

PRESS RELEASE

## **Vienna Design Week 2019 in the Althan Quarter of 6B47 Real Estate Investors AG**

**Vienna, 16 May 2019 – 6B47 Real Estate Investors AG is this year’s venue partner for Vienna Design Week and will provide as festival headquarters the head office of its current Althan Quarter Development Project above the Franz Josef Station. During the next few years, a vibrant new City Centre will be built in this area.**

### **Surroundings**

#### **INTERNATIONAL FLAIR IN THE ALSERGRUND DISTRICT**

**Vienna’s 9th District is well-known for its upscale ambience.** This area is particularly attractive because of its proximity to local amenities, students pubs, long-established cafes and traditional restaurants, the university district, excellent medical care, and a variety of cultural attractions. In addition, the Alsergrund is one of the most cosmopolitan districts in Vienna and is sometimes affectionately called ‘La ville française à Vienne’ [The French town in Vienna]. International Schools as well as French institutions and shops round out the picture of the area. The Althan Quarter builds on this international panache and seeks to make a make a positive contribution to the long-term revitalisation of this city-centre neighbourhood.

### **Location**

#### **A SPECIAL PLACE**

**The Althan district lies at the crossroads of popular tourist destinations and Viennese cultural activities.** Connections within the city are ideal: The D tram line takes you in just a few minutes both to the Ring Road, with its cultural attractions, and to Nussdorf, one of the finest wine tavern areas of the capital. At the same time, Franz Josef Station provides direct connections to World Heritage regions such as the Wachau and the Kamptal as well as many other awesome destinations in Lower Austria. But all you need to do is step out the door to experience what makes the Althan Quarter so distinctive, from memories of Vienna’s historical past all the way to the modern period and the famous Sigmund Freud Museum.

## **Use**

### **URBAN DESIGN**

**The Althan Quarter is not merely a property development – rather, it is part of an urban design that is situated at a special location: directly above the Franz Josef Station in the heart of Vienna’s 9th District.** Karl Schwanzer has long since recognised the power and importance of this location and decisively shaped the district with his designs. But the building is showing its age a bit, and it is no longer suitable for current needs. That is why the time has now come for a redesign that will show off the strong points of the location and give it a new lease on life. The location speaks for itself: The Althan district is in the very heart of the hustle and bustle of the City – a place where urban avenues, squares, and main traffic arteries come together and converge at the Franz Josef Station. This location not only provides a variety of use options, but it also creates a space for rich social life and urban biodiversity. And there is room for a variety of lifestyles: For travellers and transients, for people doing business, as well as for people who want plenty of time to take it easy and relax.

## **Architecture**

### **A HIGH LEVEL OF TRANSFORMATION**

**The Althan Quarter is made up of several areas that are being developed in different stages.** In the southern part – at Julius Tandler Square – there is the former office building of UniCredit Bank Austria, once conceived of as a ‘Technical Credit Centre’. This main building will remain but will also undergo extensive refurbishment. For this project, two internationally recognised architectural firms were commissioned: Delugan Meissl Associated Architects and Josef Weichenberger Architects . Their design concept is based on the architectural strengths of the building designed by Karl Schwanzer. During the course of the refurbishment, Julius Tandler Square will also be significantly upgraded.

## **Temporary use**

### **INVIGORATING INSPIRATION**

**For a large project like the one at the Althan Quarter, various preparatory work will be necessary, but during this period the area can still be put to good use.** This will also further support the District since about 3,000 jobs were lost when Bank Austria relocated. As a result, local restaurateurs and merchants suffered a decline in demand. To counteract this and to revive the neighbourhood, 6B47 Real Estate Investors AG will support conversion to interim uses of all kinds both before and during the renovations. Thus, by the beginning of 2020, around 650 employees of Raiffeisen Bank International (RBI) will be accommodated in the Althan Quarter Office Building at Nordbergstrasse 13. Also, Vienna Design Week will be the inspiration for a number of temporary installations. And, last but not least, it will show how attractive this location is for new design trends.

### **About 6B47 Real Estate Investors**

6B47 Real Estate Investors AG is one of the leading real estate developers in German-speaking countries with offices in Vienna, Dusseldorf, Berlin, Munich and Warsaw. 6B47 Germany GmbH is a subsidiary of 6B47 Real Estate Investors AG in Vienna. 6B47 Real Estate Investors develops and commercializes real estate projects with a value of currently just over 1.5 billion Euros. Current projects in Austria include Althan Park, Althan Quartier, ParkFlats 23 and PhilsPlace in Vienna; in Germany IN-Tower in Ingolstadt, Kleine Eiswerder in Berlin, and the projects Frej and Will no. 16 in Munich; in Poland Zyndrama in Wroclaw and the Silesia Outlet in Gliwice. 6B47 secured new projects valued at 450 million Euros in 2018. [www.6B47.com](http://www.6B47.com)

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