

PRESS RELEASE

## **Althan Quarter: 6B47 starts with a sustainable mixed-use concept in the Alsergrund district**

- **Existing approval for public use brings attractive to use with housing, offices, hotel, local suppliers, and additional infrastructure**
- **District profits from the swift completion of the entire project by 2023**
- **Office project 'FRANCIS' brings 2,500 jobs to the district**
- **Interim use during the conversion period**

Wien (OTS) – The development of the Althan Quarter in the Viennese Alsergrund district picks up speed. When it comes to urban development, the currently submitted planning – based on the existing approval for public use – places focus on redefining the Franz Joseph Station as a state-of-the-art project. The head-end of the building, under the name 'Francis', is revived as an office complex. The plan for the rest of the building is a sustainable mixed-use of housing, offices, hotel, local suppliers, infrastructure (police and kindergarten), as well as various service providers (amongst other, sport and fitness).

6B47 Board Member Sebastian Nitsch explains the plans: 'Urban development and mixed-use were always an essential part of our portfolio. We are aware of the Althan Quarter's dimensions. We want to find a sustainable solution for all partners of the project. With this project, the city of Vienna will receive a contemporary open architecture that will benefit future generations as well. As a unity, we want to create a quarter worth living and offers intergenerational incentives. We aim to finish construction of the entire Althan Quarter project by 2023.'

### **FRANCIS: Office location goes new ways**

The development and design of FRANCIS are representative of new values: 'We want an office building with an attractively designed ground floor with contemporary eating establishments – cooperative working spaces are planned as well. The focus is the increased sojourn quality towards the office and living space Althan Quarter.', states Nitsch.

'With FRANCIS, we bring 2,500 jobs to the district. This revival will be felt in the surrounding shopping streets.', explains Nitsch. At its highest point, the building will measure 44 metres and provide an inviting and representative entrance area facing the Julius-Tandler-Platz. The existing free-standing stairs, reaching into the Julius-Tandler-Platz, will go. This measure will allow for an additional 700 m<sup>2</sup> of public space. The creation of extra space would be an excellent time to think about possible re-structuring ideas for the Julius-Tandler-Platz.', says Nitsch. 'The new situation gives this district a chance for improved sojourn quality. New ways of utilisation, for example, through the organising of markets, would enrich the entire area.

For this, the head-end will be deconstructed to its bare reinforced steel structure and completely revamped. 'This solution is sustainable that also allows us to make a statement for resource-efficient construction. Keeping the supporting structure saves the city, its residents, and the environment over 7,000 lorry loads, which would have been otherwise required for the removal and delivery of ferro concrete.', explains a delighted Sebastian Nitsch.

### **Attractive train station access and housing**

The area along the Nordbergstraße is construction new, and the multi-storey car park of the Althanstraße renovated, parallel to the head-end development. Part of this modernisation is to modernise the train station access. Local suppliers already in the building will remain and also be modernised. They will stay open during the conversion period.

The Nordbergstraße serves mainly for the creation of new living space. The buildings in the Nordbergstraße 9 and 13 will be replaced by a new housing construction revered to as 'Liz Living' as well as 'Jo Living' and sold as condominiums. The multi-storey car park in the Nordbergstraße remains, there is no plan for underground parking. 'There will be a hotel on top of the garage that will replace the two-storey office. It complements the business site at the head-end well.' says Nitsch. The remaining building in the Althanstraße – the ÖBB signal box and post office – are not owned by 6B47 and therefore not part of the district development.

Service: You can find everything you want to know about FRANCIS by visiting [www.francis.at](http://www.francis.at).

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

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 €1.7 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. In 2018, new projects worth €450 million were acquired. [www.6B47.com](http://www.6B47.com)

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