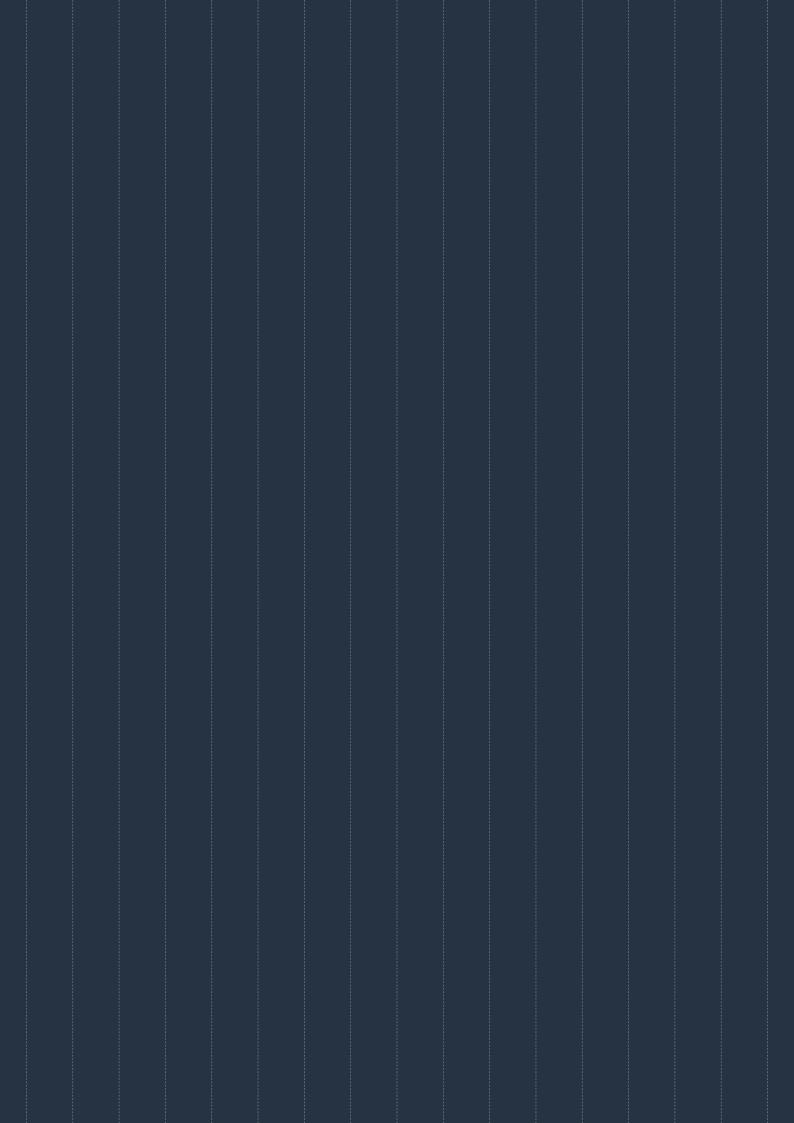


COTTON RESIDENCE

Vienna 1 – Inner City

since 1878





COTTON RESIDENCE

Neutorgasse 7 Vienna 1 – Inner City





COTTON RESIDENCE

A CLASSIC HISTORICAL PROPERTY WITH A NEW LOOK

since 1878

FACTS

A turn of the century house with history

Living areas between approx. $64\ m^2$ and $230\ m^2$

25 Prestigious city residences

Spacious balconies and terraces on all floors

Spectacular ceiling heights of up to 6 metres

Modern specifications in a historical setting

Highly sought-after city centre location with excellent infrastructure



HARLANDER MANUFACTORY

ORIGINS OF THE RESIDENCE

n 1878 the distinguished Austrian industrialist family 'Salcher' commissioned the construction of a cotton and yarn mill under the "Harlander" brand in the then thriving textile quarter at the heart of Vienna. The Harlander name hails from a district of St. Pölten where the company's headquarters were located. The leading architect Julius Koch was appointed.

The area around Neutorgasse developed into the main textile trade district, known in Viennese dialect as the "rag quarter" (Fetzenviertel). The economic success led to substantial

affluence, which was reflected in the intensive construction activity. Many stately buildings emerged; historicism and art nouveau styles influenced the cityscape.

Around 1911 the Harlander cotton and yarn mill was converted into a Royal and Imperial post and telegraph office. To this day, the property at Neutorgasse 7 is one of Vienna's distinctive architectural works that give the city its splendour and charm. This special characteristic is maintained at the "Cotton Residence" today – both the name and the logo relate to the building's origins.

1859 — 1877 — 1878 — 1911 — 2016

Foundation of the Harlander company Appointment of architect Julius Koch

Opening of the cotton and yarn mill

Conversion to Royal and Imperial post and telegraph office Establishment of the Cotton Residence

L'ART POUR L'ART

Art for art's sake – Viennese modernism as the heyday of art, architecture, music, and literature.



Cotton Residence

AT THE HEART OF THE CITY

WITH ITS FINGER ON THE PULSE

he "Cotton Residence" is situated at the heart of the vibrant and diverse city centre with its elegant boutiques, exquisite restaurants, and peaceful green oases.

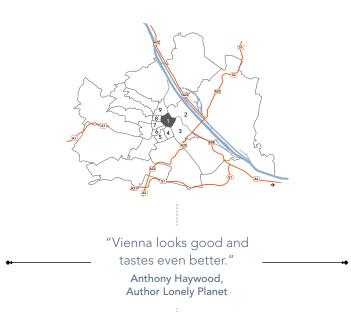
Vienna's most exclusive shopping district:

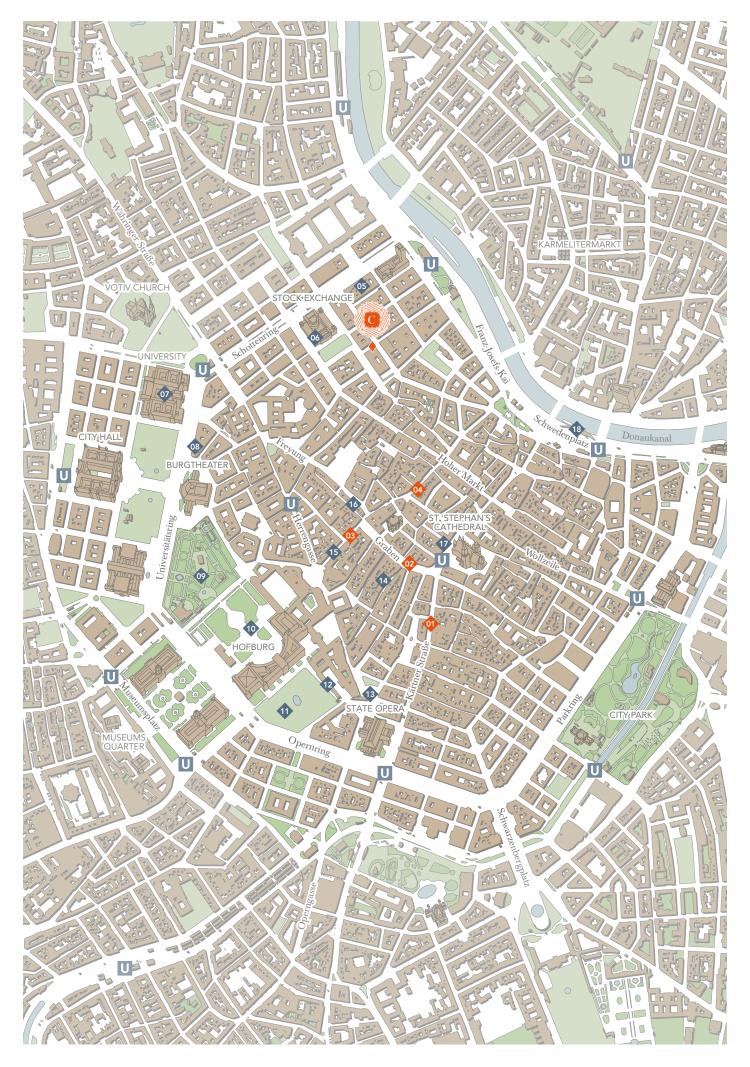
- 🕸 Kohlmarkt

d Graben

- 4 Tuchlauben
- os Palais Hansen Kempinski
- Palmenhaus
- **6** Exquisite florist Lederleitner
- 13 Hotel and Café Sacher
- University of Vienna
- 4 Café Hawelka
- Café Landtmann
- 4 Patisserie Demel
- Volksgarten
- & Zum Schwarzen Kamel
- **Wear State of State**
- **1** St. Stephen's Cathedral
- **1** Burggarten
- Motto am Fluss

By virtue of the property's city centre location, public transport connections are outstanding. A dedicated garage provides ample parking for cars.







THE STUFF OF DREAMS

STYLISH LIVING

assionate attention to detail is a common theme running through the luxurious "Cotton Residence". The stylish, magnificent building dating from the turn of the century's heyday has been revitalised with great attention to the building's particular structure and handled with kid gloves during the extension. A representative loft conversion over the top two floors complements the historical characteristic building structure. The 25 exclusive residences – 17 of which are historical

and classic in style, and eight modern loft conversions – are located over six floors with easy,

AS VIENNESE AS IT GETS.

Penthouses with tower rooms, spectacular ceiling heights of up to 6 metres and up to 170 m² roof terraces

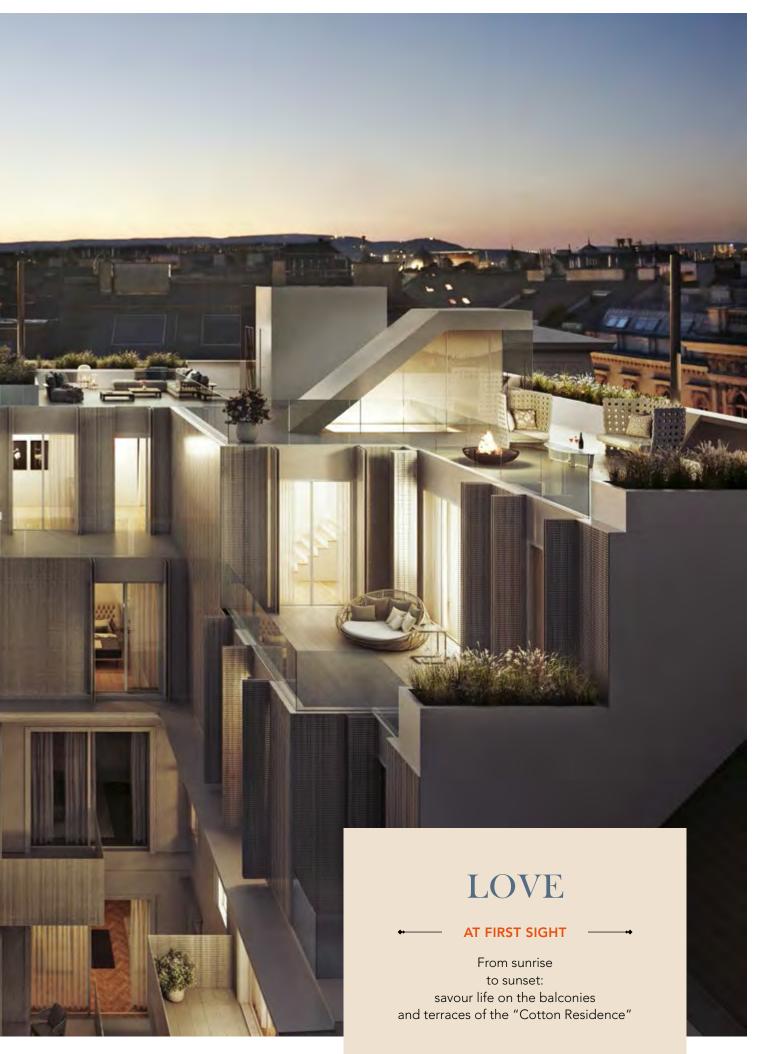
barrier-free access via an elevator. To suit all tastes: the apartment sizes range from approx. 64 to 230 square metres and are also ideally suited for use as chambers, medical rooms, or offices. Spacious balconies and large terraces, a true rarity within classic properties, offer an extended quality of living. Extensive rooftop terraces of up to 170 square metres afford superb views across the city. You hold the reins for the interior fit out, employing exquisite materials. Palatial ceiling heights of six metres and

more at fourth floor level and in the individual tower rooms create an inimitable spatial flair.

"Culture is the habit of being pleased with the best."

Henry van Dyke, US-Schriftsteller





For a life full of opportunities

BEYOND ALL COMPROMISE

REPRESENTATIVE RARITY

he design, quality, and comfort of the furnishings at the "Cotton Residence" all feature that extra something. Entrance doors of solid wood, some with original doorjambs and classic-style panelling, provide the highest level of security. Spacious floor plans create expansive living spaces flooded with natural light, offering plenty of space for family, friends, and guests. At all floor

levels, balconies and terraces are tiled with exquisite stone elements, extending the reception room out into the open. Residences within the historical core of this classic property feature extravagantly fitted herring-bone parquet floors in oak, and contemporary interpretations of the traditional classic doors. Bedrooms feature walk-in wardrobes and en-suite bathrooms according to size.







MODERN DESIGN

HIGHLIGHTS

- Sunny terraces and balconies
 - Light-filled rooms •
- Spectacular ceiling heights
 - Oak parquet floors •
 - Underfloor heating •
- Electronically controlled sun shades •
- Folding and sliding designer elements for privacy and sun shade
 - Fan coil air-conditioning •
 - Exquisite materials and designer fittings in the bathroom
 - Garage car parking •
- Spacious floor plans with well thought out room arrangement

Loft conversion residence heating requirements 32.67 kWh/m²a, overall energy performance factor 0.855

Classic residence heating requirements 70.35 kWh/m²a, overall energy performance factor 1.299





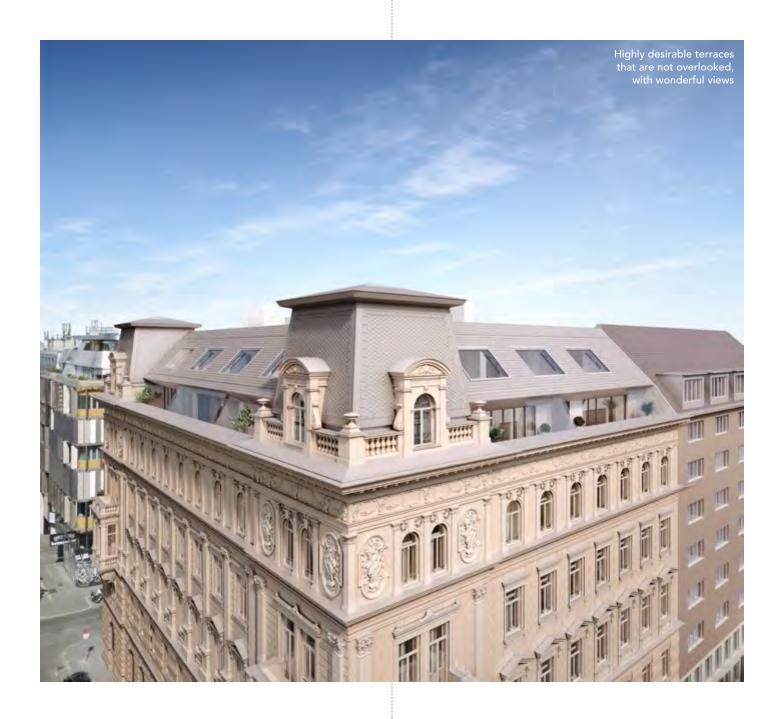
A MAJESTIC PROPERTY WITH PRESTIGE

PRESERVE THE BEAUTIFUL

HIGHLIGHTS

- Historical image •
- Original stucco façade •
- Extravagant lighting concept
 - Representative entrance •
- Elevator design timeless and modern
 - Solid wooden entrance doors
 - Striking double leaf doors •





CREATING THE NEW

further aesthetic highlight is the accomplished blend of historical and modern in the façades of the peaceful central courtyard. French windows down to floor level, balconies, and terraces provide optimal levels of natural light and create particularly bright rooms.

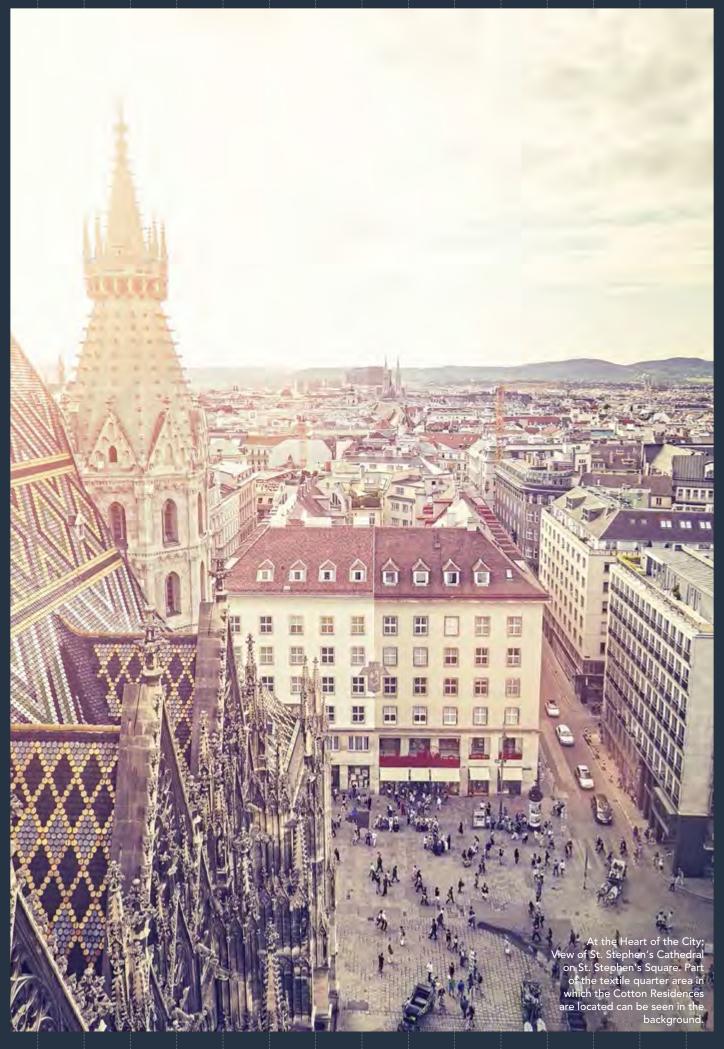
The two newly constructed upper floors are also state of the art. Generous glazing brings the breathtaking feeling of spaciousness and height into the property, whilst the loft conversion's beletage is devoid of sloping ceilings. The private and non-overlooked terraces on the street side afford a fantastic view of the night sky over the city. Artistically embossed sliding elements in aluminium not only provide sophisticated privacy and shade from the sun, but also form an extravagant eye catcher.

Viennese Lifestyle

"ONE MAY ONLY DO SOMETHING NEW, IF ONE CAN DO IT BETTER."

ADOLF LOOS

1870 – 1933, AUSTRIAN ARCHITECT















Vienna – UNESCO World Heritage Site IN THE CITY

IMPERIAL SPLENDOUR -

carce few cities present so much imperial grandeur as the Danube metropolis Vienna. The elegantly prancing Lipizzaner horses, the world renowned Vienna Boys' Choir, palatial residences such as the Hofburg and Schönbrunn – the splendour of the empire is all around.

Vienna is known around the globe as the City of Music. Artists such as Johannes Brahms, Anton Bruckner, Gustav Mahler, and Arnold Schönberg lived here, working in the many opulent concert houses such as the State Opera and the Musikverein.

Magnificent cafés such as Café
Landtmann, Café Central, and
Café Sperl were the meeting
places and homes from home
for artists. To this day they are
an expression of the renowned Viennese lifestyle.
The relaxed, inspiring atmosphere and simply
endless selection of coffee specialities are perfect
for immersing oneself in the international press
and debating over it for hours.

The Ringstraße, which recently celebrated its 150th anniversary, is still today one of Europe's most magnificent boulevards. Lined by grandiose palaces with extravagant gardens and parks and historicism architecture, the city's most beautiful attractions, including the Art History and

Natural History Museums, the Parliament, and Burgtheater, are located here.

The Viennese have always had a penchant for all things beautiful in life. Whether shopping in the design studios and boutiques or savouring the cuisine, the experience is a sensory one.

Traditional classics such as the Wiener Schnitzel, apple strudel, and Sachertorte are re-interpreted in the many restaurants and bars

with great creativity and passion, flanked by the newest international trends. Alongside haute cuisine, the Viennese have an ongoing love of wholesome, hearty food as served at the typical "Beisl" eateries or the legendary "Würstelstand".





WORLD HERITAGE SITES

In 1996 Schönbrunn Palace and gardens and in 2001 Vienna's historical city centre were declared UNESCO World Heritage Sites.



Vienna

TOP CITY FOR QUALITY OF LIFE IN THE WORLD

QUALITY OF LIVING

he diverse cultural offer, the exclusive shopping streets and pedestrian zones, the sometimes grandiose architecture set within magnificent parks – just a few reasons to fall in love with Vienna.

The city receives regular acclaim from international studies for its outstanding quality of living. For the seventh time consecutively, international consultancy Mercer has pronounced Vienna the city with the highest quality of living in the world. The city's unsurpassed air and water quality and high level of personal safety were highlighted.

With a score of 97.4 / 100, Vienna's quality of living is second only to that of Melbourne in a recent study by the renowned London-based Economist Intelligence Unit. Here again, public safety was an important determinant. Authors of the study praised the wide-ranging educational and cultural offer, as well as the multitude of international schools, renowned concert houses such as the Musikverein and the State Opera House, and art and design museums such as Belvedere and the Albertina.

- Mercer study: 1st place •
- Economist Intelligence Unit: 2nd place
 - High level of safety
- International schools and universities
 - Diverse cultural offer •
 - Located at the heart of Europe











ARCHITECTURE

MARKETING DESIGN & CONCEPT



Schenker Salvi Weber

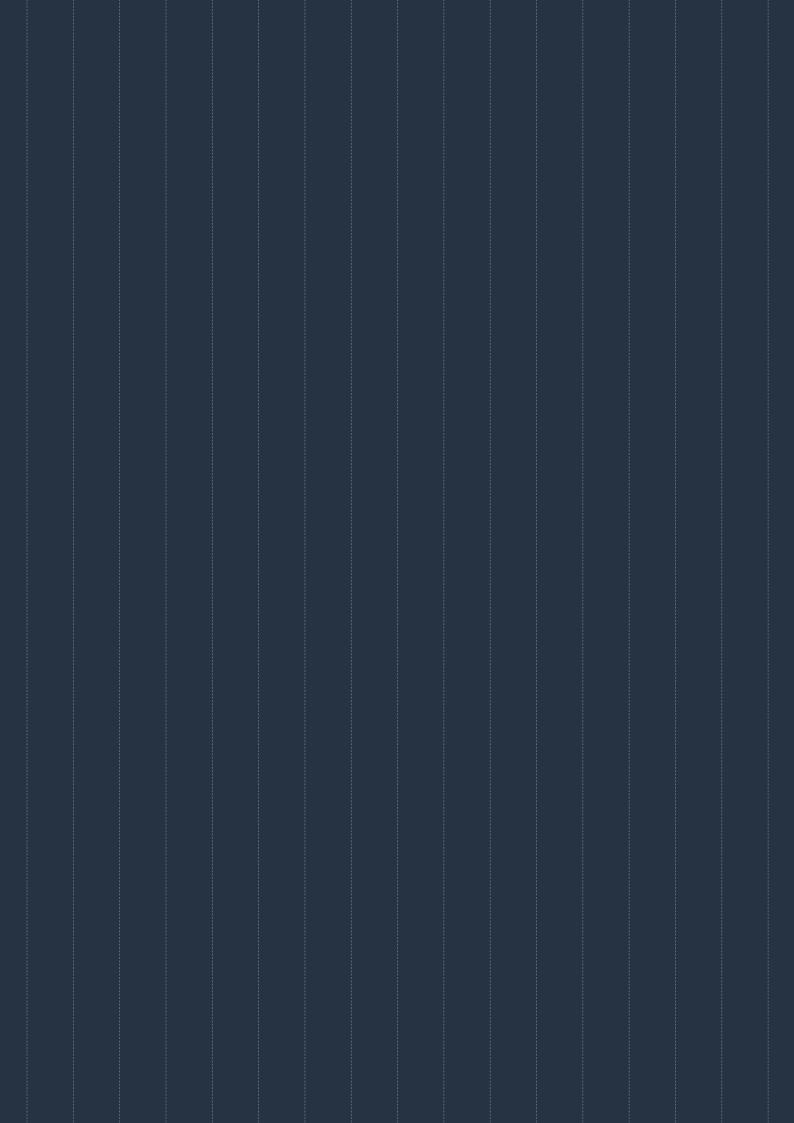
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OTHER GENERAL CONTRACTOR SERVICES



Disclaimer: This brochure represents general information on the project and does not form any contractual basis. Illustrations of floor plans and aspects are based on draft development information that is current at the time of going to press, and which may be altered at future stages of the project. All depictions of elevations, aspects, and interior furnishings are artists' impressions and for illustrative purposes only. No liability is assumed for the accuracy, completeness, and actuality of pictures and content. Floor and wall surfaces and sanitary and other fittings are specified in the construction and fit-out specification, which may be obtained from your advisor. Other interior furnishings are for illustrative purposes only and are not supplied. Subject to amendments, printing, and typesetting errors. Dated: October 2016





Neutorgasse 7

Vienna 1 – Inner City

www.cotton-residence.at