



COTTON RESIDENCE

Vienna 1 – Inner City

since 1878



**COTTON
RESIDENCE**



Neutorgasse 7
Vienna 1 – Inner City



Aspect Werdetorgasse with garage and Börsegasse



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 m² and 230 m²



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

In 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

Foundation of
the Harlander
company

1877

Appointment of
architect Julius
Koch

1878

Opening of the
cotton and yarn
mill

1911

Conversion
to Royal and
Imperial post
and telegraph
office

2016

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.





APARTMENT 4.3

Reception room with wonderful
ceiling height of five metres on
the fourth floor

Cotton Residence

AT THE HEART OF THE CITY

WITH ITS FINGER ON THE PULSE

The “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:

- | | |
|-----------------------------------|----------------------------|
| 01 Kärntner Straße | 03 Kohlmarkt |
| 02 Graben | 04 Tuchlauben |
| 05 Palais Hansen Kempinski | 12 Palmenhaus |
| 06 Exquisite florist Lederleitner | 13 Hotel and Café Sacher |
| 07 University of Vienna | 14 Café Hawelka |
| 08 Café Landtmann | 15 Patisserie Demel |
| 09 Volksgarten | 16 Zum Schwarzen Kamel |
| 10 Hofburg | 17 St. Stephen's Cathedral |
| 11 Burggarten | 18 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.



“Vienna looks good and
tastes even better.”

Anthony Haywood,
Author Lonely Planet





Aspect Corner of Neutorgasse / Werdertorgasse with Garage

THE STUFF OF DREAMS

STYLISH LIVING

Passionate 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,

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.

AS VIENNESE AS IT GETS.

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

“Culture is the habit of being pleased with the best.”

Henry van Dyke, US-Schriftsteller





LOVE

AT FIRST SIGHT

From sunrise
to sunset:
savour life on the balconies
and terraces of the "Cotton Residence"

For a life full of opportunities

BEYOND ALL COMPROMISE

REPRESENTATIVE RARITY

The 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.





APARTMENT 6.3
Loft conversions
featuring spacious
rooms and ample light

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 ◆



APARTMENT 4.1
Loft conversions
featuring spacious
rooms and ample light

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





TRADITION

◆ — TIMELESS AESTHETICS — ◆

All wooden floors
are sourced from Austrian
manufacturers.

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 ◆



APARTMENT 5.2

Luxurious: The stunning
beletage of the loft con-
version is without sloping
ceilings

Highly desirable terraces
that are not overlooked,
with wonderful views



CREATING THE NEW

A 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 breath-

taking 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



At the Heart of the City:
View of St. Stephen's Cathedral
on St. Stephen's Square. Part
of the textile quarter area in
which the Cotton Residences
are located can be seen in the
background.



Palmenhaus – Schönbrunn



Schönbrunn Palace



Burgtheater



Palmenhaus – Burggarten



Ferris wheel



City Hall

Vienna – UNESCO World Heritage Site

IN THE CITY

IMPERIAL SPLENDOUR

Scarce 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.

Contemporary and postmodern architecture harmonise wonderfully with the classical and monumental.

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.



APARTMENT 6.3 – Tower Room
Enjoy the privilege of a unique home.

Vienna

TOP CITY FOR QUALITY OF LIFE IN THE WORLD

QUALITY OF LIVING

The 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 ◆

◆ ————— ◆
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ARCHITECTURE

feld72

Schenker Salvi Weber

MARKETING DESIGN & CONCEPT

JAMJAM

straberger : conversations

OTHER GENERAL CONTRACTOR SERVICES

FCP

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www.cotton-residence.at