



**BERG
GASSE
35**

**A PLACE
TO CALL
HOME**

CALL IT
CHARMING
ELEGANT

CALL IT
URBAN
INDIVIDUAL





A PLACE
TO CALL
HOME

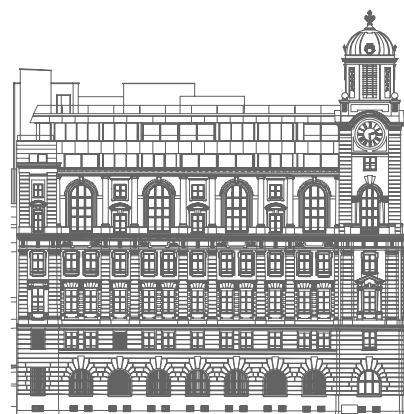


The BERGGASSE 35 is an historical place of connection.
In 1898, the Centre II of the state telephone agency,
an exchange office, was built here according to the plans
of Franz von Neumann.

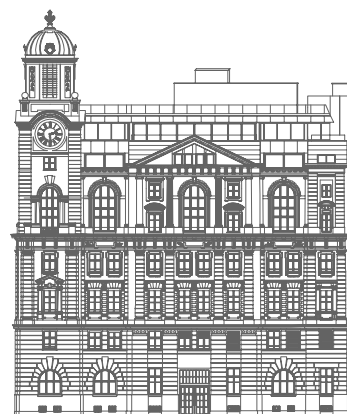
Today - more than a century later - the house that was
constructed in the Gründerzeit architectural style is
being adapted carefully and contemporarily. In a prime
location in the heart of the Servitenviertel district,
the BERGGASSE 35 project is emerging, a new place
where you already feel at home.



CALL IT CULTURAL HERITAGE



HAHNGASSE



BERGGASSE

AN HISTORICAL PLACE OF CONNECTIONS

At the start of the 20th century, an interlocutor could only be reached via the exchange office. Since there were already more than 100,000 participants in Vienna in 1928, a specifically Viennese dialling system was developed here. A combination of numbers and digits that later had to be relinquished in the course of internationalisation.

THE ART OF TIME THE FREEDOM OF ART

Today – more than a century later – Vienna’s unique character becomes a guiding theme. Future connects, because appreciation and openness relate to each other. The flawless elegance of the Gründerzeit architecture offers the optimal conditions for a sophisticated reinterpretation. Welcome to the future of housing.



THE LARGE TELEGRAPHS HALL

The flawless elegance of the Gründerzeit architecture offers the optimal conditions for a sophisticated reinterpretation. The historical telegraphs hall is converted into the Grand Étage - a spacious living area spanning two floors.



FRANZ JOSEF I.
Built in 1898 under
Kaiser Franz Josef I.



DETAILED HISTORY

The encountered historical building substance will be preserved and carefully refurbished. Analogously to the submission in 1897, the tower spire will be newly constructed with lots of attention to detail and appreciation for the building culture.



CALL IT MODERN LIVING



OPEN LIVING AREA



SPACIOUS BEDROOM



BATHROOM WITH A VIEW OF THE COURTYARD



TYPICAL FLOOR PLAN

ELEGANT MÉNAGE À TROIS

Experience the spirit, think of the future. The historical substance, the modern materials and the clear-cut, open-plan room design result in a charming, elegant Ménage à trois.

THE SPECIAL RESIDENCE

Residing in the BERGGASSE 35 is tied to a special kind of experience. It serves its purpose, but is not completely exhausted in doing so. For living is worth a lot more.



CALL IT CONTEMPORARY TIMELESS



CALL IT EXTRA- ORDINARY



OPEN-CUT LIVING ROOM WITH CURVED STAIRS



PRESTIGIOUS INVITING SALON



GRAND ÉTAGE

The Grand Étage stands for size, openness and a view on several levels. The accomplished fusion of loft, Gründerzeit and monumental architecture opens up more than just the space - breathtaking perspectives and an exclusive atmosphere create the perfect conditions for an eventful and inspired life.

OLD NEW VIENNA

Harmony and dissonance let your life chime. Lightly curved and in a wave-like arrangement, the interior landscape stretches across two floors. Historical building culture and modern architecture produce an aesthetic complete image. Preserving the old and daring new things is the motto of the future.



CALL IT A MAGNIFICENT VIEW



TOP FLOOR - STUNNING VIEW ACROSS HISTORIC VIENNA

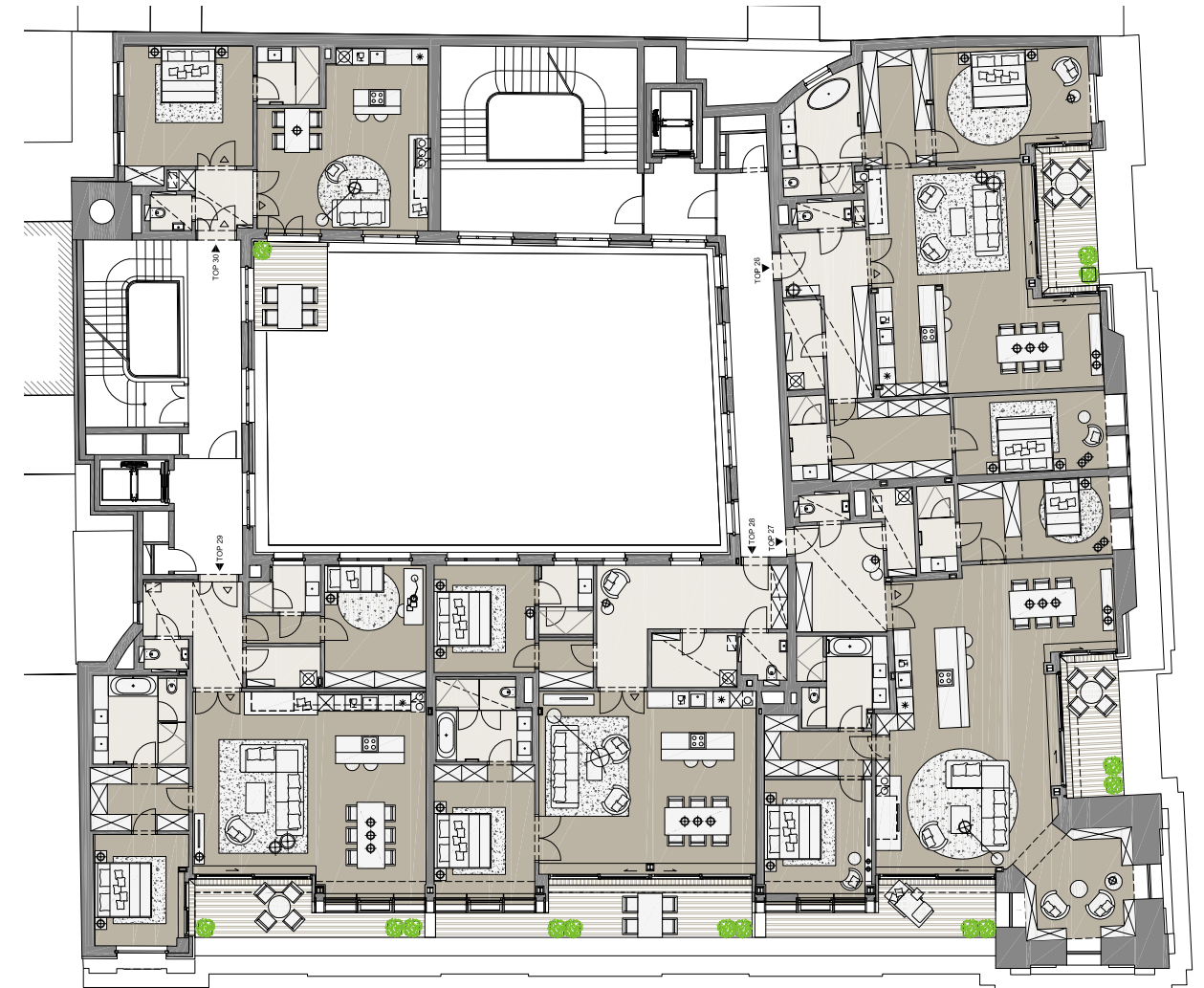


TOP FLOOR, AT THE CORNER OF BERGGASSE / HAHNGASSE

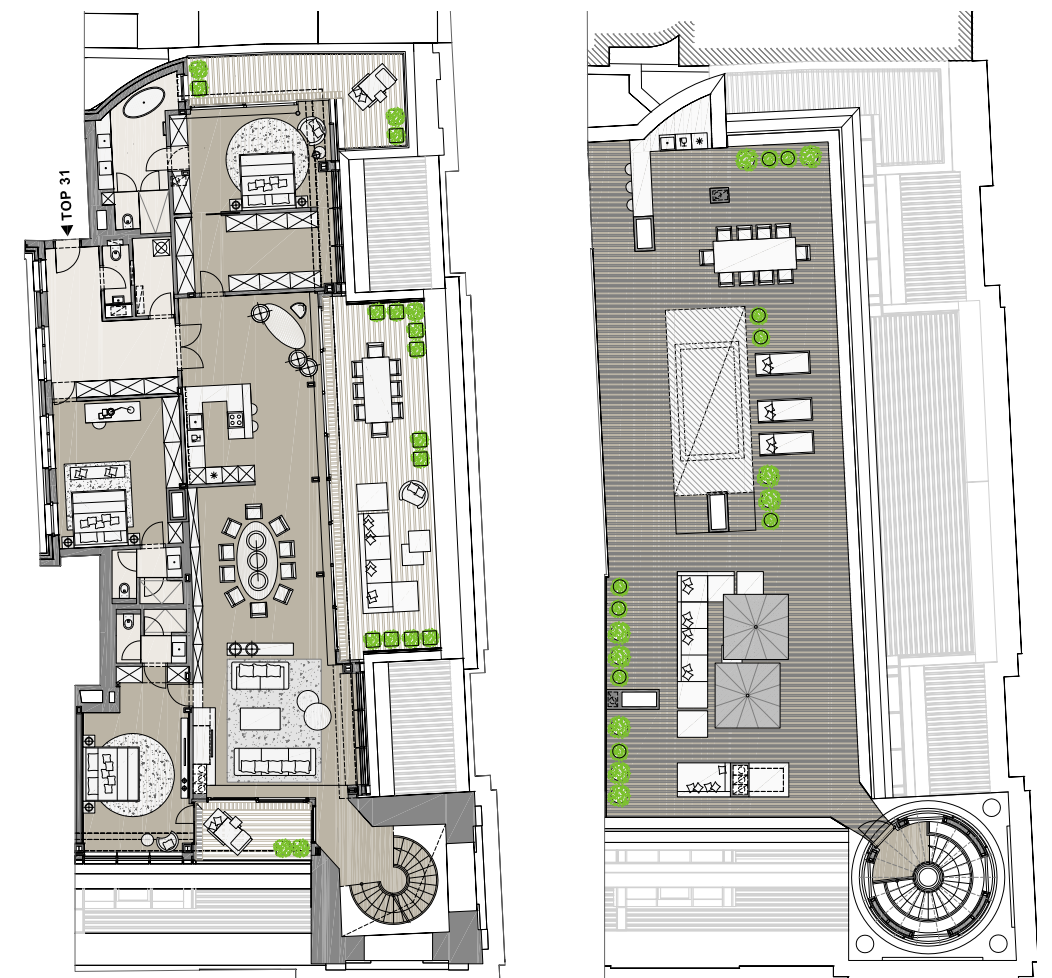
HIGH ABOVE HISTORIC VIENNA

The top floor of the BERGGASSE 35 once again exceeds all expectations. Across all floors, from floor to floor, an optimal level of competence in style, modernity and comfort are offered. The complete utilisation of the design possibilities once more becomes clear at the top floor, where the observer enjoys a breathtaking view of the city.

High above the rooftops, the Servitenviertel district shows its most magnificent side and turns a residence into a timeless event. And not only that – the technical possibilities know no limits – the state-of-the-art flat features (BUS system, AC, floor heating, alarm system etc.) think ahead and can be easily controlled remotely.



TF 1



TF 2



CALL IT URBAN INDIVIDUAL

THE URBAN VILLAGE

The BERGGASSE 35 in 1090 Vienna is a place of gathering – a central address in one of the most beautiful districts of Vienna. The historical surroundings, the personal manner, the streets that are lined with young cafés, traditional restaurants and fashionable shops invite you to linger.

A cosmopolitan atmosphere goes hand-in-hand here with peace and quiet – an ideal residential and cultural quarter. Whether the Freud Museum, the Schauspielhaus theatre, the Servitengasse or the Danube canal – the diverse and short paths give the residents more time for essential things.

Uncomplicated and great – the business lunch, communicative and relaxed – the after-work drinks, simply pleasant – a walk through the Liechtenstein Park, entertaining and more – a visit to the theatre or museum. The world and village meet here on a high level, as do style and comfort, the past and the future. Local supply is also unmatched by the diversity, quality and number of shops.

The BERGGASSE 35 is in a very central location with great transport connections. The tram station of line D is right around the corner, the underground lines U2 and U4 can be reached in just a few minutes on foot. The airport, too, is quickly reached from this location.



CATRINETTE VINTAGE INTERIEUR / PORZELLANGASSE 28



SERVITENGASSE 12



BERGGASSE 35



INTERSECTION BERGGASSE / PORZELLANGASSE



SCHOTTENRING



A PLACE TO CALL HOME

CULTURE

- ① FREUD MUSEUM
Berggasse 19
- ② STRAUSS MUSEUM
Müllnergasse 3
- ③ SCHAUSPIELHAUS
THEATRE
Porzellangasse 19
- ④ UNIVERSITY VIENNA
Universitätsring 1
- ⑤ GARDEN PALACE
LIECHTENSTEIN
Fürstengasse 1
- ⑥ LYCÉE FRANÇAIS
DE VIENNE
Liechtensteinstraße 37

CUISINE

- ⑦ ZUM ROTEN BÄREN
Berggasse 39
- ⑧ REBHUHN
Berggasse 24
- ⑨ STOMACH
Seegasse 26
- ⑩ LA MERCERIE
Berggasse 25
- ⑪ CAFFÈ A CASA
Servitengasse 4A

LEISURE

- ⑫ SUMMERSTAGE
Roßauer Lände 17
- ⑬ LIECHTENSTEINPARK
- ⑭ VOTIVKINO
Währinger Straße 12
- ⑮ SERVITENMARKT
Vor der Servitenkirche
- ⑯ AUGARTEN



1. to 4. loor Heating demand: 32 kWh/m²a / fGEE: 0.81 top loor: Heating demand: 28 kWh/m²a / fGEE: 0.78

A PROJECT BY
STIX UND PARTNER IMMOBILIEN

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