

PALAIS SCHOTTENRING  
VIENNA



PALAIS SCHOTTENRING VIENNA.

BUILT IN 1872.

THIS MAGNIFICENT BUILDING WILL  
BRING THE SPLENDOR AND STYLE OF THE  
PAST INTO YOUR PRESENT AND FUTURE.

DEDICATED TO  
THE MOST WONDERFUL  
LIFE OF ALL

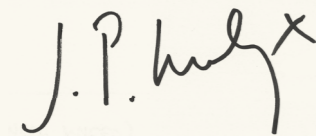
YOURS

# YESTERDAY'S GLAMOUR

I am honored to have been chosen to lead the restoration and renovation of the public areas of the Palais Schottenring Vienna. In today's connected world with no borders, interests reach beyond the frontiers of Austria, touching an audience throughout Europe and beyond traditional international boundaries.

The prestige of this operation is greatly enhanced by its location in one of the most beautiful cities of the world, in the epicenter of the golden circle where the Ringstraße encloses the historical center of Vienna. There is an impressive concentration of significant monuments along the Ringstraße, the most magnificent boulevard in all of Europe. Here, we find the emblematic buildings in Vienna, City of Art with a history of a thousand years, recognized as a world heritage site since 2001. In addition to public buildings such as the Imperial Palace, the Vienna State Opera and the Kunsthistorisches Museum, nearly 4 miles of its course are punctuated by sumptuous private residences designed by Europe's most renowned architects.

In the very heart of what was once the domain of the aristocrats and monarchs of the Austro-Hungarian Empire, the Palais Schottenring Vienna is the work of Wilhelm Fraenkel, who also constructed the old Palais Schlesinger and the Hotel Sacher, amongst other landmarks. In conducting a major campaign of renovation and transformation at the Palais Schottenring Vienna, I aim to return to this famous monument all the prestige of its glamorous history. This exceptional program will transform the Palais Schottenring Vienna into something even more unique. I conceived the plan both as a respectful tribute to the past and as a showcase of new ideas and inspirations, since Vienna has always been a crossroads of cultures, styles and languages.



Juan Pablo Molyneux



© JP Molyneux Studio

# DISCOVER A PERFECT QUALITY OF LIFE

Vienna was named the most livable city in the world for the 8th consecutive year by the renowned Mercer Quality of Living Survey, beating more than 200 cities across the globe. The city's high social standards, excellent infrastructure and economic and political stability are just some of the reasons why Vienna is the ideal place to live a safe, clean and elegant life surrounded by beauty and culture.

- ◆ CAPITAL CITY WITH THE HIGHEST QUALITY OF LIVING IN THE WORLD (MERCER STUDY 2009 – 2016)
- ◆ 'GREEN VIENNA': > 50 % PARKS AND FORESTS, DRINKING WATER QUALITY STRAIGHT FROM THE TAP
  - ◆ WORLD-CLASS PUBLIC TRANSPORT, HOUSING AND INFRASTRUCTURE
- ◆ NEUTRAL, DEMOCRATIC AND CONSTITUTIONAL COUNTRY IN THE HEART OF EUROPE
  - ◆ LOW CRIME RATES, HIGH LEVELS OF SOCIAL AND POLITICAL STABILITY
  - ◆ CAPITAL OF ONE OF THE WORLD'S TOP 10 WEALTHIEST COUNTRIES
- ◆ FIRST-CLASS INTERNATIONAL SCHOOLS AND UNIVERSITIES – TOP EDUCATIONAL INSTITUTIONS FOR MUSIC AND ARTS
- ◆ FAMOUS COFFEE HOUSE CULTURE AND DIVERSE RESTAURANT AND BAR SCENE
- ◆ THE GLOBAL CAPITAL OF CLASSICAL MUSIC ◆ ELEGANT OPERAS AND THEATERS
  - ◆ 2000 YEARS OF VIENNA – A LIVABLE CITY WITH A VIVID TRADITION



# THE RINGSTRASSE: VIENNA'S MOST EXCLUSIVE ADDRESS

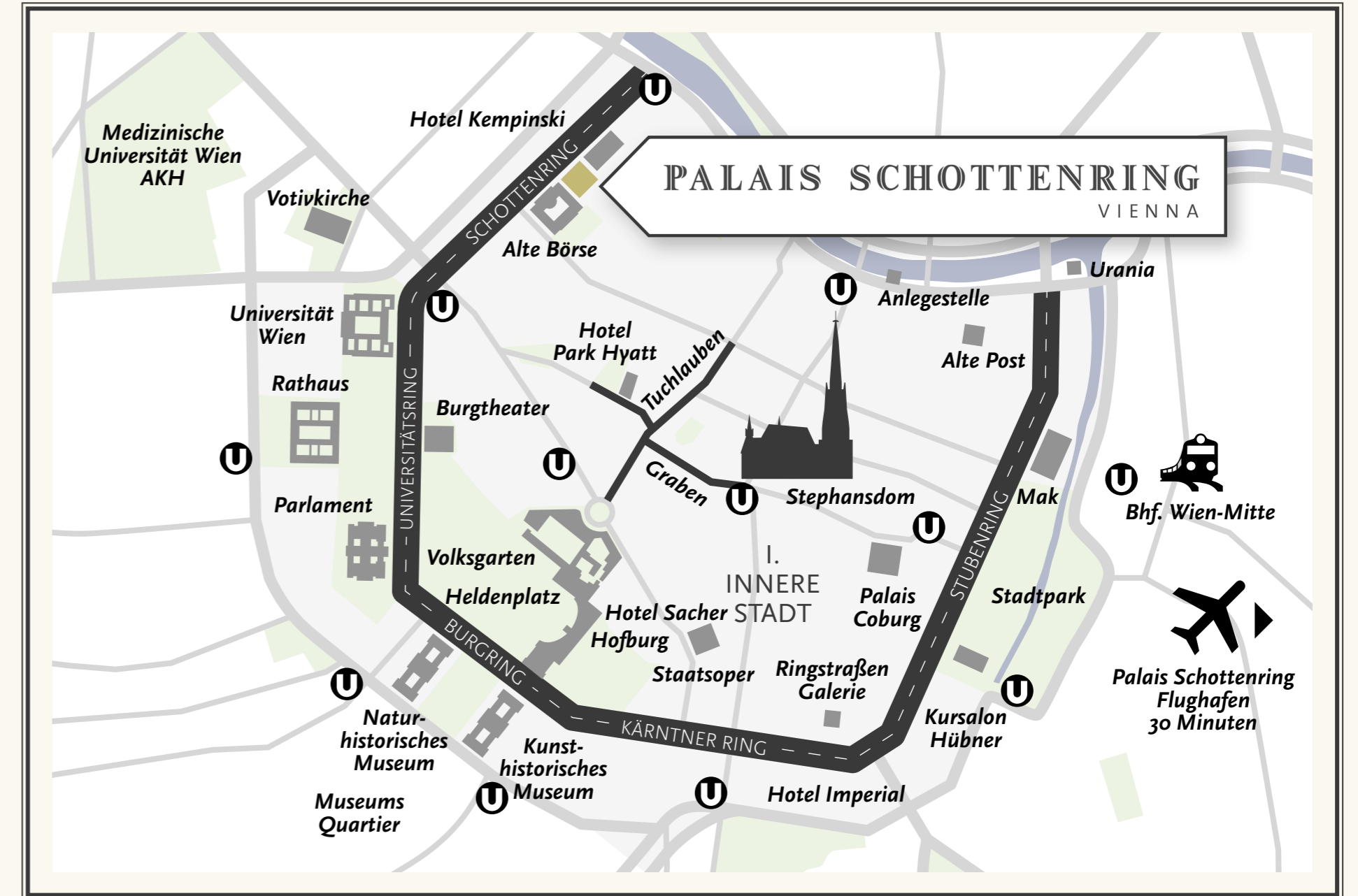
Like only a few places in the world, the Viennese Ringstrasse bears witness to the magnificence, splendor and dignity of the city's golden era. Here, the 'Belle Époque' is still very much alive – as a complete work of art, inspiring cosmopolitan life with its elegance and beauty. This fascinating boulevard welcomes visitors with its grand urban palaces and magnificent, stately buildings with strong, richly ornamented façades that claim their place as symbols of the wealth and ascendancy of the bourgeoisie. Nowhere else is the glory of Vienna as the center of power and the cultural capital of the once-powerful Habsburg Empire more vividly reflected than on the Ringstrasse.



# LIVE LIKE A MODERN-DAY EMPEROR IN VIENNA

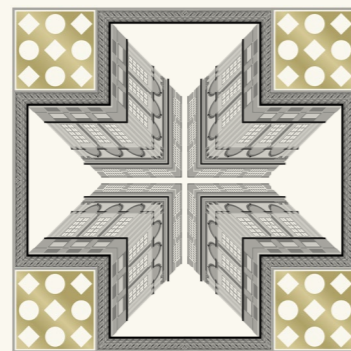
The First District, as the center of the great cosmopolitan capital of Vienna, makes it possible to directly experience the highlights of the former imperial city. Visitors can discover the magnificent historical buildings, such as St. Stephen's Cathedral, the State Opera House, the Imperial Palace and the Old Court Theater or enjoy the city's elegant flair while strolling along its glamorous boulevards or indulging in its many museums and gardens. The Palais Schottenring Vienna sits majestically between the venerable Vienna Stock Exchange and Palais Hansen, known today as the Kempinski Hotel.

- ◇ FIRST-CLASS LOCATION DIRECTLY SITUATED ON THE RINGSTRASSE BOULEVARD IN 1010 VIENNA
  - ◇ UNIVERSITY OF VIENNA, VIENNA OLD STOCK EXCHANGE AND NUMEROUS CULTURAL INSTITUTIONS IN THE IMMEDIATE VICINITY
    - ◇ JUST STEPS AWAY FROM ST. STEPHEN'S CATHEDRAL AND EXCLUSIVE SHOPPING AREAS
  - ◇ MANY OF VIENNA'S BEAUTIFUL PARKS AND GARDENS WITHIN WALKING DISTANCE
    - ◇ LESS THAN 30 MINUTES TO THE AIRPORT
  - ◇ OPTIMUM CONNECTION TO ALL PUBLIC TRANSPORT INFRASTRUCTURE



# LIVE IN A PALACE

Today, like 150 years ago, the Ringstrasse exudes the majestic flair of one of the most luxurious boulevards. Wilhelm Fraenkel, one of the star architects of the time, felt it was his duty to maintain the tradition of great livable palaces. The Palais Schottenring Vienna is an homage to classic Greek architecture. For the façade, Wilhelm Fraenkel was inspired by forms from the Italian Neo-Renaissance. The fringes of the building thus reflect a variety of detailed structures and decorations.







# AT HOME IN LUXURY

The result of the renovation and expansion of the Palais Schottenring Vienna is undoubtedly the most exclusive residential project in Vienna, with imperial residences across four floors. Particular attention is not least being paid to the new common areas, which have been created in cooperation with the internationally renowned interior designer Juan Pablo Molyneux. Furthermore, Studio Molyneux adds its expertise and many years of experience with international customers to the floor plans of all the apartments. The Palais Schottenring Vienna sets new standards with its complex and unique design, and residents and visitors will notice the huge difference between this and other residential buildings the moment they enter. The general facilities include a vestibule with concierge service, a 200 m<sup>2</sup> reception hall and two exclusively furnished meeting rooms/offices. As the general contractor, Cuubuus architects and developers contributes its 20 years of experience in national and international project management. A secure foundation for the renovation of Palais Schottenring Vienna has been ensured by contracting the services of architect Prof. Manfred Wehdorn, a specialist in urban development, historic preservation and restoration.

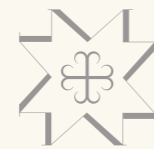
- ◆ IMPERIAL RESIDENCES
- ◆ OUTSTANDING PENTHOUSES ON A SINGLE FLOOR
- ◆ INDIVIDUAL FLOOR PLAN DESIGN



PALAIS SCHOTTENRING  
VIENNA

BAUHERR

**CUUBUUS**  
architects & developers



MOLYNEUX

**Wehdorn**  Architekten



MOLYNEUX

© JP Molyneux Studio



# EXPERIENCE YOUR OWN BELLE ÉPOQUE

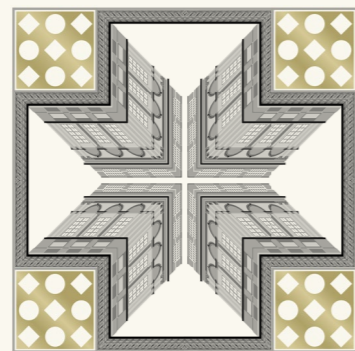
During the Belle Époque, the mood in the Viennese society could be characterized as positively euphoric. As the cultural capital of Europe, Vienna turned into a majestic stage whose cultural aspirations still influence much of what we think of today as 'modern' – whether art, music or design. The 'new' Palais Schottenring is dedicated to this zeitgeist and the aspiration for a new, high-quality lifestyle. This applies to the sophisticated architectural design of the building which blends the old and the new, as well as its overall concept. The comprehensive range of services guarantees 5-star comfort for future residents. Experience commitment to quality without compromise.

- ◇ CONCIERGE & SECURITY 24/7
- ◇ HOUSEKEEPING ◇ FRESH FLOWER SERVICE ◇ NANNY SERVICE
- ◇ DRY-CLEANING SERVICE ◇ RESTAURANT & THEATER RESERVATIONS
- ◇ BUTLER SERVICE ◇ OFFICE & MEETING ROOMS
- ◇ PET SERVICE ◇ PERSONAL TRAINER ◇ SHOPPING ASSISTANCE
- ◇ PRIVATE SECURITY SERVICE ◇ COOKING & PARTY SERVICE



# MAKE YOUR FLOOR THE BEL ÉTAGE

Two staircases frame the landscaped atrium of the spacious Palais Schottenring Vienna. The imperial residences on floors 1 to 4 will be up to 300 m<sup>2</sup> in size, but for those who require more space, even bigger apartments can be designed. Sample floor plans are available and can be customized to suit your unique requirements. For exclusive living at the highest level.





# YESTERDAY'S GLAMOUR MEETS TOMORROW'S STYLE

At the time of its construction, the Palais Schottenring Vienna was considered a modern example of imperial architecture, as well as a symbol of Vienna's Golden Age. The skillful fusion of both the traditional and modern that combines comfort with state-of-the-art technical facilities was understood back then, just as it is today, as an expression of cultural self-perception. All of this serves to provide the greatest scope for a life with all possible creature comforts.

- ◇ MOBILE TOUCH PANEL THAT CONTROLS THE LIGHTS,  
HEATING, AIR CONDITIONING, VIDEO INTERCOM AND ALARM SYSTEM
- ◇ UNDERFLOOR HEATING
- ◇ REMOTE-CONTROLLED ALARM SYSTEM WITH VIDEO VIA SMARTPHONE
- ◇ DISTRICT HEATING/COOLING
- ◇ REMOTE-CONTROLLED BUILDING AUTOMATION VIA SPECIAL SMARTPHONE APPLICATIONS



THE  
PERFECT  
VIEW



# THE BEAUTIFUL CITY ALWAYS IN VIEW

Luxurious living is one thing. A breathtaking view is an additional privilege. The penthouses in the Palais Schottenring Vienna provide a vista over the rooftops of Vienna. You can see right across to the green hills of the Vienna Woods in the northwest, over to the impressive skyline in the east and down to the city center, marked by St. Stephen's Cathedral to the south. A magnificent 360 degree panoramic view.





# EXPERIENCE THE WORLD FROM ABOVE

A private elevator brings you directly to your exclusive penthouse, which sits atop this imposing building on the Ringstrasse. The one-level, accessible rooms feature majestically high ceilings and floor-to-ceiling windows that run along the entire façade, allowing for unhindered views and natural light-flooded rooms. The generously-sized roof terrace provides for breathtaking panoramic views while bathing in your private pool framed by an oasis of natural greenery.

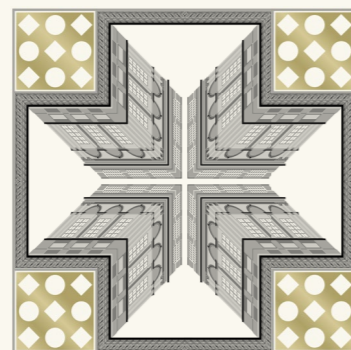
- ◆ PRIVATE ELEVATOR ◆ WHEELCHAIR ACCESSIBLE
- ◆ POSSIBILITY OF FREE INDIVIDUAL FLOOR PLAN DESIGN
  - ◆ GENEROUS CEILING HEIGHTS UP TO 3.5 M
- ◆ FLOOR-TO-CEILING GLAZING ON THE EXTERNAL FRONT WALL
- ◆ TERRACE DIRECTLY ACCESSIBLE FROM THE LIVING AREAS
  - ◆ LANDSCAPED ROOF TERRACE
- ◆ WITH THE OPTION OF A PRIVATE SWIMMING POOL





# WHY JUST LIVE LIFE WHEN YOU CAN **SAVOR IT?**

In Palais Schottenring Vienna we offer creative space for made-to-measure living. Various interior design partners will gladly help you implement your individual wishes. See the pages that follow for a fabulous first impression of what is on offer.



# INTERIOR DESIGNER



MOLYNEUX



MOLYNEUX

# INTERIOR DESIGNER



# INTERIOR DESIGNER



**KATZ**



# INTERIOR DESIGNER



INTERIOR MOMENTS  
ISABELLE FARROKHNIA

*Creating a living Design...*

# SERVICES TO MEET THE HIGHEST STANDARDS

Operation services at an international 5-star level.

RECEPTION/CONCIERGE	
On-duty concierge 24/7	◆
Messages and phone service	◇
Wake-up call service	◇
Car hire reservations	◇
Restaurant/theater reservations	◇
Currency exchange	◇
Nanny service	◇
Shopping assistance	◇
Fresh flower service	◇
Newspaper delivery	◇
Other deliveries	◇
Pet service	◇
Car washing	◇
Butler service	◇
Limousine service/airport transfers	◇
Travel agency services	◇

HOUSEKEEPING	
Cleaning of communal areas	◆
Room cleaning service	◇
Washing, dry-cleaning, ironing	◇
Plant care	◇

BUSINESS CENTER	
Office & meeting room hire	◇
Equipment hire	◇
Catering service	◇

SPA & WELLNESS	
Massage service in the residence	◇
Personal trainer	◇

GASTRONOMY	
In-residence catering service	◇
Party service	◇
Availability of chefs and service	◇
Food delivery service	◇

SECURITY	
24/7 CCTV, surveillance, etc.	◆
Private security, bodyguards	◇

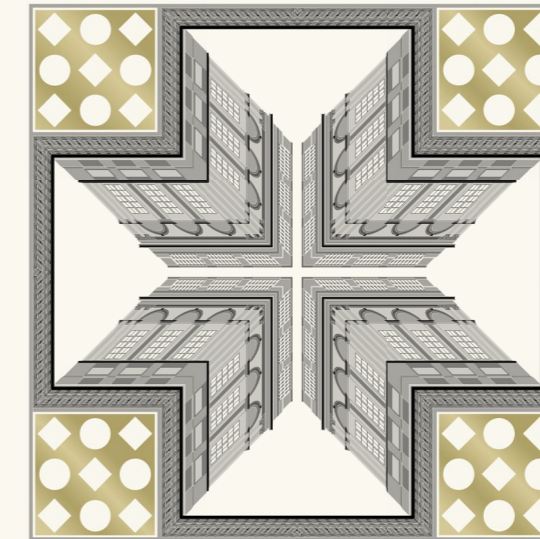
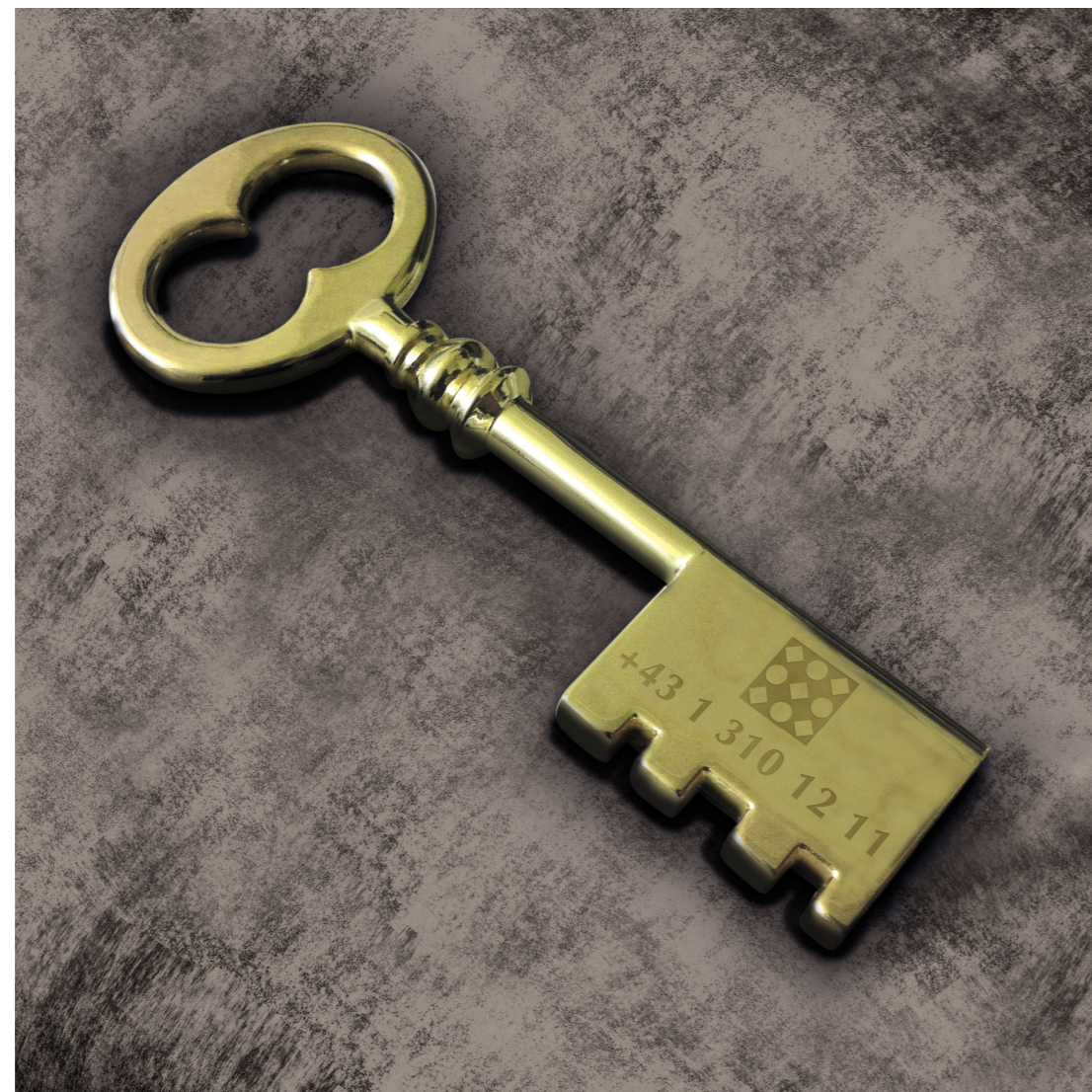
OTHER	
Satellite TV	◆
Doctor and nursing staff	◇

◆ Included ◇ À-la-Carte

All the above-mentioned services are by way of example



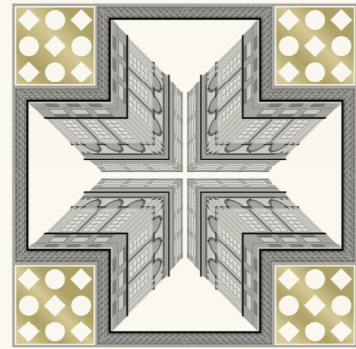




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# PROJECT PARTICIPANTS



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## ARCHITECTURE / GENERAL PLANNING

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WWW.CUUBUUS.AT

WEHDORN ARCHITEKTEN ZT GMBH  
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WWW.WEHDORN.AT

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WWW.MOLYNEUXSTUDIO.COM

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75003 PARIS  
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## INTERIOR DESIGN – PREFERRED PARTNERS

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WWW.INTERIOR-MOMENTS.COM

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WWW.KATZHQ.COM

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## FINANCING

UNICREDIT BANK AUSTRIA AG  
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WWW.UNICREDITGROUP.AT

**ADVERTISING AGENCY & SALES – PREFERRED PARTNERS**

COMM.AG COMMUNICATION AGENCY GMBH  
MITTERWEG 60, A-6020 INNSBRUCK  
WWW.COMM.AG

ABSOLUTAGENTUR LA, INC.  
2003 HILLCREST ROAD, LOS ANGELES, CA 90068  
WWW.ABSOLUTAGENTUR.COM

**SALES – PREFERRED PARTNERS**

OTTO IMMOBILIEN GMBH & KNIGHT FRANK  
RIEMERGASSE 8, A-1010 VIENNA  
WWW.OTTO.AT

AVANTGARDE PROPERTIES GMBH &  
CHRISTIES INTERNATIONAL PROPERTIES  
KOHLMARKT 5, A-1010 VIENNA  
WWW.AVANTGARDEPROPERTIES.COM

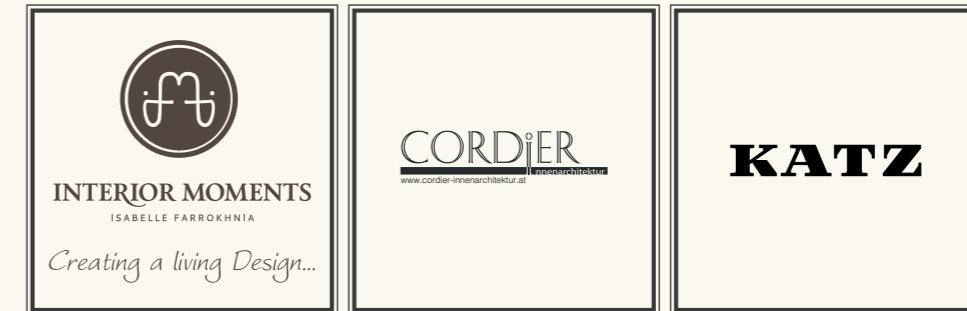
COLLIERS INTERNATIONAL IMMOBILIENMAKLER GMBH  
GOLDSCHMIEDGASSE 10, A-1010 VIENNA  
WWW.COLLIERS.AT  
WWW.LUXURLIVING.AT

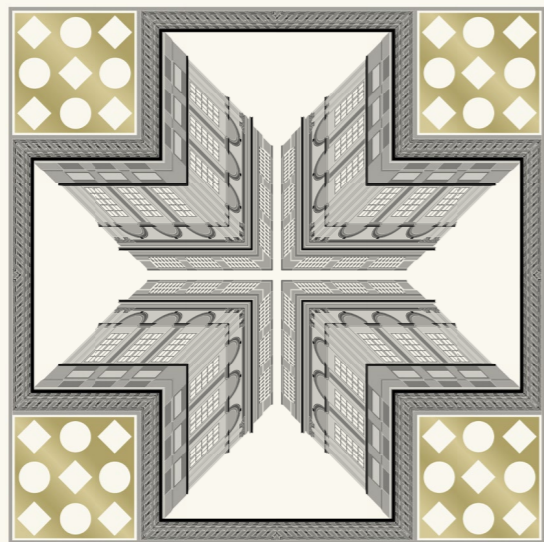
**LAWYER & TRUSTEE**

HASCH&PARTNER ANWALTSGESELLSCHAFT GMBH  
ZELINKAGASSE 10, A-1010 VIENNA  
WWW.HASCH.EU

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