

Build
ing
Cult
ure



STIX UND PARTNER



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- 96 1030 Vienna, Steingasse 38
- 98 1040 Vienna, Wohllebengasse 4
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- 152 1140 Vienna, Linzer Straße 157
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- 170 1140 Vienna, Dehngasse 54
- 174 1150 Vienna, Diefenbachgasse 7–9
- 176 1160 Vienna, Römbergasse 10–12
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196 Space for art



Creating spaces
that
enrich

everyday life
is important

to us.

We are active in residential and urban development and create medium to large projects. Our core expertise lies in financing and the construction of real estate: commercial or residential real estate, own or third party projects.



We are always pursuing the goal of finding intelligent and above average solutions that reflect and positively influence the local conditions.

Guided by the human effort to solve tasks as well as possible, we specialise in developing exceptional residential and mixed-use projects.

Building culture only succeeds when know-

how, discipline and curiosity come together. This is how we contribute to sustainable urban development.





We make a
contribution to
the world
of construction
and
life
with
our projects.

Critical scrutiny, pushing the envelope and conveying values are the conditions for our success. Building culture can be successful only through joint commitment.

Working closely with architects, designers, artists and craftsmen, we are opening new spaces and supporting projects that have a positive impact on our environment.

The source of our inspiration is the Vienna metropolis, and the driving force is above all creativity. Art creates the best conditions for the development of permanent places. We allow the players in the Viennese art scene to use sites temporarily for extraordinary projects.



REQUIEM OF LOST FORMS
KAY WALKOWIAK

BERGGASSE 35
2017

Structures
are
reflections.

Social ideals.



They are intended

to
create
positive
changes.

16 1010 Vienna, Graben 21
22 1020 Vienna, Tempelgasse 4
26 1030 Vienna, Paula & Paul,
Schlachthausgasse 38
28 1050 Vienna, Embelgasse 21–23
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56 9074 Keutschach am See, Water Side
62 9081 Reifnitz, Green & Lake Suites

Current projects



WAGNER

ERSTE

KÖCK

A success story continues, and that means responsibly moving into the future. Since 1826, the "Erste österreichische Spar-Casse" – today ERSTE Bank – had its main building at Graben 21, right in the midst of Vienna's historic city centre. The historic building complex connects entire streets: Graben, Petersplatz, Milchgasse, and Tuchlauben. After the relocation of the corporate headquarters, the building was to be newly adapted and comprehensively renovated: with a loving eye for historical detail.

Subsequently, two independent wings with both structural and technical divisions were created. On the ground floor, a branch of ERSTE Bank including office space and prominent retail stores remain in place. Above this lies the unique luxury hotel *Rosewood Vienna*, the first house of *Rosewood Hotels & Resorts* in the German speaking region.



1010 VIENNA, GRABEN 21
PROJECT MANAGEMENT
PERFORMANCE PERIOD 7/2018 TO Q4 2023
REVITALISATION AND CONVERSION
FOR FUTURE USE
AS A HOTEL, OFFICE AND RETAIL SPACE
STATUS: HOTEL COMPLETED,
OFFICE SPACE IN THE PROCESS OF RENOVATION



With a loving eye for historical detail, taking on responsibility for the future: During the comprehensive reconstruction, the core and guiding idea of ERSTE Bank is taken into consideration with the utmost respect.

Project management by Stix und Partner on behalf of Erste Group Bank AG.



Rosewood Vienna combines historic charm with the finest European architecture, timeless design and ultra-luxurious amenities to become a contemporary retreat.



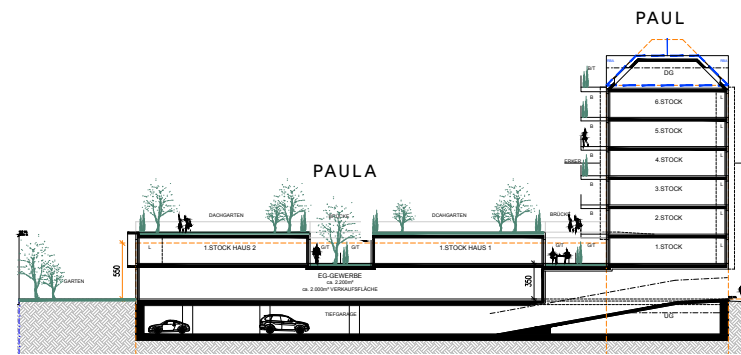


Contemporary spaces are being created in the historic apartment building at Tempelgasse 4: eight newly adapted residential apartments, two retail premises, and an exclusive loft conversion. Tempelgasse, named after the Leopoldstädter Tempel, once the largest synagogue in the 2nd district, is located between Donaukanal-Promenade and Praterstraße. The Nestroyhof Hamakom Theatre is located directly across the street. On the opposite bank of the Danube Canal, the 1st district opens its doors with the Urania Observatory, the river Wien, and many other highlights. Larger, wider, higher – apart from its location, the house boasts some remarkable architectural details: Stylish façade, grand staircase, extra wide rooms, high ceilings and windows.



1020 VIENNA, TEMPELGASSE 4
 OPTIMISATION OF EXISTING BUILDING
 8 RESIDENTIAL UNITS
 2 RETAIL PREMISES
 EXISTING SURFACE AREA: 605 M²
 ATTIC POTENTIAL: 300 M²





*Don't urbanise the countryside,
but countrify the city.*

The potentials of the unique location between existing buildings and the new urban development area are used well. In this way, an inner-city building gap sets a benchmark for a new era of sustainability.

A green gem for contemporary living and working will soon come to life here – right in the middle of the third district – between the green Prater and the main railway station and all the new urban developments: *Paula & Paul*.

In the extended city centre of Wien Margareten, between Wiedner Hauptstraße and Hundstürmer Viertel, an elegant townhouse is being built with apartments from 75 to 114 m², and attic maisonnettes. The apartment building is being renovated inside and out with state-of-the-art equipment and extended by roof terraces and west-facing terraces and balconies.



The courtyard-facing French windows and terrace-facing complete glazing in the two-storey attic make the light-flooded living spaces appear even larger.

1050 VIENNA, EMBELGASSE 21-23
 OPTIMIZATION OF EXISTING BUILDINGS,
 RENOVATION OF FREE AREAS, ATTIC CONVERSION
 LIVING: NNF: APPROX. 1.735 M²
 WITHOUT BALCONIES, TERRACES, GARDENS



Neubaugasse 70

Neubaugasse is characterised by many small shops, restaurants, and strolling people.

The first houses were built in 1770, which is how the name "Neubau" came into being. The historic building, which has all the advantages of the Gründerzeit epoch, is being modernised in keeping with the spirit of the times. The apartments reflect the soul of Vienna: Immersing oneself in bygone eras day after day, while being whisked straight back to the here and now by the living comfort of the home. Looking out eastwards for peaceful moments and green views, westwards to witness city life.



1070 VIENNA, NEUBAUGASSE 70
OPTIMISATION OF EXISTING BUILDING
EXISTING SURFACE AREA: 1,444 M²
ATTIC POTENTIAL 707 M²





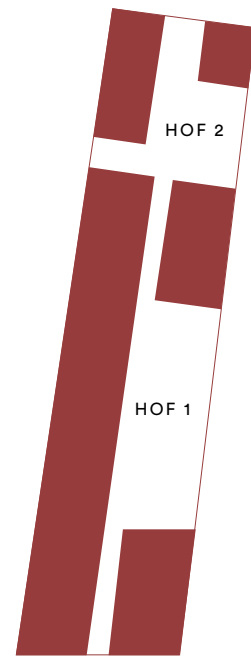
HOF 1



HOF 2



HOF 1



NEUBAUGASSE 70

Dreihackengasse 6

The prestigious multi-storey apartments at Dreihackengasse 6 are being newly adapted. My Home is my Castle: The characteristic apartment building on the Schubertgrund was built in 1900 in the neo-Romanesque style with Secessionist elements, ornamental glass windows, and castellations. On the street side, one looks into Galileigasse, on the top floor far beyond. Schubert's birthplace, the Volksoper and the WUK are part of the well-to-do neighbourhood.



1090 VIENNA, DREIHACKENGASSE 6
OPTIMISATION OF EXISTING BUILDING
11 UNITS
EXISTING SURFACE AREA: 714 M²
ATTIC POTENTIAL: 215 M²

Dreihackengasse 8



One house further on is Dreihackengasse 8, a stylish old period building. In keeping with the spirit of the times, the eleven apartments are modernised and the attic is converted.



1090 VIENNA, DREIHACKENGASSE 8
OPTIMISATION OF EXISTING BUILDING
10 UNITS
EXISTING SURFACE AREA: 603 M²
ATTIC POTENTIAL 219 M²

At Mautner Markhof, taste has a long tradition. This tradition now continues in the alley of the same name: The modern courtyard ensemble at number 55 offers a varied mix of apartments, lofts, and garden houses.

Discreet design, elegant details, and green concepts for rural and community flair flow into the 67 residential units and four offices. As the Biedermeier structure at the location shows, the neighbourhood is still marked by its past. And that is a good thing: Village atmosphere and urbanity contribute to a unique quality of life.

1110 VIENNA, MAUTNER-MARKHOF-GASSE 55
NEW BUILDING WITH INNER COURTYARD
AREA: 4,715 M²
67 RESIDENTIAL UNITS AND 4 OFFICES
STATUS: BUILDING PERMIT



Stix

Hof



STIX-HOF



1120 VIENNA, STIX HOF, AICHHOLZGASSE 4-6
 DUPLEX APARTMENT HOUSE WITH GREEN COURTYARD
 28 APARTMENTS IN THE HISTORIC BUILDING WITH LIVING
 AREA: APPROX. 2,055 M²
 ATTIC: POTENTIAL OF ABOUT 1,060 M²
 BUILDING PERMIT SUBMITTED



With a fine sense of history, the *Stix-Hof* is being brought back to new glory 125 years after its construction.

Where a harmonious whole exists between the future and the past, art and life, the city and nature, living becomes twice as pleasant.

Enter Aichholzgasse 4-6 and the world comes to life once again in the 28 modernised period apartments and the converted attic which houses seven exclusive residential units. Generous rooms offer individual free space, natural daylight ensures comfort, and newly built open spaces create extended living space under the open sky.



STIX-HOF



INSIDE YARD



True beauty comes from within.



The open spaces facing the courtyard offer an amazing view: A large garden lies here in complete tranquillity. Green happiness complete with a gazebo. Yes – nature can be very artistic too.



1130 VIENNA, JAGDSCHLOSSGASSE 81
 NEW BUILDING WITH 9 RENTAL APARTMENTS
 COMPLETION: Q1 2023
 APPROX. 553 M² USABLE SPACE

Directly opposite the historic Werkbundsiedlung from the 1930s, a contemporary residential building with 9 rental apartments is being built. In keeping with the modernist style, it features cubist forms, clean lines and generous glazed surfaces and open spaces. One can enjoy the view of the greenery from all sides.







In the up-and-coming 21st district on the urban-rural border, a multi-part residential complex with more than 44 units is being built. Enjoy the advantages of modern architecture with lots of glass and open spaces in the immediate vicinity of the Stammersdorf vineyards and the inviting Marchfeld canal.

1210 VIENNA, BRÜNNER STRASSE 342+344

NEW BUILDING PROJECT LIVING

44 EXISTING UNITS

PURCHASE: Q2 2019

STATUS: BUILDING PERMIT, CONSTRUCTION START Q1 2023

LIVING SPACE: 4.590 M²

50







A contemporary mix for singles, families, and people of all ages is being created at Aspernstraße 117 and 117a in the Donaustadt district: a modern residential building with 72 apartments and lost units plus a commercial area on the ground floor featuring a bakery, gastronomy, and a co-working space.

Open floor plans and generous open spaces such as balconies, loggias, terraces, and private gardens allow for increased living comfort. The upper floors (4th floor, attic 1 and 2) are home to roof gardens and a communal terrace with a far-reaching view. Bicycle parking spaces and photovoltaics promote sustainability, while communal spaces and areas encourage neighbourly interaction. An urban village where people have all they need for living will be realised.

1220 VIENNA, ASPERNSTRASSE 117 & 117A
 NEW CONSTRUCTION
 72 APARTMENTS (4 FLOORS PLUS 1ST AND 2ND ATTIC FLOOR)
 35–121 M², 1–4 ROOMS
 BUSINESS DISTRICT
 USABLE SPACE: 4,875 M²
 STATUS: CHANGE OF ZONING SUCCESSFULLY COMPLETED,
 BUILDING PERMIT WILL BE SUBMITTED IN Q1 2023.



Water



Water Side, the emerald on Lake Keutschach, is an architecturally outstanding complex of six houses with 34 apartments (50–257 m²), which, with its wooden façades and large window walls, blends gently into the surroundings.

Side



Large window walls open the entire living space towards the water: The natural Lake Keutschach and the Sattnitz mountain range create a picturesque landscape panorama. *Water Side* is a dreamlike retreat that invites you to stay.



Water Side consists of six two-storey individual houses with a total of 34 residential units. The property stands on a hillside that's gently sloping towards the south and east. All apartments face Lake Keutschach, and their living spaces are oriented towards the south or east.



All residents of the garden floors have generous green spaces at their disposal, and not only passionate hobby gardeners get their money's worth here. On the upper floors, balconies and terraces provide outdoor space.

9074 KEUTSCHACH AM SEE, PLESCHERKEN 60
 NEW BUILDING PROJECT
 34 RESIDENTIAL UNITS
 PURCHASE Q3 2019
 STATUS: BUILDING PERMIT, UNDER CONSTRUCTION
 COMPLETION: Q1 2024
 APPROX. 2,930 M² USABLE SPACE





Green & Lake Suites

Green & Lake Suites



The contemporary Green & Lake Suites are located in the centre of the idyllically situated village of Reifnitz on the southern shore of Lake Wörthersee. Here, in direct proximity to the water, the forest, and the Alps, leisure life can be embarked upon with ease.



9081 REIFNITZ AM WÖRTHERSEE
 NEW BUILDING PROJECT
 9 RESIDENTIAL UNITS
 START OF CONSTRUCTION: Q1 2023
 APPROX. 900 M² USABLE SPACE



The *Green & Lake Suites* project comprises nine private condominiums with surface areas ranging from 50 to 177 m². The three- to four-room apartments have spacious terraces, loggias or private gardens. Moreover, the exclusive penthouse apartment offers a unique view over an unspoilt wooded landscape. The low-energy house in solid construction consists of a total of three levels with floor-to-ceiling glass surfaces. Future residents will have a total of 20 parking spaces at their disposal.



Build-
ing
Land
Culture

We care about
preserving

preserving
spaces

that
represent
our future.

We – active players in housing and urban development – revitalise old village centres in order to preserve the attractive architectural style of historic country houses and reinforce their relevance for future life. The structural quality of the old buildings is indisputably more sustainable than that of many of those being built today.

We revive old techniques before they fall into oblivion and use natural materials such as wood, brick and plaster. All this creates an elegant room atmosphere, while the old brickwork ensures a good indoor climate.





Our commitment not only brings new life to old houses and villages, but to nature as well.

An attractive village image helps to ensure that people enjoy spending time there, that purely connecting routes become life-lines, and that progressing urban sprawl is curbed. Existing green spaces should not be further sealed.

Individualisation is often the beginning of future challenges and problems. Building culture must be a social concern.

A professional revitalisation guarantees modern living in old walls in the long term. We find intelligent solutions that reflect local conditions, enrich village life and inspire architecturally. The individual home of one's own need not remain a mere dream if one combines old knowledge with modern needs, thus developing new aesthetic territory.



The requirement
today is

to counteract
the time factor

with

long-term
solutions

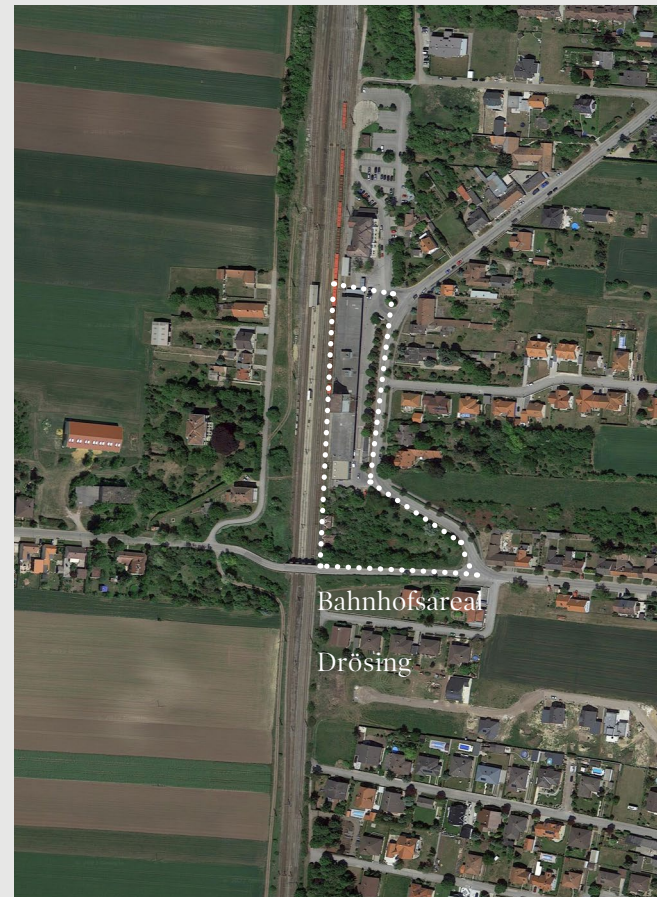
- 80 2095 Drosendorf, Wohnturm Drosendorf
- 82 2265 Drösing, BahnQuartier
- 84 2275 Bernhardsthal, LandMark
- 90 2275 Bernhardsthal, Schulstraße
- 92 2276 Katzelsdorf, Altes Presshaus



Uplifting living experience: A promising residential project is being built in Drosendorf, a historic town on the Thaya surrounded by forests and rivers. The architectural height of a slender silo tower will be used for around twelve new 90 to 180 m² lofts, maisonettes, and classic living formats with breathtaking views.

In order for future residents to benefit from the exceptional 360-degree view, the tower will have large square openings and be extended to include roof gardens, terraces and balconies.





The conversion of the former warehouse site comprises a commercial building type and a residential complex to create a future-oriented working and living environment.

Influx of new ideas
directly connected to the historic northern railway
a lot of space for new things is created.

The idea is to create a well-connected mixed and sustainable area with a lot of room for activity, only an hour's train ride from Vienna. An address bringing together the advantages of several realms. Conceived and built for all Drösing residents and all people from the neighbouring villages, towns, and countries.



The silo tower plus warehouse – built in 1957 – was formerly used as a grain store and is located directly next to the Drösing railway station.

In a world on the move, it is time to take advantage of the excellent local infrastructure. The revitalisation of the site and the existing units is a groundbreaking step towards the future in ecological and demographic terms. Renewable energies and sustainable mobility also contribute to making sustainability a reality.

Land

Mark



Land

Mark



YESTERDAY



TODAY

A modern village is growing out of the former warehouse area: the residential tower will house lofts with spacious terraces and the lively ground floor zone will turn the formerly dormant site into a new village quarter.



TOMORROW

"OUR WAREHOUSE" BECOMES OUR NEW VILLAGE QUARTER

In Bernhardsthal in the Weinviertel region, a *LandMark* is being built, a real one-of-a-kind in the village landscape: a granary converted into modern living space with historic agricultural charm and original features.

2275 BERNHARDSTHAL, LANDMARK
 24 APARTMENTS / 4 TERRACED HOUSE
 3 COMMERCIAL SPACES/OFFICES
 PURCHASE: Q4 2021
 STATUS: BUILDING PERMIT
 REVITALIZATION



LandMark is an icon of rural-modern living: the open structures of the former warehouse are used, generous glass surfaces and natural materials are employed for a modern and cosy atmosphere.

The high-rise and long building will be extended by four terraced houses with apartment roofs covered in greenery, while the ground floor zone will be enlivened by commercial and common areas as well as cultural utilisation.



In contrast to new settlements on the outskirts of the village, new living space is being created here in the village centre. This provides a breath of fresh air and carefully compacts the naturally evolved village landscape.

New life is being breathed into the historic house in the village centre of Bernhardsthal, the old substance is being renovated and newly adapted for contemporary living. The all-round inspiring retreat includes an apartment, a café and modern townhouses.





Modern enjoyment of time: The historic masonry of the old press house in Bernhardsthal is being carefully renovated and old structures are being incorporated into the new design as an important design feature. The loft-like floor plan and the visible half-timbering of the open roof truss provide space for boundless creativity and ensure a unique living atmosphere.

- 96 1030 Vienna, Steingasse 38
- 98 1040 Vienna, Wohllebengasse 4
- 104 1060 Vienna, Rahlhof Residences,
Gumpendorfer Straße 6
- 110 1070 Vienna, Neubaugasse 53
- 114 1090 Vienna, Berggasse 35
- 132 1090 Vienna, Porzellangasse 58
- 136 1090 Vienna, Zimmermannplatz 6
- 140 1090 Vienna, Maria-Theresien-Straße 9
- 142 1090 Vienna, Nussdorfer Straße 15
- 144 1100 Vienna, Herzgasse 29
- 145 1100 Vienna, Oberlaaer Straße 76
- 146 1100 Vienna, Grundäckergasse 13
- 150 1130 Vienna, Stoesslgasse 16
- 151 1130 Vienna, Hietzinger Hauptstraße 4
- 152 1140 Vienna, Linzer Straße 157
- 156 1140 Vienna, Gut Låudon,
Dr.-Heckmann-Straße 10 c
- 162 1140 Vienna, Wohnen an der Wien,
Bergmillergasse 8
- 168 1140 Vienna, Linzer Straße 248
- 170 1140 Vienna, Dehnegasse 54
- 174 1150 Vienna, Diefenbachgasse 7–9
- 176 1160 Vienna, Römergasse 10–12
- 180 1180 Vienna, Gersthofer Straße 143
- 184 1200 Vienna, Salzachstraße 46
- 188 1220 Vienna, Breitenleer Gärten,
Breitenleer Straße 266
- 192 2500 Baden bei Vienna, Wörthgasse 11
- 194 Further projects

References

Not far from the Belvedere and Botanical Garden you will find Steingasse 38. The imposing building dating back to the Gründerzeit epoch is being completely renovated. The new attic will offer exclusive living space with generous open spaces. Where art and variety reside, it is important to create modern living comfort while at the same time preserving history.



1030 VIENNA, STEINGASSE 38
 MIDDLE APARTMENT HOUSE / OPTIMISATION OF
 EXISTING BUILDING / STUDY
 APPROX. 805 M² OF EXISTING SPACE
 + 210 M² OF ATTIC EXTENSION
 PURCHASE: Q1 2021
 SALE: Q4 2021

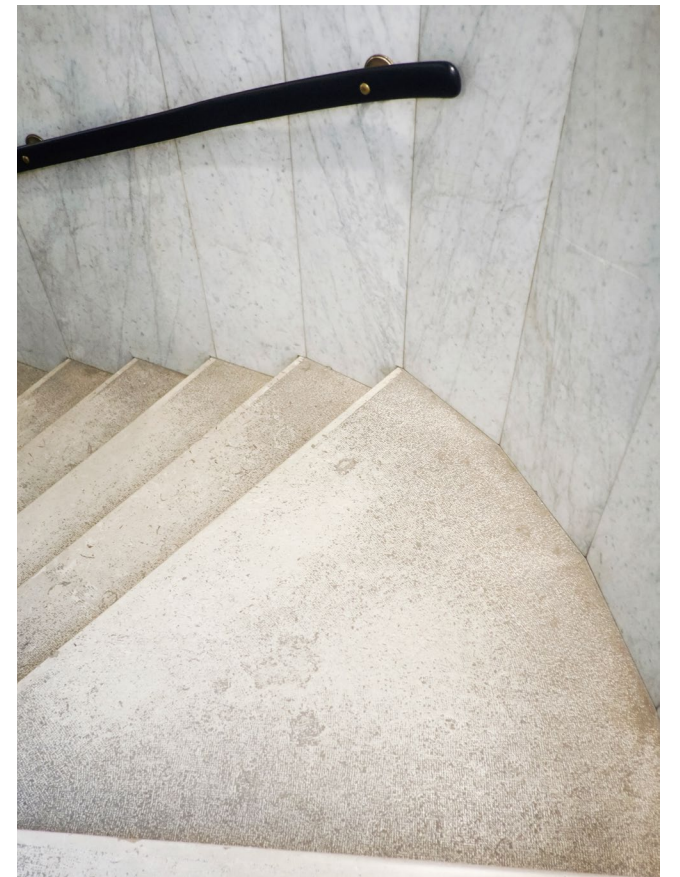




Inhabiting the extraordinary.

To the west of Palais Schwarzenberg, at Wohllebengasse 4, stands a historically significant apartment building designed in the Secession style. It was built in 1912–1913 by order of Moritz and Hermine Gallia, according to the plans of Franz Krauß and Josef Tölk. The Gallias, a wealthy Jewish family, were close to Gustav Klimt and Josef Hoffmann. The latter took over the design of the 700 m² family apartment. A synthesis of many arts – the "Villa Gallia" furniture series is still being manufactured by Wittmann to this day according to original designs.

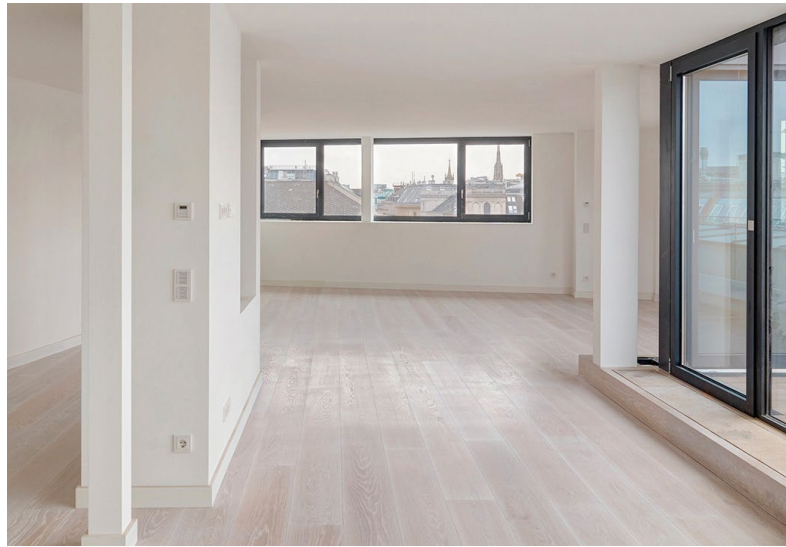






REFERENCES

Rahlhof Residences Gumpendorfer Straße 6



1060 VIENNA, GUMPENDORFER STRASSE 6
RAHLHOF RESIDENCES / GENERAL RENOVATION AND ATTIC CONVERSION
22 EXISTING UNITS
PURCHASE: Q3 2012 / SALE: 2014, 2015
APPROX. 2,800 M² USABLE SPACE

REFERENCES

RAHLHOF RESIDENCES
GUMPENDORFER STRASSE 6

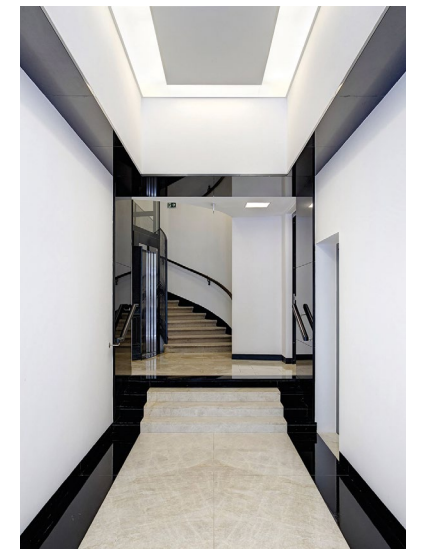


Rahlhof Residences

High-quality living in a prominent location

The existing building from 1890 was completely revitalised and converted into unique residential units. In all, 18 standard-floor and four attic apartments were built, with apartment sizes ranging from 53 to 223 m².

The attic apartments were designed as maisonettes. The centrepiece of each floor is the front-facing orientation, creating an indescribable sense of spaciousness and an incomparable ambience. The light conditions are excellent from the first floor up – the house is a so-called three-front house. The furnishings and fittings of the apartments exceed even discerning standards.



In the middle of the vibrant 7th district, Neubaugasse has been a trendsetter for urban living for decades. The stylish house in Schönbrunn yellow captivates with its countless details – both inside and outside.



1070 VIENNA, NEUBAUGASSE 53
OPTIMISATION OF EXISTING BUILDING, RENOVATION, SALE
PURCHASE OF 36 CONDOMINIUMS
PURCHASE: Q3 2019
SALE: Q3 2022
APPROX. 2,650 M² USABLE SPACE







A Place to Call Home

Berggasse 35 is a historic place of connections. According to plans by Franz von Neumann, the Centrale II of the State Telephone, an exchange office, was built here in 1898.

More than a century later, the house, built in Gründerzeit-style architecture, has been cautiously adapted to suit the times. In prime location, in the heart of the Serviten quarter, a new place has emerged where people have been feeling at home for a long time.



A historic place of connections

At the beginning of the 20th century, the only way to reach a conversation partner was through the telephone exchange. Since there were already over 100,000 subscribers in Vienna in 1928, a specifically Viennese dialling system was developed here: a combination of letters and numbers, which later had to be abandoned in the course of internationalisation.

Inspired rooms

The unique Viennese character has become our guiding principle, because design carries responsibility. Today, the building's interior forms a delicate counterpoint to the weighty exterior, providing warmth on a smaller, human scale. The rooms reflect the refined approach of the architects Holzbauer und Partner. A timeless, high-quality range of materials ensures a great living atmosphere and quality. Welcome to the future of living – follow the building unfolding from floor to floor and from inside to outside.



THE HISTORIC TELEGRAPH HALL HAS BECOME THE GRAND ÉTAGE –
A SPACIOUS LIVING LANDSCAPE ON TWO LEVELS.
MORE ABOUT THIS ON PAGE 16.



1090 WIEN, BERGGASSE 35
 GENERAL RENOVATION AND ATTIC CONVERSION
 25 EXISTING UNITS
 PURCHASE: Q4 2015
 COMPLETION: SUMMER 2019
 APPROX. 3,960 M² USABLE SPACE



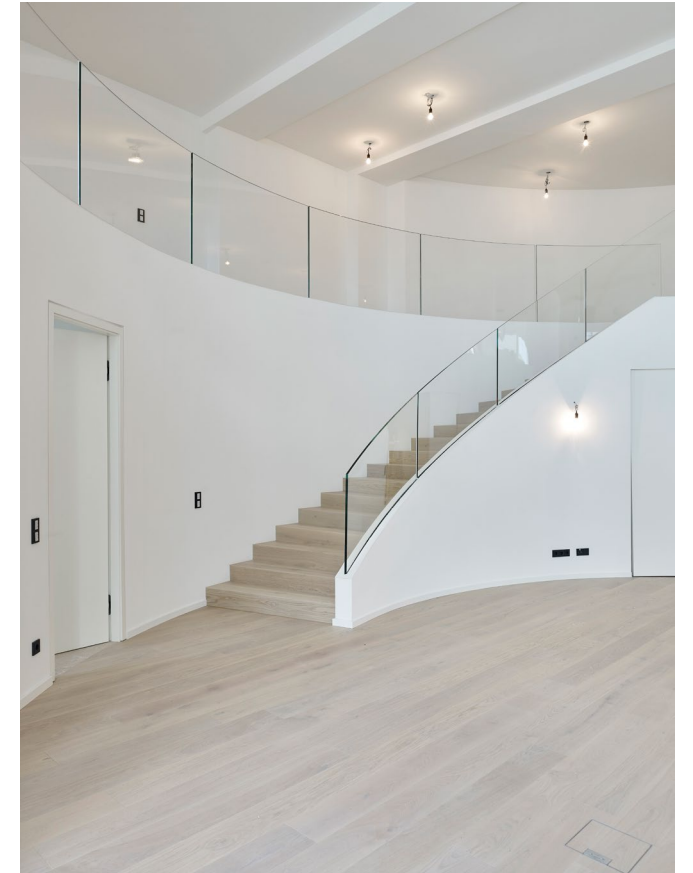


THE GRAND ÉTAGE – BREATHTAKING
VIEWS THROUGH SLIGHTLY CURVED AND WAVE-
LIKE ROOM LANDSCAPES ON TWO LEVELS.

REFERENCES



CALL IT EXTRAORDINARY – THE GRAND ÉTAGE WITH ORANGERIE.



OPEN LIVING ROOM
WITH A CURVED STAIRCASE
LEADING TO THE GALLERY.





"One of the most fascinating tasks for a tinsmith is undoubtedly the revitalisation of old buildings. As is the case with this object, we let roofs and façades shine in old and new splendour. The materials and technology are new, whereas the careful stylistic adaptation in compliance with the specifications of the client, architect and monument preservationists keeps its old features alive. Perfect for beautiful old buildings.

One highlight was definitely the dome-shaped tower which we covered with small segments especially made for this construction site in order to do justice to its unique appearance. Another very demanding aspect in terms of implementation was the repair of the various cornices with different decorative elements and edgings.

The work was carried out in zinc titanium with high quality standards and under consideration of the processing guidelines of the Rheinzink company."

GERHARD GLUDOWATZ, TINSMITH'S SHOP GLUDOWATZ





"Since the project was a labour of love for the project developer, we were of course happy to dedicate ourselves to it. The client's desire for outstanding quality, which had not been witnessed in Vienna until then, was at the forefront of the concept development. It was particularly important to us to do justice to the tradition of the Serviten quarter, while at the same time giving the project an international flair. The interior courtyard shows a Japanese garden, playing with traditional influences, the theme is *East meets West*. The roof terrace opens up to the city and is equipped for all requirements of modern living."

BERNHARD KRAMER, KRAMER UND KRAMER



REFERENCES





The magnificent corner apartment building at Porzellangasse 58 between Lichtensteinpark and the Danube Canal promenade, not far from the legendary Serviten quarter, has been renovated and extended with modern elements. On top, there is a new attic floor with panoramic terraces and loggias. Surrounded by good gastronomy (Stomach, Rebhuhn & Roter Bär), historical sites (Freud Museum & Palais Lichtenstein), good cinema (Votivkino), and a contemporary theatre (Schauspielhaus), life is full of variety – urban-rural, green and at the pulse of culture – and all of this with ease.



1090 VIENNA, PORZELLANGASSE 58
CORNER APARTMENT HOUSE / OPTIMISATION OF EXISTING BUILDING /
ATTIC BUILDING PERMIT
PURCHASE: Q2 2020
SALE: Q4 2021
APPROX. 2,800 M²
+ ATTIC EXTENSION 1,300 M² USABLE SPACE







On one of the most beautiful and versatile corners of the Alsergrund, directly adjacent to the 8th, 16th and 18th districts, stands a prestigious apartment house with a historic-pittoresque ambience to the south & east and a young urban flair to the north & west. A vibrant place where the traditions of craftsmanship and building culture are continued.

The magnificent period building undergoes a contemporary renovation and is extended by a two-storey attic with 360° terraces and loggias. For a wonderful view of the majestic city panorama!

1090 VIENNA, ZIMMERMANNPLATZ 6
 CORNER APARTMENT BUILDING / OPTIMISATION OF EXISTING
 BUILDING / ATTIC BUILDING PERMIT
 PURCHASE: Q2 2021
 SALE: Q2 2022
 APPROX. 1,285 M²
 + ATTIC EXTENSION 630 M² USABLE SPACE





The magnificent old building at Maria-Theresien-Straße 9 is located in the best neighbourhood of the University of Vienna, the Votivkirche and the Ringstraße. The city literally lies at your feet – just a few minutes, and you're right in the city's best restaurants and museums.

1090 VIENNA, MARIA-THERESIEN-STRASSE 9
MIDDLE APARTMENT HOUSE /
OPTIMISATION OF EXISTING BUILDING
24 EXISTING UNITS
PURCHASE: Q2 2016 / SALE: Q4 2018
APPROX. 2,580 M² USABLE SPACE



The historic corner building from the Gründerzeit epoch is part of the urban architectural ensemble around the old market hall of the 9th district. The structured façade and colour scheme as well as great care for structural details remind us of the Viennese Belle Époque.



1090 VIENNA, NUSSDORFER STRASSE 15
OPTIMISATION OF EXISTING BUILDING
6 EXISTING UNITS
PURCHASE: Q3 2013 / SALE: Q1 2015
APPROX. 1,365 M² USABLE SPACE





Herzgasse 29 is a completed new building with 39 apartments ranging in size from 30 to 75m². During planning, special consideration was given to the increasing number of one- and two-person households. All units are ideally suited as retirement properties. The location is conveniently situated as regards transport links, and the main railway station can be reached within a few minutes by tram or bus – with the Wienerberg nearby, recreation in the city is ensured.

Young & Old – building for generations

This building project is unique: Kindergarten meets 19 apartments suitable for senior citizens. Barrier-free in all respects.





8 terraced houses, 8 maisonettes and 25 apartments combine to form a colourful mix of living options at Grundäckergasse 13. In the southernmost part of the city, nature can be found right on the doorstep.

1100 VIENNA, GRUNDÄCKERGASSE 13
 NEW BUILDING PROJECT LIVING
 41 EXISTING UNITS
 STATUS: SOLD TO END INVESTOR
 COMPLETION: AUTUMN 2021
 APPROX. 2,720 M² USABLE SPACE







A historic townhouse in the distinguished Hietzing cottage district – the renowned architects Holzbauer & Partner designed a 240m² attic with two terraces and a light-flooded master bedroom that extends over two floors, connected by a spiral staircase. The bright villa is in a quiet location, yet the surrounding area within walking distance offers the right facilities for inner-city living needs: Parks, shopping, school, doctors, gastronomy, and perfect connections to the public transport network.

1130 VIENNA, STOESSLGASSE 16
 BUILDING PERMIT FOR ATTIC CONVERSION
 8 EXISTING UNITS
 PURCHASE: Q3 2016 / SALE: Q2 2019
 APPROX. 870 M² USABLE SPACE

The historic corner apartment building in a very good state of preservation scores with its unique location in 1130 Vienna. As a link between the U4 Kennedybrücke transport hub, Hietzing and the Hietzinger Tor, as an entrance to Schönbrunn Palace Park and Schönbrunn Zoo, this results in an above-average location quality for both retail and the existing residential properties.



1130 VIENNA, HIETZINGER HAUPTSTRASSE 4
 CONVERSION AND OPTIMISATION OF EXISTING UNITS
 7 EXISTING UNITS
 PURCHASE: Q3 2013 / SALE: Q1 2015
 APPROX. 2,110 M² USABLE SPACE



At Linzer Strasse 157, where the city extends towards the Wienerwald, 72 new apartments, 160m² of commercial space on the ground floor and an underground car park with 24 parking spaces have been constructed.

The residents benefit every day from the good infrastructure and the neighbourhood provides nice surprises as well: The Realgymnasium BRG14 secondary school, two supermarkets, a pharmacy and the Matznerpark are within two minutes' walking distance. The nearby Schönbrunn Palace Park is an after-work or weekend highlight.

This project was realised by Stix und Partner in cooperation with Strauss Immobilien Treuhand GmbH.

1140 VIENNA, LINZER STRASSE 157
 NEW BUILDING PROJECT LIVING / COMMERCIAL SPACE
 ON THE GROUND FLOOR
 73 EXISTING UNITS
 PURCHASE: Q4 2016
 STATUS: CONSTRUCTION PHASE
 COMPLETION: SPRING 2020
 APPROX. 3,400 M² USABLE SPACE





City by nature.

You no longer have to leave the city to move to the countryside. A life of changing horizons awaits you, because *Gut Låudon* connects.

Everyday life becomes a flowing transition between city, forest and river: Hustle and bustle in the city, living in the Wienerwald and relaxing at the Mauerbach. For all those who seek the close contact with the big city while at the same time wanting to live in the midst of a great natural diversity, Hadersdorf now offers such an opportunity.

1140 VIENNA, DR. HECKMANN-STRASSE 10 C
GUT LÅUDON / NEW BUILDING PROJECT LIVING
27 EXISTING UNITS
PURCHASE: Q3 2015
COMPLETION: SUMMER 2019
APPROX. 2,480 M² USABLE SPACE







Wohnen an der Wien is, as the name suggests, in the immediate vicinity of the Wien river – that natural vein that has connected city and country, culture and nature, tranquillity and movement for centuries. Enjoy the advantages of both worlds!

Being based here means family-friendly, contemporary and affordable living due to the special location (urban-rural proximity) and the innovative architecture, which skilfully combines functionality with aesthetics in a playful way.

1140 VIENNA, BERGMILLERGASSE 8
NEW BUILDING PROJECT LIVING
60 EXISTING UNITS
PURCHASE: Q2 2015 / SALE: Q1 2019
APPROX. 4,000 M² USABLE SPACE





The new building with 60 residential units is located in the direct vicinity of the Lainzer Tiergarten and Wienerwald recreational areas. Just one street away, the Ferdinand-Wolf-Park ensures well-being – old tree populations, a farm, playgrounds and sports fields allow for both nature experience and leisure activities.

The excellent connections (the Vienna Hütteldorf train station is within walking distance), the good local facilities and the green location ensure a high quality of life and living. Daily life can be organised in a simple, time-saving and healthy way here.





1140 VIENNA, LINZER STRASSE 248
 NEW BUILDING PROJECT APARTMENTS / COMMERCIAL SPACE ON THE GROUND FLOOR
 19 EXISTING UNITS
 PURCHASE: Q4 2016 / SALE: Q2 2019
 APPROX. 800 M² USABLE SPACE



From the confines of the city
 into the vastness of space

In beautiful Penzing, at Linzer Straße 248, a modern, light-flooded new building was constructed. The 18 apartments with elegant French windows and open floor plans provide boundless quality of life. The ground floor zone offers space for a commercial area.



The new residential building is located in a quiet green area in the immediate vicinity of the Waldbad Penzing and the Otto-Wagner-Spital area. Here, 13 individual apartments have been created on a total of 1,005 m² of living space on four floors.





At Diefenbachgasse 7–9 in Sechshaus,
a project has been realised that accommodates
the wishes, demands and needs of the residents by
focusing on individuality and aesthetic, practicable
solutions.

The complex is located in an extremely conveniently
accessible location, directly at the U4/U6 Längenfeld-
gasse station, and consists of 188 individual units:

- office and commercial space on the ground floor
- mini-apartment units (16 m² to 22 m²)
- classic investor apartments (32 m² to 67 m²)
- owner-occupied apartments (74 m² to 118 m²)
- car parking spaces

This project was realised by Stix und Partner
in cooperation with Strauss Immobilien
Treuhand GmbH.





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EINBAHN



Vienna is growing. In the heart of Ottakring, the city's oldest garage has been transformed into a showcase project for contemporary living with vision. 59 apartments, three two-storey town houses and an office revitalise the former Römer garage and breathe new life into the city. The Ottakring transport hub (U3 and S45) is within walking distance – and for all car drivers, there is a new, modern underground car park offering 33 parking spaces.

1160 VIENNA, RÖMERGASSE 10-12
 NEW BUILDING PROJECT LIVING
 63 EXISTING UNITS
 PURCHASE: Q3 2018
 SALE: Q3 2022
 STATUS: COMPLETED
 APPROX. 3,490 M² USABLE SPACE





The Maria-Theresien-Schlössel is a former palace located at Gersthofer Straße 143 in Vienna's 18th district of Währing which today houses the museum of Erste Bank AG. It is a single-storey Baroque country house that was used as a hunting lodge by Empress Maria Theresa.

As part of the remodelling of houses number 141–145 by the Erste österreichische Spar-Casse, a new cashier's hall was added to the 18th century building and set up as a small museum.



1180 VIENNA, GERSTHOFER STRASSE 143
 GENERAL RENOVATION AND EXTENSION
 3 EXISTING UNITS
 PURCHASE: Q3 2013 / SALE: Q3 2014
 APPROX. 870 M² USABLE SPACE







Young Vienna moves north and the 20th district flourishes. A new type of urban district has sprung up around the former Nordbahnhof site.

Where living space and wilderness, old and new, work-flow and leisure time develop a functioning dynamic. The revitalised corner building from the Gründerzeit epoch at Salzachstraße 46 with 46 apartments and four attic apartments under one roof is part of the whole.



1200 VIENNA, SALZACHSTRASSE 46
 RENOVATION, ATTIC CONVERSION
 AND OPTIMISATION OF 46 EXISTING UNITS
 PURCHASE: Q4 2018
 SALE: Q4 2020
 APPROX. 2,500 M² USABLE SPACE





Modern living in the front yard of the metropolis, for all those who have a desire for more freedom, encounters, and permanence.

The *Breitenleer Gärten* are located in Breitenlee, the once agricultural village that is now part of Donaustadt, in the beautiful Marchfeld. With some distance to the city, a scenic expanse and tranquillity can be found here amidst fertile meadows, forests and new neighbourhoods. Excellent local amenities and infrastructure as well as uncomplicated transport connections also contribute to residential satisfaction.

The courtyard and garden have always formed the heart and centre of social life. The residential area begins with the historic house at Breitenleer Straße 266. In commemoration of the old village centre, it lends character and identity to the newly built residential area.

1220 WIEN, BREITENLEER STRASSE 266
BREITENLEER GARDENS / NEW BUILDING PROJECT LIVING /
APARTMENTS AND TERRACED HOUSES
70 EXISTING UNITS
PURCHASE: Q4 2016
SALE: Q2 2022
STATUS: COMPLETED
APPROX. 5,270 M² USABLE SPACE





A modern residential building with 14 units, with flat sizes ranging from 53 m² to 109 m² was built in a central location in the spa resort town of Baden near Vienna. The apartments are equipped with generous French windows on the courtyard side and have various open spaces: Loggia, balcony, or private garden. The train station is within walking distance, and the building's own garage with 14 parking spaces is located in the basement.



2500 BADEN BEI WIEN, WÖRTHGASSE 11
 PURCHASE: JUNE 2020
 SOLD TO END INVESTOR
 STATUS: COMPLETION Q2 2021
 WEIGHTED SURFACE: 1,285 M²



1050 VIENNA, HAMBURGERSTRASSE 7
OPTIMISATION OF EXISTING BUILDING
27 EXISTING UNITS
PURCHASE: Q2 2018 / SALE: Q3 2019
APPROX. 2,376 M² USABLE SPACE

Hamburgerstraße 7

1150 VIENNA, MÄRZSTRASSE 50
GENERAL RENOVATION AND ATTIC CONVERSION
12 EXISTING UNITS
PURCHASE: Q3 2013 / SALE: Q4 2015
APPROX. 1,340 M² USABLE SPACE

Märzstraße 50

1050 VIENNA, WIMMERGASSE 9
BUILDING PERMIT / ATTIC CONVERSION / RENOVATION
13 EXISTING UNITS
PURCHASE: Q3 2015 / SALE: Q1 2017
APPROX. 2,040 M² USABLE SPACE

Wimmergasse 9

1180 VIENNA, GERSTHOFER STRASSE 20–22
OPTIMISATION OF EXISTING BUILDING
22 EXISTING UNITS
PURCHASE: Q3 2013 / SALE: Q3 2015
APPROX. 2,635 M² USABLE SPACE

Gersthofer Straße 20–22

1100 VIENNA, GUDRUNSTRASSE 122
OPTIMISATION OF EXISTING BUILDING
5 EXISTING UNITS
PURCHASE: Q3 2013 / SALE: Q2 2014
APPROX. 1,320 M² USABLE SPACE

Gudrunstraße 122

1200 VIENNA, MARCHFELDSTRASSE 21
GENERAL RENOVATION AND ATTIC CONVERSION
36 EXISTING UNITS
PURCHASE: Q3 2013 / SALE: Q1 2015
APPROX. 1,780 M² USABLE SPACE

Marchfeldstraße 21

1100 VIENNA, OBERLAAER STRASSE 72
RENOVATION AND EXTENSION
18 EXISTING UNITS
PURCHASE: Q3 2013 / SALE: Q4 2015
APPROX. 970 M² USABLE SPACE

Oberlaaer Straße 72

1220 VIENNA, STADLAUER STRASSE 46
NEW BUILDING PROJECT LIVING
4 EXISTING UNITS
PURCHASE: Q3 2013 / SALE: Q1 2015
APPROX. 960 M² USABLE SPACE

Stadlauer Straße 46

1130 VIENNA, HIETZINGER HAUPTSTRASSE 160
OPTIMISATION OF EXISTING BUILDING
3 EXISTING UNITS
PURCHASE: Q3 2013 / SALE: Q3 2015
APPROX. 520 M² USABLE SPACE

Hietzinger Hauptstraße 160

1230 VIENNA, ANTON-BAUMGARTNER-STRASSE 111
OPTIMISATION OF EXISTING BUILDING
1 EXISTING UNIT
PURCHASE: Q3 2013 / SALE: Q4 2014
APPROX. 280 M² USABLE SPACE

Anton-Baumgartner-Straße 111

1130 VIENNA, LAINZER STRASSE 144
OPTIMISATION OF EXISTING BUILDING
6 EXISTING UNITS
PURCHASE: Q3 2013 / SALE: Q4 2014
APPROX. 1,085 M² USABLE SPACE

Lainzer Straße 144

2130 MISTELBACH, HAUPTPLATZ 1
OPTIMISATION OF EXISTING BUILDING
6 EXISTING UNITS
PURCHASE: Q3 2013 / SALE: Q1 2015
APPROX. 1,550 M² USABLE SPACE

Hauptplatz 1, Mistelbach

1150 VIENNA, MARIAHILFER STRASSE 217 / SCHWENDERGASSE 28
GENERAL RENOVATION AND ATTIC CONVERSION
3 EXISTING UNITS
PURCHASE: Q3 2013 / SALE: Q2 2015
APPROX. 1,360 M² USABLE SPACE

Mariahilfer Straße 217

To time
its art,

to art
its freedom and its space.



THE HIGH WIRE ACT
ZELLER VAN ALMSICK

BERGGASSE 35
2016



KAY WALKOWIAK
ENTROPIA (#3)



WOLFGANG LEHRNER
METRO / POLIS

THE HIGH WIRE ACT
ZELLER VAN ALMSICK

BERGGASSE 35
2016

"When it comes to Berggasse 35, the large hall naturally comes to mind. Even if in a ruinous state at the time: The splendour was incomparable – it could have been the site of a new Vienna Kunsthalle. Before the renovation work began, I was lucky enough to not only show works with Andrea van der Straeten and Kay Walkowiak, among others, but to create artworks WITH the hall!"

CORNELIS VAN ALMSICK, ZELLER VAN ALMSICK



JULIAN PALACZ



MLADEN MILJANOVIC
WE LOVE FREEDOM OF FORM



BARBARA HEINZ
INSTALLATION VIEW



STIX UND PARTNER



REQUIEM OF LOST FORMS
KAY WALKOWIAK

BERGGASSE 35
2017



"The exhibition series *Gestimmte Räume* (Tuned Spaces) understands space as a topos – and as a place to be utilized. A conversation between space and objects. A conversation whose forms embed what is said within atmospheric backgrounds."

ITAI MARGULA

GESTIMMTE RÄUME ("TUNED SPACES")
 KAY WALKOWIAK: REQUIEM OF LOST FORMS
 CURATED BY ITAI MARGULA

The deeper
meaning

of the work of
architecture

plays a
bigger role

than mere

innovation.



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CONCEPT UND DESIGN
WHY.STUDIO