

THE  AMBASSY  
— PARKSIDE LIVING —

LIVING AT THE HIGHEST LEVEL  
BEATRIXGASSE 27, 1030 VIENNA



## HIGHLIGHTS AT A GLANCE.

### CONDOMINIUMS

- New apartments full of light with open spaces (Balcony, recessed balcony or terrace)
- Units ranging from 40 to 190 m<sup>2</sup>
- Room heights from 2.75 to 3 m
- Penthouses with spacious terraces
- Townhouses with terraces and their own gardens

### FIXTURES

- Triple panorama glazing with integrated shading system
- High-quality materials
- Low-energy house (heating requirements 23.7/kWh/m<sup>2</sup> a; Total Energy Efficiency Factor 0.72)
- Ceiling and floor cooling and heating

### EXTRAS

- First-class security concept
- Concierge service
- Private lounge
- Meeting room
- Private cinema
- XL garage spaces

### LOCATION

- Right in the heart of the diplomatic quarter
- Next to Stadtpark (U4 underground station approx. 250 m away)

Start of construction: summer 2016

Completion: summer 2018

“THEN AND NOW: A CLASS APART. THE HIGHEST LIVING STANDARDS FOR PEOPLE LOOKING FOR SOMETHING SPECIAL.”

## YOUR NEW HOME IN THE DIPLOMATIC QUARTER. SURROUNDED BY GREENERY. IN THE HEART OF THE CITY.

Welcome to **THE AMBASSY PARKSIDE LIVING** in the historic Beatrixgasse, the safe and prestigious embassy district of Vienna, where the who's who of the diplomatic elite lives. Situated in the direct vicinity of Ringstrasse and the first district, this area combines all of the advantages of urban, contemporary living:

- A privileged and safe location near the city centre – surrounded by over thirty diplomatic missions
- Near-natural surroundings between Stadtpark and Modenapark
- Spectacular view of Vienna's most famous landmark, St Stephen's Cathedral and to Kahlenberg hill
- Bright and light flooded apartments – for a pleasant room feel
- Luxurious fixtures – high-quality and refined materials, stylish and sophisticated





“APARTMENTS FOR EVERY LIFESTYLE.  
ADAPTED TO YOUR NEEDS.”

## A LANDMARK BUILDING SETTING NEW LIVING STANDARDS.

The exceptional architecture turns **THE AMBASSY PARKSIDE LIVING** into a unique sculpture with its “open” facade, large areas of glazing with floor-to-ceiling windows as well as recessed balconies, terraces, balconies and gardens. Your new home in the centre of Vienna has perfect floor plans and creates space for your individual requirements.

Choose between three different lifestyle categories:

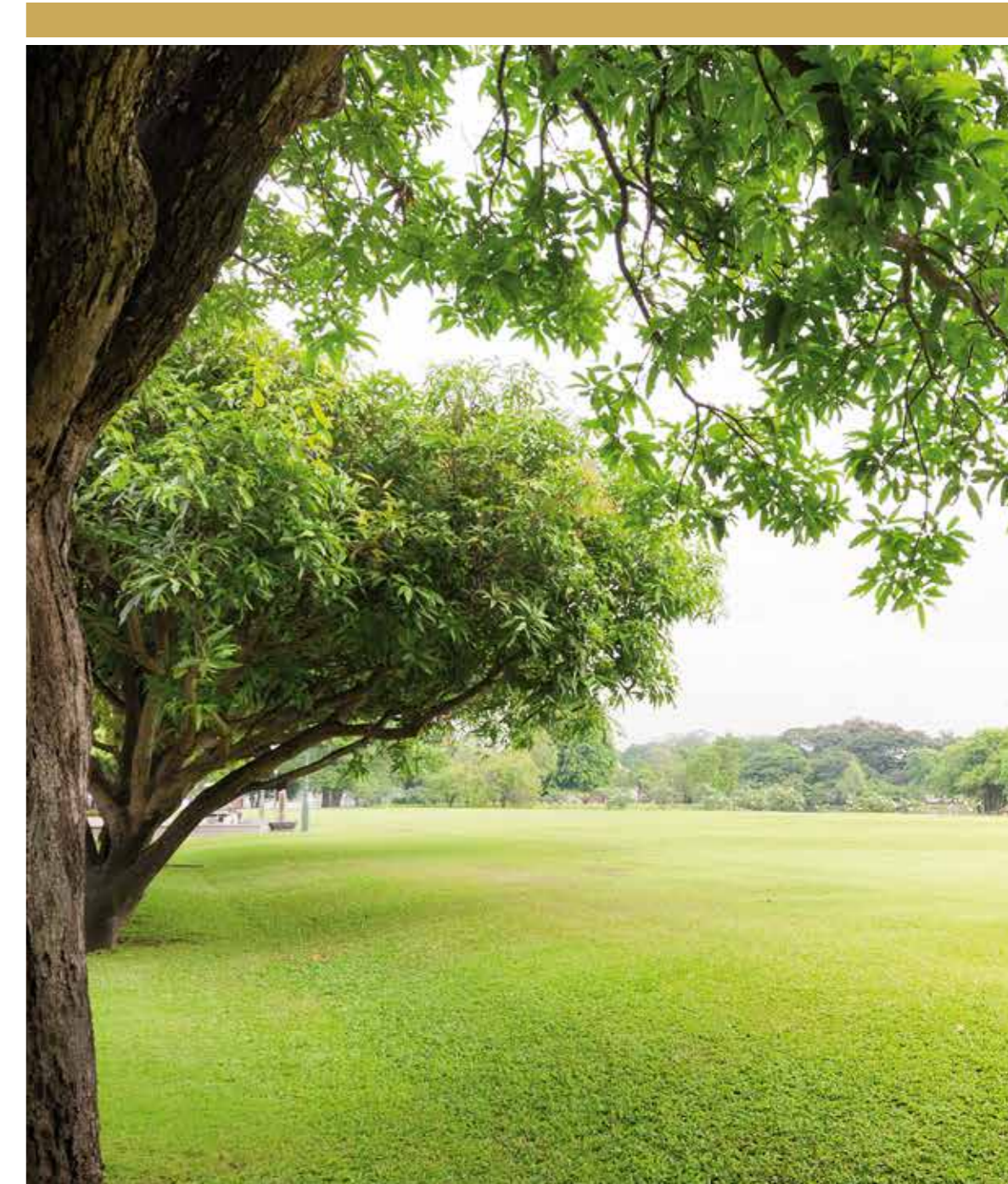
- SMART apartments measuring from 40 to 70 m<sup>2</sup>
- FAMILY abodes measuring from 70 to 150 m<sup>2</sup>
- AMBASSADOR residencies with perfect floor plans above the roofs of Vienna, extraordinary living without angled ceilings

Quality living with style – always luxurious.

“CENTRAL RESIDENTIAL AREA NEAR  
STADTPARK. PEACE AND TRANQUILITY  
MEETS THE URBAN HUSTLE AND BUSTLE.”

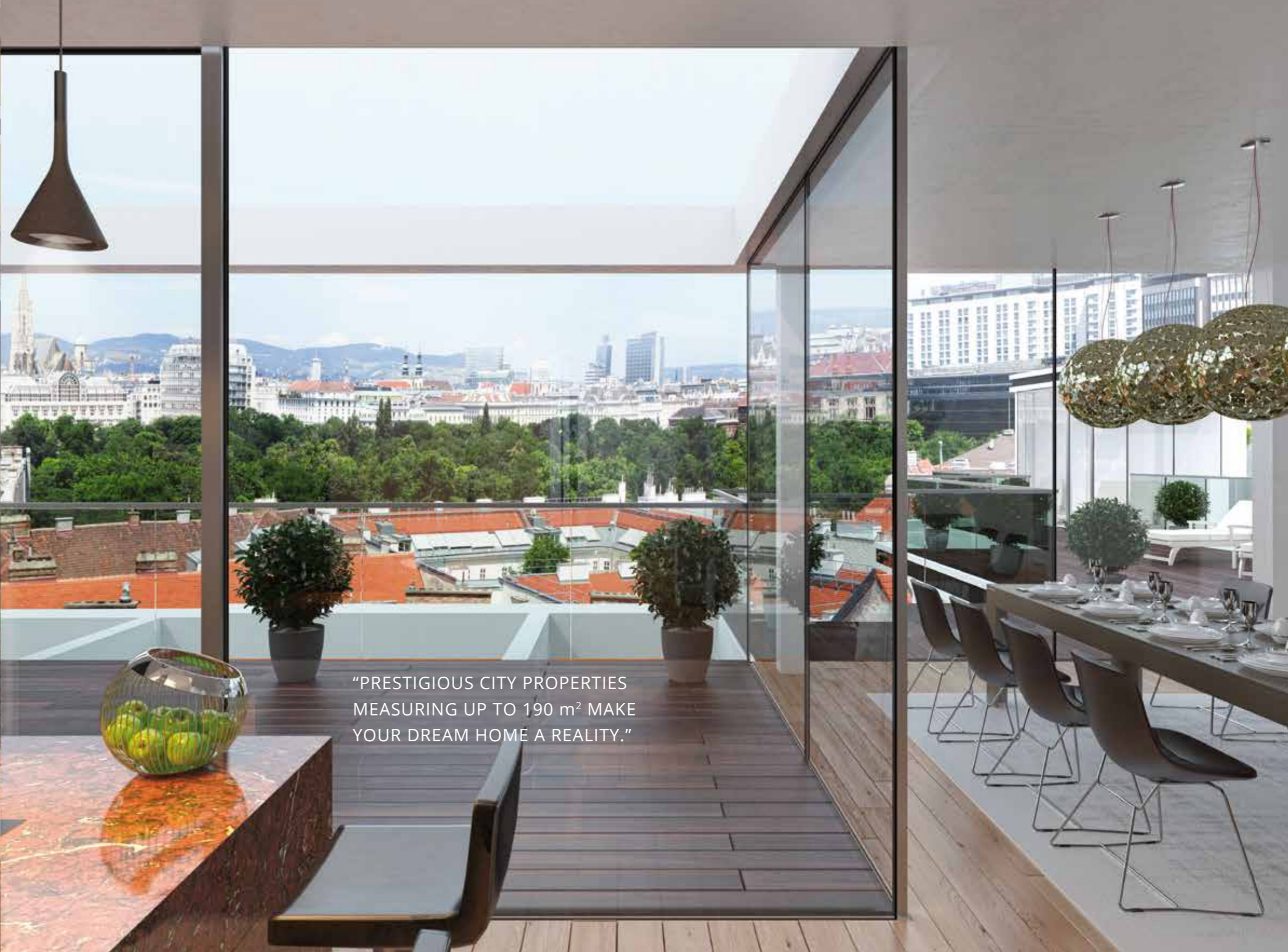
## EVERYTHING IS GREEN. TOP LOCATION, OUTSTANDING INFRASTRUCTURE, EXCELLENT TRANSPORT LINKS.

Your address is the new hotspot in Vienna, the most liveable city in the world (Mercer study, “Quality of Living” 2017). **THE AMBASSY PARKSIDE LIVING**, conveniently placed between Stadtpark and Modenapark, is located right next to Vienna’s boulevard, the Ring, with its many historical buildings and international hotels. The city centre is just a few minutes walk away. Demanding cosmopolitans can find everything here from sophisticated culture and high fashion to haute cuisine. Numerous convenience shops and many private and public institutions can be found in the direct vicinity of **THE AMBASSY PARKSIDE LIVING**. Wien Mitte station impresses with “The Mall”, the largest and most modern shopping centre in the heart of Vienna. The excellent links to all methods of public transport enhance the high quality of the location. There is also the CAT (City Airport Train) which takes you to the airport in no time: you can reach Vienna International Airport, which connects you to the rest of the world, in just 16 minutes.

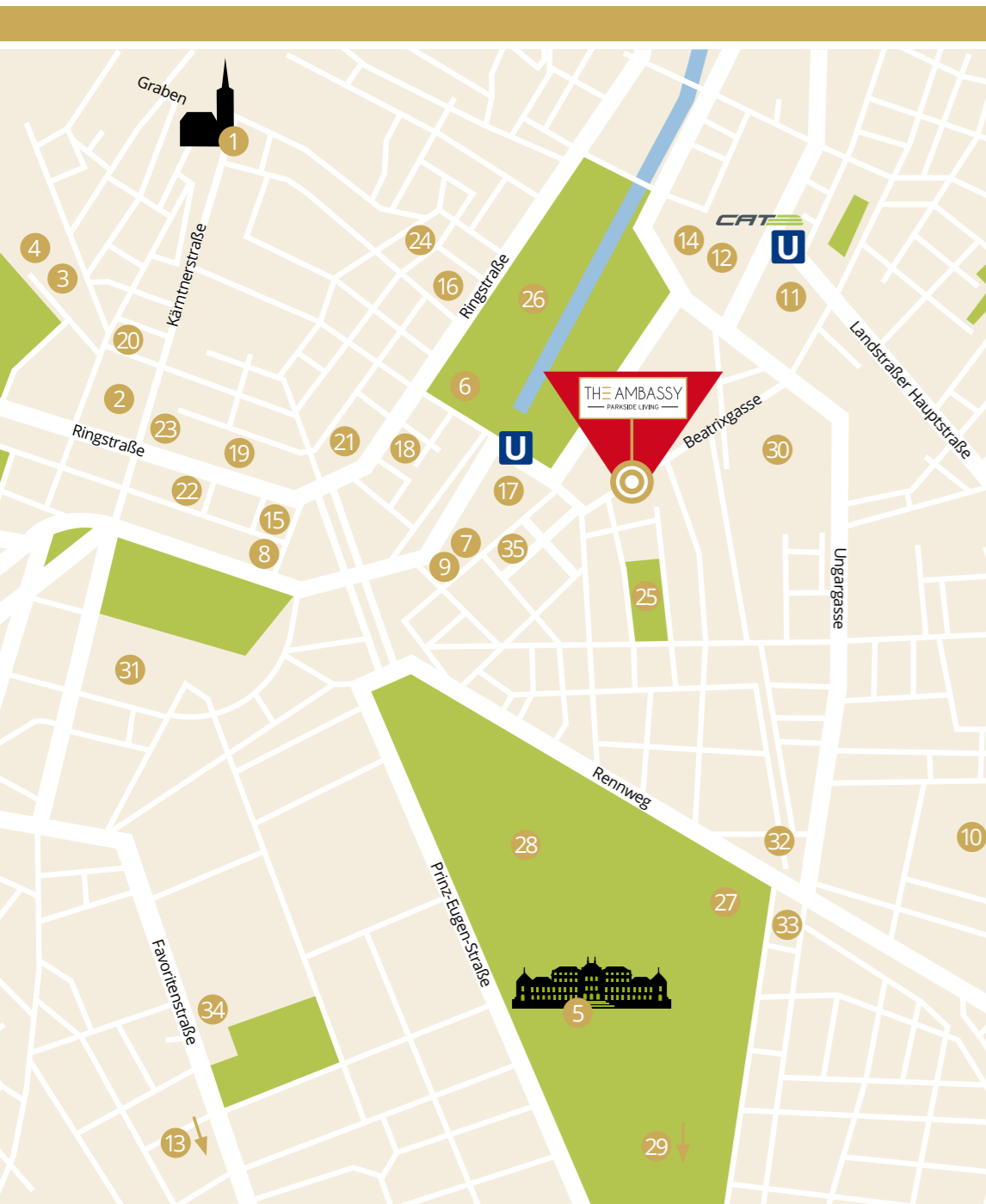




"AESTHETICALLY PLEASING ARCHITECTURE, GREEN GARDENS, OPEN TERRACES AND COSY CORNERS."



"PRESTIGIOUS CITY PROPERTIES MEASURING UP TO 190 m<sup>2</sup> MAKE YOUR DREAM HOME A REALITY."



## OUTSTANDING RESIDENTIAL LOCATION SURROUNDED BY THE BEST. EVERYTHING IN DIRECT PROXIMITY.

### SIGHTS

- 1 St Stephen's Cathedral
- 2 Vienna State Opera
- 3 Albertina Museum
- 4 Hofburg Palace
- 5 Belvedere Palace
- 6 Kursalon Hübner
- 7 Vienna Konzerthaus
- 8 Vienna Musikverein
- 9 Akademietheater

### LOCAL SHOPS/ INFRASTRUCTURE

- 10 Rudolfstiftung Hospital
- 11 St. Elisabeth Hospital
- 12 Landstraße/Wien Mitte station (shopping street, shopping mall "The Mall", CAT City Airport Train)
- 13 Vienna Central Station

### HOTELS

- 14 Hilton Vienna
- 15 Hotel Imperial
- 16 Vienna Marriott Hotel
- 17 InterContinental Vienna
- 18 The Ritz Carlton
- 19 Grand Hotel Vienna
- 20 Hotel Sacher

### PARKS

- 21 Grand Ferdinand
- 22 The Ring Hotel
- 23 Bristol Vienna
- 24 Palais Coburg Residenz 5\* Superior

### PARKS

- 25 Modenapark
- 26 Stadtpark (City Park)
- 27 Botanical Garden
- 28 Belvedere Palace Garden
- 29 Swiss Garden

### UNIVERSITIES/SCHOOLS/ NURSERY SCHOOLS

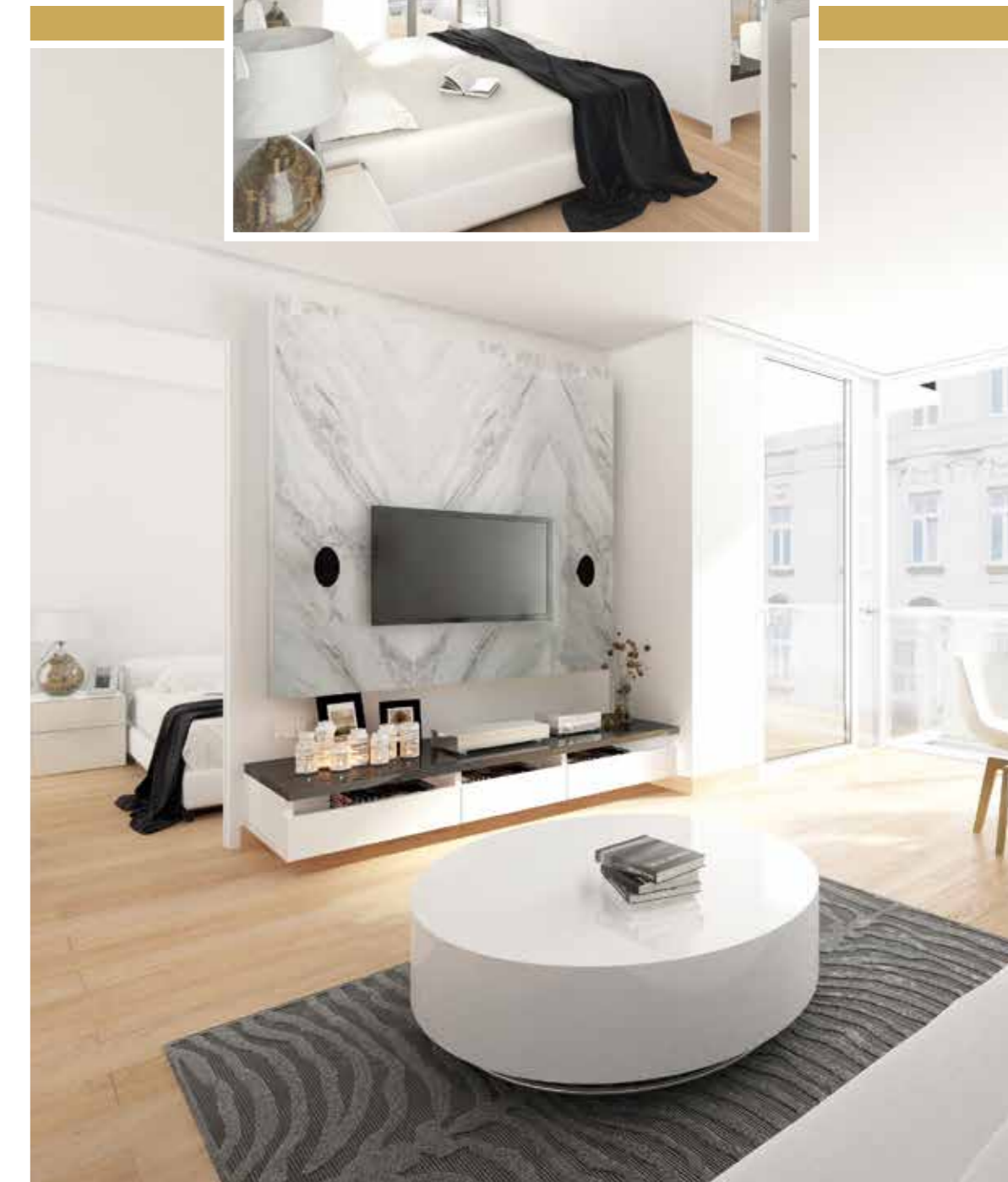
- 30 Vienna University of Music and Performing Arts
- 31 Vienna University of Technology, Institute for Production Technology and High-Performance Laser Technology
- 32 Sacré Coeur Vienna Private Nursery School, Primary and Secondary School
- 33 Sacré Coeur Vienna Private Business Academy and Business School
- 34 Theresianum Private Nursery School, Primary and Secondary School
- 35 "Old Vienna" International Private Nursery School

- U** Underground railway  
Line U4, station: Stadtpark  
Line U3/U4, station: Landstraße

"YOUR TOP-QUALITY NEW HOME RIGHT DOWN TO THE LAST DETAIL. PERFECTLY PLANNED, EXCELLENTLY DESIGNED. EXTRAVAGANT LOOK."

## CREATED FOR THE GRAND ENTRANCE. INTERIOR DESIGN TO SUIT ALL YOUR NEEDS.

Enter the diplomatic scene: this is something you can take literally in your new apartment **THE AMBASSY PARKSIDE LIVING**. Everything that makes for excellent home decor can be found here: style, aesthetics, space and top services. This results in a perfect overall concept developed from well arranged floor plans, lots of light, and spaces which are just the right height, ensuring a pleasant ambience for exclusive clients. All light-flooded apartments either have recessed balconies, balconies or terraces. The townhouses make the dream of having your own garden a reality. The highlights of this stunning property are the luxury Ambassador residences on one level without angled ceilings. Different apartment sizes allow your own individual requirements to be ideally met. Sophisticated design and functions characterise **THE AMBASSY PARKSIDE LIVING**: from the perfectly chosen details to the exclusive selection of materials. Everything in harmonious unity.





“ENJOY THE SPECIAL LIVING CONDITIONS. SERVICE AND SECURITY THAT MAKE YOU FEEL GREAT ABOUT LIFE.”

## NO WISH IS LEFT UNFULFILLED – FIRST-CLASS ACCOMMODATION SERVICES.

Many refined features make life in **THE AMBASSY PARKSIDE LIVING** as pleasant as it can be. The special aspects of your new home include a concierge service in a spacious entrance area with a prestigious lobby, meeting and office rooms equipped with WiFi and a sophisticated security concept. The private entertainment room with its comfortable cinema setting is made for movies. **THE AMBASSY PARKSIDE LIVING** offers bright, convenient garage spaces equipped in different sizes – suitable for limousines and SUVs. Selected parking slots are equipped with a charging station so that electro mobility might become a reality. The prestigious driveway in front of the entrance lounge ensures a simple and weather-protected entry and exit, normally seen only at luxury hotels. Is there anything else you may require? If so, please contact our concierge team – always at your service!

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