digital cylinders at front, apartment and cellar doors
- dormakaba c-lever pro door locks, 91 04 reader, and 90 01 antenna ensure controlled access to basements, garages, and waste areas
- ED 250 swing door operators with sensor switch: for barrier-free, automatic entry
- SafeRoute: certified emergency exit terminals for safe egress

>I would describe the Wohncampus as a green and forward-thinking residential development.

Smart home features come as a standard in all our apartments – something our residents truly value.«

Cindy Wiegand, Managing Director of Marketing & Sales, Wohngroup

References around the world

Multihousing solutions in Zurich, Munich and Texas



Modern Access in the Heart of Zurich

Mixed-use building by Livit Real Estate Management

This stylishly refurbished 1930s building blends heritage charm with modern functionality. Residential units and office spaces occupy the upper floors, while shops and restaurants bring life to the street level. resivo, the digital access system by dormakaba, adds smart, secure access to this timeless property – seamlessly uniting innovation with classic design.

Highlights

- Cloud-based access management for streamlined operations
- Role separation ensures privacy, comfort, and security
- Increased efficiency for tenants and property managers



Smart locks for homes make smart living a reality in Munich

Smart access meets sharing culture

The architect-designed StadtNatur building in Munich houses 35 tenants and features a 2,000 m² communal garden.

With the resivo access system and parcel box integration, it combines security, smart living, and a strong sense of community.

To support this a tailored selection of hardware components and access credentials was integrated – adapted to user needs and door-specific requirements.



A smart home platform for a multi-unit property in Texas

State-of-the-art integrated access for a multi-unit property

From security and convenience to comfort and entertainment, a home is a "smart" home when it makes day-to-day life easier through automated technology. At Bluestem Village, integrated access control has been used to enhance 322 multifamily housing units, creating an ultra-modern living experience.

Our Sustainability Commitment

We are committed to foster sustainable development along our entire value chain in line with our economic, environmental and social responsibilities toward current and future generations. Sustainability at product level is an important, future-oriented approach in the field of construction. In order to give quantified disclosures of a product's environmental impact through its entire life cycle, dormakaba provides Environmental Product Declarations (EPD), based on holistic life cycle assessments.

www.dormakaba.com/sustainability



Our offering

Access Automation Solutions

Entrance Automation
Entrance Security



Access Control Solutions

Electronic Access & Data
Escape and Rescue Systems
Lodging Systems



Access Hardware Solutions

Door Closers
Architectural Hardware
Mechanical Key Systems



Services

Technical Support
Installation and commissioning
Maintenance and Repair



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**Ready for seamless and secure access in your multihousing project?
We are happy to help.**



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