

AM
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ÉTAGES DE LUXE

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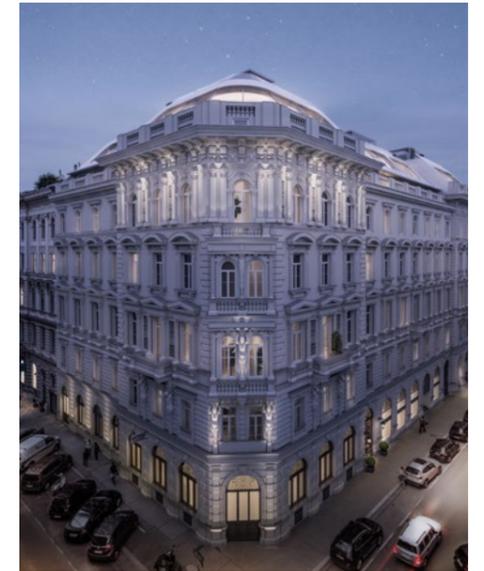


AM WERDERTOR



REDEFINING
SUPERIOR LIVING

WERDERTORGASSE 5-7
1010 VIENNA



**EXCEPTIONAL
LUXURY** IN THE HEART
OF THE EXCLUSIVE
HISTORIC TEXTILE QUARTER
OF VIENNA'S INNER CITY LIES
THE IMPERIAL GRÜNDERZEIT
HOUSE DATING BACK TO
AUSTRIA'S FOUNDING EPOCH,
ON THE CORNER OF NEUTOR-
GASSE/WERDERTORGASSE.

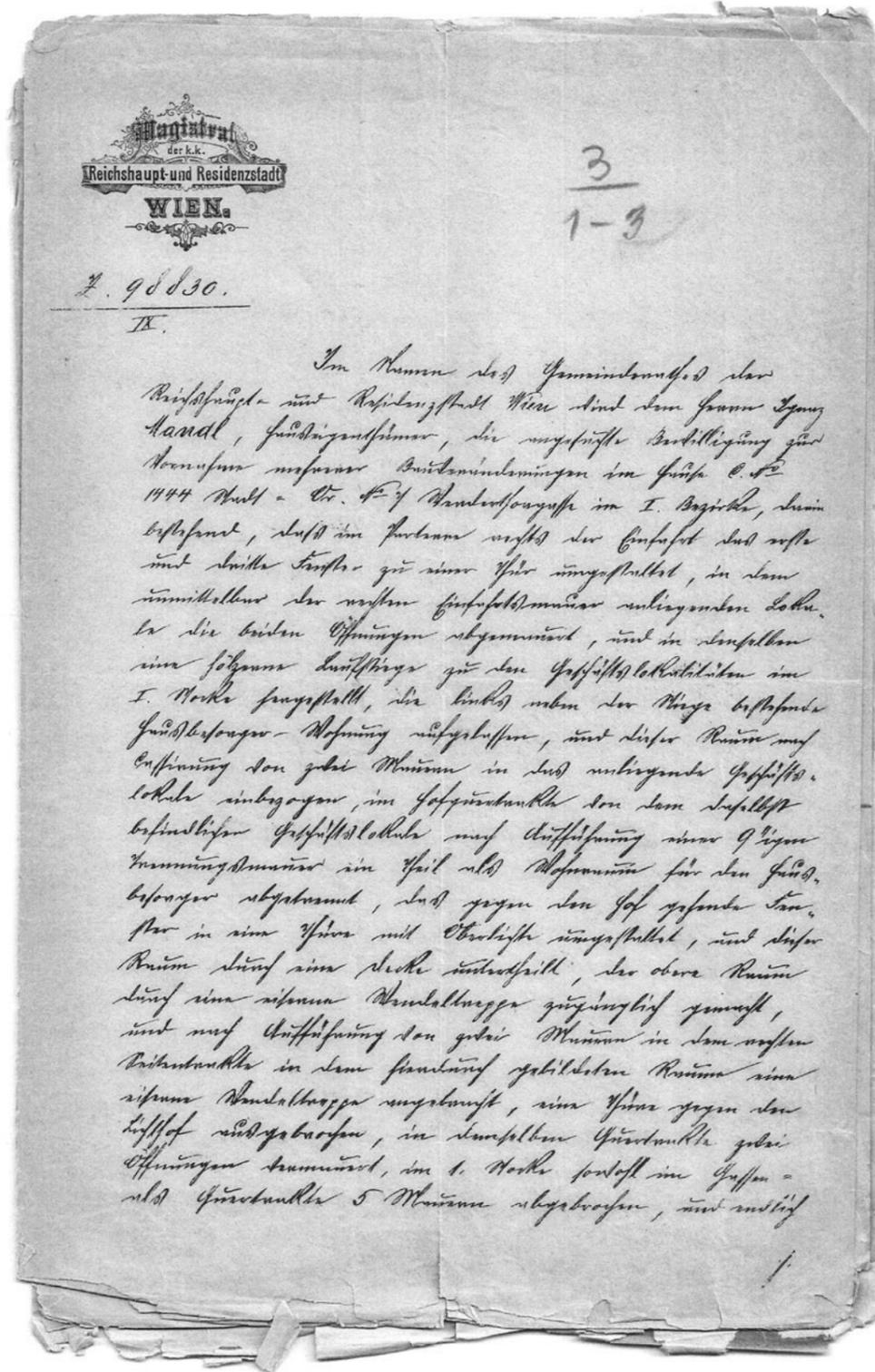
*B*uilt in 1869 as an imposing residential and commercial building, the Gründerzeit house stands out with its high-quality turn-of-the-century architecture, the historical significance of the place and its central location. The timelessly elegant building ensemble is now being revitalised as a modern, luxurious living environment.



The classic elegance and unmistakable charm of the building are also retained in the redesign and are complemented by contemporary technical comfort at the highest level. Solidity and luxury are reflected in all the materials used in AM WERDERTOR - from the tasteful wall coverings to the elegant real wood floor, from the sophisticated foyer to the classic Viennese historical building and the luxuriously furnished penthouse apartments.

MODERN LIVING
IN A SPACIOUS
AMBIANCE WITH
THE FLAIR OF OLD
VIENNESE CIVIL
NOBILITY.





THE HISTORY

The Werdertorgasse 5-7 ensemble was built in 1869/1870 on behalf of textile manufacturer Mayr Mandl by the renowned architect Ludwig Zettl, who also played an important role on the City Expansion Commission in planning the Vienna Ringstrasse area. Originally, the Gründerzeit house served as residential and commercial buildings.

Entrepreneur Mayr Mandl already employed several hundred tailors in the 1840s, who produced ready-to-wear items for sale in Hungary and the Balkans. In the Crimean War, he gained prestige as a supplier for the Ottoman army. In 1858, Mandl founded Austria's first clothing factory in which he produced men's clothes. In the 1860s, the Mandl family established itself as part of Vienna's high society. By the beginning of the 20th century, several members of the dynasty had already amassed a fortune of millions.

THE FORMER "WERDERTHOR"
LITHOGRAPHY, COLOURED,
CA. 1858
© Bildarchiv Austria



Werdertorgasse was named in 1864 after the former Werdertor, a gate in the Babenberg city wall. The "Alte Werdertor" was located a few hundred metres closer to the city centre, and the "Neue Werdertor" or "Neutor" was built in the middle of the 13th century, exactly where the Werdertorgasse 5-7 property is located today.

The name "Werd" comes from Middle High German and denoted the former river islands in the Danube.



THE AMENITIES

SOLIDITY HIGH-QUALITY LUXURY

The building conveys all of this as soon as you enter the lobby, a foyer in the sophisticated style of the turn of the century.



With its fantastic room heights of up to 4.20 m, it was once the city's high society that lived here.



EXCLUSIVELY FOR OWNERS

One special feature of the building, unique in Vienna, is that the ground floor has its own well-equipped spa and large swimming pool, a children's pool as well as a fitness area. In addition, a concierge lightens the load of the owners by performing a range of services for them, complementing the extraordinary amenities that AM WERDERTOR offers its residents.

12

THE APARTMENTS

13

AM WERDERTOR not only offers spacious apartments on the floors of the classic old building, but also newly designed apartments on the roof. The extension of the top floor combines the timeless beauty of the historic building with that of a modern penthouse world.

THE BUILDING IS HOME TO A TOTAL OF 43 APARTMENTS AND HAS PARKING SPACES IN THE GARAGE LOCATED IN THE BASEMENT.



14

TOP 16

The variety of residential units in the old building comprises spacious, prestigious apartments and very efficient, compact small apartments.



15

TOP 14



OLD VIENNESE ELEGANCE

APARTMENTS ON THE
1ST TO THE 4TH FLOOR FROM
42 TO 195 SQUARE METRES



TOP 13



TOP 14

The high quality of furnishings and living comfort unites all the apartment types, characterised by international design: with generous room heights, herringbone parquet floor, stucco and exquisitely appointed bathrooms, including fittings from Zazzeri among others, and custom-made vanity units. In addition, all apartments have air conditioning and a smart home system.

MODERN TIMES

APARTMENTS ON THE TOP FLOOR
FROM 45 TO 315 SQUARE METRES





Noble living at the very top: oversized interior doors, exclusive wall and floor coverings or VOLA fittings create a feel-good ambience on an exquisite level. Air conditioning and a smart home system for high demands complete the offering in all residential units on the top floors.





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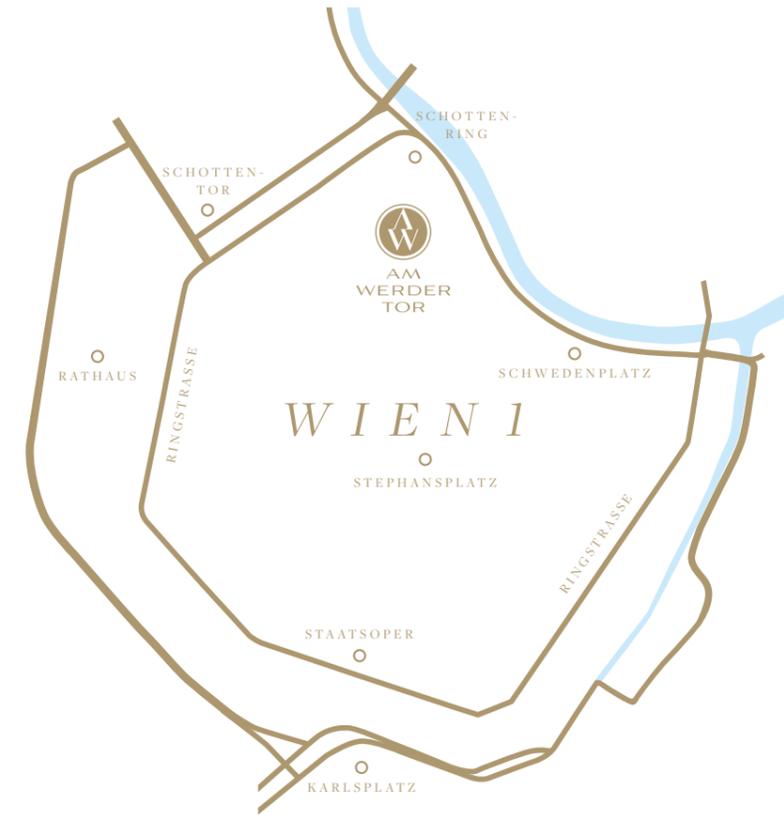
VIENNA'S FIRST DISTRICT



The exclusive boutiques, the old Viennese taverns, the little park around the corner or the internationally renowned museum: In Vienna's 1st district, right in the heart of the city, these are all next to each other. The elegant fin-de-siècle stately buildings and the cosmopolitanism of a modern city are no contradiction, they complement each other harmoniously. It is the relaxation that distinguishes the city centre from many comparable city centres in other metropolises - the first district, with its imposing squares, small, winding alleyways and lovingly maintained parks, is something of a promenade. And yet modern and in keeping with the times. The first district is not only the district of international high culture, but also a comfortable living environment that combines tradition with modernity.



IN THE CENTRAL BURGARTEN WITH ITS EXTENSIVE GREEN AREAS



Around the Werdertorgasse 5-7 property lies a quiet residential and business district with various local amenities, restaurants and small green areas. But you'll also find the major shopping streets, where international designers line up next to traditional Viennese shops, which can be reached in just a few minutes.

In the city centre, in addition to numerous traditional coffee houses, exclusive international restaurants or elegant bars, down-to-earth inns can still be found. Whether it's a sea bass fillet at the city's elegant Italian or a Wiener Schnitzel at a tavern, in the city centre there is everything you could want, depending on your desire and mood. And all this can be reached on foot, the short distances are part of the quality of life in the city. This also applies to the city's many sights.



NEARBY PLAY AREA FOR THE LITTLE ONES; RUDOLFSPLATZ



QUALITY OF LIFE; THE WIENER STAATSOBER

CITY OF WATER

Vienna is also the city of wine and water. The products of the hundreds of winegrowers who cultivate their vineyards around the city can be found in the pubs and bars of the 1st district; a recreational area offers unobstructed views of the nearby Danube Canal, which runs right through the city with its numerous bars and boat docks. Or you can take the underground at Stephansplatz, and in a few minutes you are on Danube Island or on the Old Danube, popular green oases of city dwellers.



CENTRAL RECREATIONAL AREA BY THE WATER; THE DANUBE CANAL



A GREEN OASIS IN THE CENTRE OF THE CITY; THE STADTPARK

SHORT DISTANCES

The transport connections are ideal: Tram, bus and underground are all reachable on foot in a short time. So you can get to all the attractive locations of the city by public transport. The airport is about 30 minutes away.

THE GOOD LIFE

12 RECOMMENDATIONS IN VIENNA'S DISTRICT 1



SCHWARZES KAMEEL

A true Viennese original where, every evening since 1618, numerous Viennese inhabitants, both young and old alike, meet for an aperitif: a standing buffet with an Art Nouveau ambience and delicious, home-made hors d'oeuvres.

BOGNERGASSE 5 · KAMEEL.AT



PLANTERS CLUB & LIVINGSTONE

Probably the best stocked bar in Vienna: Leather armchairs from England, a club room with a palm tree and skylights modelled on the Hill Station in Darjeeling, a bar room clad in wood, a pretty open-air garden in summer. With a rich selection of international antique and precious distillates and cigars. There is also something good to eat in the Livingstone restaurant right next door and small snacks at the bar itself.

ZELINKAGASSE 4 · PLANTERSCLUB.COM



26° EAST BAR

The local bar of the inhabitants of AM WERDERTOR will certainly be the 26° East Bar in the Palais Hansen Kempinski Vienna on the Ringstrasse, less than five minutes' walk away. The Signature cocktails are inspired by countries on the 26th eastern longitude, served with the finest seafood.

SCHOTTENRING 24 · KEMPINSKI.COM



GOLDENES QUARTIER

A unique, elegant outdoor mall in the middle of the historical part of Vienna: Saint Laurent sits next to Etro, which sits next to Bottega Veneta, which sits next to Louis Vuitton. Admittedly, these brands are found in every city in the world, but nowhere against such an imperial backdrop.

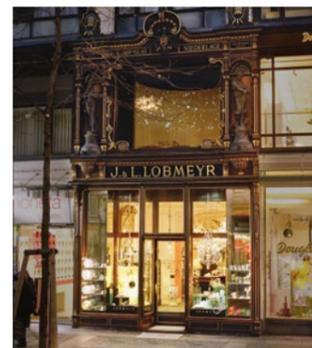
TUCHLAUBEN - SEITZERGASSE - BOGNERGASSE
GOLDENESQUARTIER.COM/STORES



AMICIS

The clean, young concept store could also be in Milan or London. Displayed over 300 m² the collections change constantly: most recently seen were Off-White and Vetements, but Christian Louboutin and Balenciaga were also here.

TUCHLAUBENHOF · AMICIS.AT



J. & L. LOBMEYR

Exquisite crystal chandeliers, mirrors and glasses: The tradition of the former imperial & royal purveyors to the court lives on today at the Lobmeyr glass manufacturer. On Kärntner Straße, near the former imperial residence, Lobmeyr showcases high-grade glass artwork of supreme quality and with unique designs. In the in-house glass museum you can admire the works of art of the past, and in the shop you can buy the finest crystal available just now.

KÄRNTNER STRASSE 26 · LOBMEYR.AT



FABIOS

If you want to see and be seen in Vienna, sit for a light lunch in spring and summer on the terrace of Fabios, the noble Italian of the city, directly on the promenade of the Golden Quarter. The fish, especially, is highly recommended.

TUCHLAUBEN 4-6 · FABIOS.AT



PALAIS COBURG – SILVIO NICKOL

Culinary adventurers will find indulgence at the highest international level at the elegant Palais Coburg. Celebrity chef Silvio Nickol creates elaborate dishes which stimulate all the senses in this luxury restaurant (2 star, 4 toques). Particular emphasis is placed here on the harmony between aroma, texture and the craftsmanship of regional products of the highest quality.

COBURGBASTEI 4 · PALAIS-COBURG.COM



STEIRERECK IM STADTPARK

Here, you can experience contemporary Austrian cuisine at the highest level. Creative, without the clichés - Steirereck is not only one of the best restaurants in Austria with 2 Michelin stars, it also ranks 14th worldwide according to the current ratings in "Restaurant Magazine". The speciality of Steirereck's chef Heinz Reitbauer: exotic or almost forgotten herbs, spices, and rare vegetables.

AM HEUMARKT 2A · STEIRERECK.AT



© Wolf-Dieter Grabner

MUSIKVEREIN

The traditional concert house is located on the Karlsplatz, opposite the Künstlerhaus. The Musikverein is home to the "Golden Hall", the Great Hall of the Musikverein, internationally renowned for its perfect acoustics and beauty. The institution is regarded as the home of the Vienna Philharmonic Orchestra and hosts the renowned New Year's Concert. Culture on a global level.

MUSIKVEREINSPLATZ 1 · MUSIKVEREIN.AT



ALBERTINA

From Monet to Picasso, from Chagall to Richter: the Albertina museum accommodates all the great artists of modern and contemporary art history. The main attractions, however, are the spectacular special shows.

ALBERTINAPLATZ 1 · ALBERTINA.AT



BURGTHEATER

An evening at the Burgtheater, an unforgettable experience: the theatre was built from 1874 to 1888 on the Ringstrasse in Vienna and is the most important acting stage in the country, enjoying an international reputation. The famous theatre ensemble is a fixture of the Burgtheater, which today offers a modern programme and contemporary structures, but still remains true to its traditions: acting stars such as Oskar Werner or Paula Wessely have lent the Burgtheater its legendary status, which it still bears today.

UNIVERSITÄTSRING 2

AM WERDERTOR

DEVELOPED BY



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