

PRESS RELEASE

6B47 presents project highlights at the Expo Real 2019

Vienna/Munich, 7 October 2019. In focus: Next steps of the hallmark project Althan Quarter as well as commercial and residential highlights in Austria and Germany.

6B47 board members Sebastian Nitsch and Kai-Uwe Ludwig present the most innovative projects in preparation on site.

The 6B47 show floor exhibits the current highlights from our residential portfolio, but also the most innovative commercial projects. 'This time, we follow a specific theme at the Expo: One highlight is the new head-end office building of the Viennese urban development project Althan Quarter, which we will bring to market. Not only is it an exceptional hallmark project, but it is also an extraordinary office building in an ideal inner-city location. Once completed, it will provide Vienna with 44,000 m² usable area and will be the only office property of this size near the city centre', explains board member Sebastian Nitsch.

Prestige project Althan Quarter

The Expo Real is used to present details on the office project for the first time, which will carry the name 'Francis', referring to the Franz Joseph Station. The usable floor space of this building is of a size that is no longer to be found in a central location like this (planned start of construction: early 2021). The extensive redevelopment will leave the current structure of the building, which is based on a design by the famous Austrian architect Karl Schwanzer, mostly intact but it will receive a new and contemporary appearance. Apart from the renovation of the head-end building, the area will be redesigned in an additional construction phase along the Nordbergstraße and the Althanstraße. In the meantime, attractive interim use concepts will be realised in the existing buildings during the planning phase (currently the festival headquarters of the Vienna Design Week).

By 2023, the Althan Quarter will become an innovative mixed-use city district in Vienna's centrally located 9th district. Situated around the Franz Joseph Station, this 2.4-hectare large area will provide a usable floor space of 100,000 m². The newly developed city quarter provides for a mixed usage of residential, office, and retail areas, as well as hotel, serviced apartments, and food-service industry. During the planning, close attention was paid to respectful interaction with the environment and the evolved cityscape. The new district centre will blend harmoniously into the existing structure.

Attractive mixed usage: 'NewH' in Dusseldorf

6B47 plans another highlight in the commercial sector, situated at one of the most prominent addresses in Dusseldorf, the Heinrich-Heine-Allee, which connects the city centre with the renowned residential district Düsseldorf-Oberkassel on the opposite side of the river Rhine. It is close to Dusseldorf's historic and financial district, as well as the Königsallee, one of the best known and busiest shopping streets in Germany. Through its central location and proximity to the Hofgarten, the project's site provides an excellent connection to public transport as well as gastronomic offers, ideal conditions for a modern, integrated, and sustainable office location. The ground floor of the new building offers areas for trade and the food-service industry on top of the modern and excellently furnished offices. Its timeless architecture permits the building to integrate perfectly into the surrounding environment and provides up-value to the entire micro-location.

Construction is due to begin in Q3 2019.

'Will No 16' – exclusive residential construction project in Munich

An exceptional residential project consisting of 28 living units will be created on 10,000 m² in the Willroider Straße, which is part of the Munich's Harlaching district. The extensive, park-like area, situated in one of the best locations in the south of Munich, is surrounded by a diverse range of Gründerzeit mansions as well as modern architecture. The Isarauen are nearby, which will provide future residents with ample recreational value. The project is under construction.

District development in Vienna: 'Town Up' and 'Hoch Zehn'

6B47 also realises exciting projects in Austria: The construction of 'Town Up', located in Vienna's 20th municipal district, is about to commence. The currently existing development consists of high-rise offices as well as a commercial section. As part of the new development, some parts of the existing buildings will be demolished others will be used in new ways. The parts of buildings protected as historical monuments will be integrated into the new development with much care. Until Q2 2022, 6B47 will build four buildings in the area, with a usable floor space of 17,000 m². Two-level underground parking will also be created. Planned is the conversion of the current office into residential buildings with an efficient floor plan as well as attractive open spaces. The garden of the courtyard will form the green centre of the area. The existing local amenities will be supplemented by a grocery store located in the Sockelzone.

A former industrial and commercial site located at the Laxenburger Straße in Vienna's 10th municipal district was rededicated to residential development for the project 'Hoch Zehn'. Bought by 6B47 and developed in conjunction with the building contractor Österreichisches Siedlungswerk Gemeinnützige Wohnungsaktiengesellschaft (ÖSW), the property scores with its green location at the city outskirts, as well as its proximity to popular local recreational areas in Lower Austria like Laxenburg castle or the Vienna Woods. 6B47 will build privately financed condominiums; the ÖSW solely subsidised rental apartments. Some areas are scheduled for commercial use in addition to residential use. A grocery store will supplement local amenities. Construction will begin in Q4 2019, completion of the entire project is planned for Q4 2021.

Development hotspot Central Station: 'Eichenstraße'

6B47 will set additional highlights as part of the urban development measures around Vienna's new Central Station: The project 'Eichenstraße 1' was given the go-ahead in March 2019. The project property has residential units on the lower floors, a hotel as well as commercial and retail spaces for improved local supplies but also the valorisation of the entire environment.

The property borders the Meidling and Margareten district and is also close to Vienna's Central as well as the Meidling Station. The two nearby stations provide an excellent connection to public transport, the Badner Bahn, as well as various

other transport options, which will be supplemented by the future extension of the underground line U2.

About 6B47 Real Estate Investors

The 6B47 Real Estate Investors AG is a real estate developer operating internationally with head office in Vienna, Austria. The company concentrates its business activities on the Austrian, German, and Polish market. 6B47 Real Estate Investors AG develops and turns to account a current project volume of over €1.5 billion and is among the leading providers in the German-speaking industry. We cover all significant value-adding segments of real estate project development, from project development and realisation to valorisation. The company's business model also relies on real estate financing as an essential part of project development. That is why the company realises all undertakings using its capital and finances individual projects together with investors from the 6B47 Real Estate Clubs. In 2018, new projects worth €450 million were acquired. www.6B47.com

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