



W E R D E R  
S I X

NOUVEAUX  
ÉTAGES

WIEN I.

WERDER SIX

INTRODUCING  
CONTEMPORARY  
CITY HOMES

WERDERTORGASSE 6  
1010 VIENNA



PURE  
INDIVIDUALITY

Situated in the heart of Vienna's historic textile district, a building dating back to Austria's 'Gründerzeit' (founding epoch) is being reinvented. WERDER SIX is an urban home for the discerning resident, proving that a quiet living environment and the pulsating flair of the city centre are not mutually exclusive. Surrounded by well-kept streets and small parks, numerous fin-de-siècle buildings, a heyday of architecture in Vienna, can be found in the immediate vicinity. This is somewhere to live well and happily.



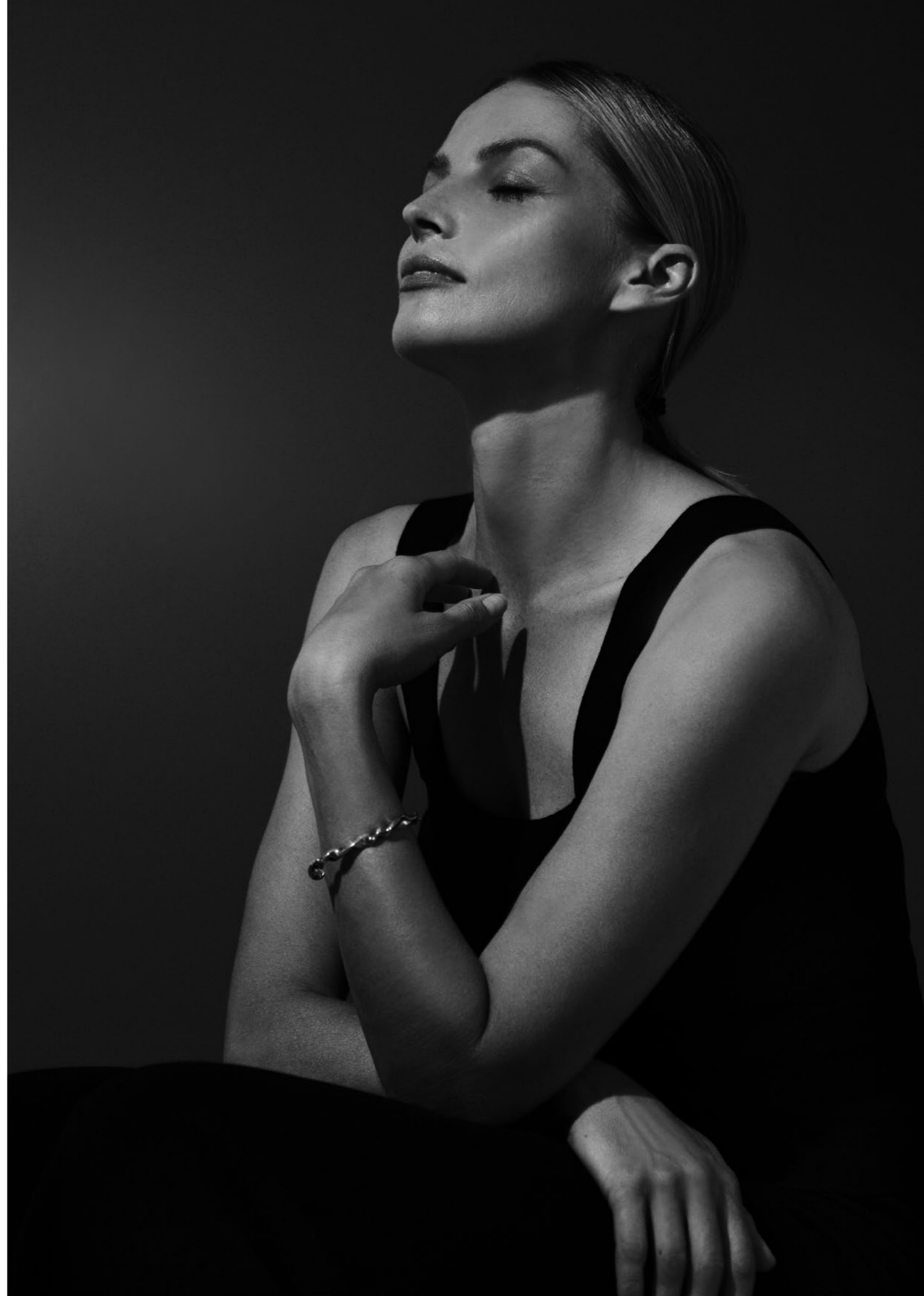
A HOUSE DATING BACK  
TO AUSTRIA'S GRÜNDERZEIT,  
COMPLETELY RETHOUGHT  
AND INTERPRETED

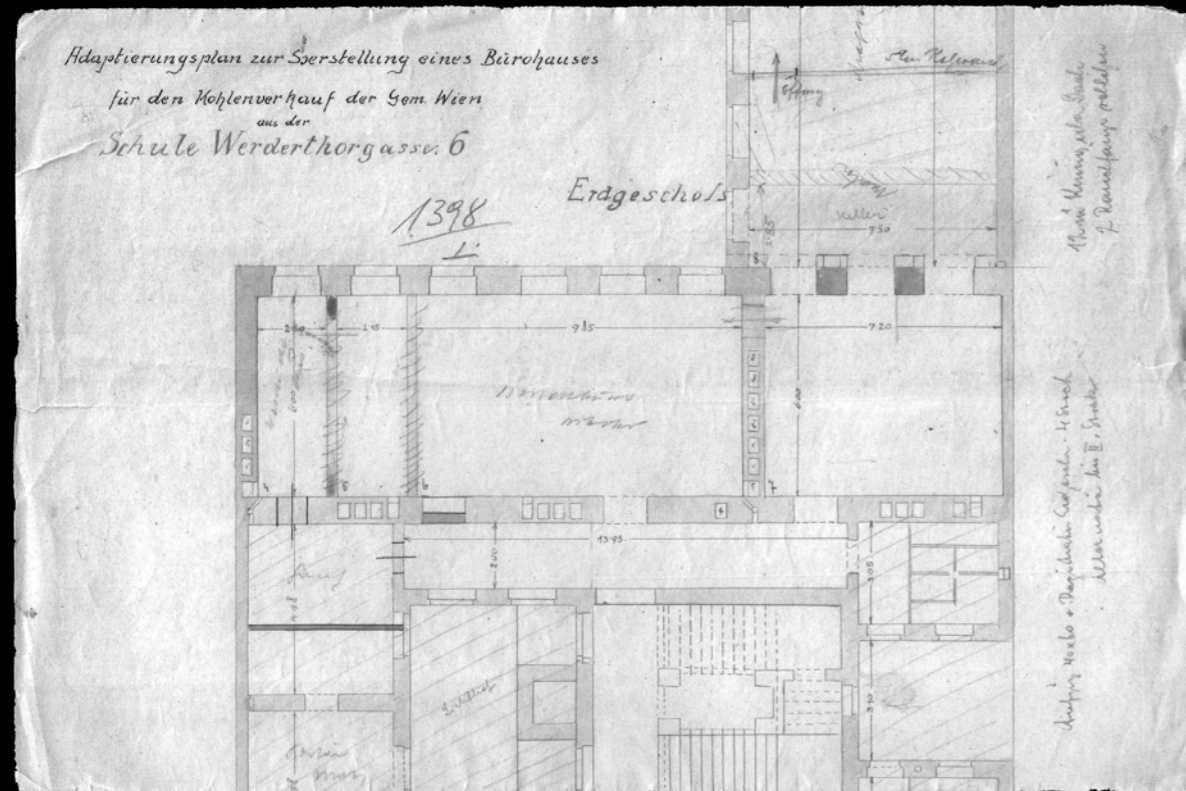


Built in 1876, the residential and office building at Werdertorgasse 6 is being given a modern look by WERDER SIX.

The front of the old building is primarily a façade for an original new building concept inside, which guarantees contemporary living at a remarkable level. A stylish, state-of-the-art apartment complex, which has ample green space. In addition to a leafy inner courtyard, gardens, planted balconies and loggias dominate the overall view. As such, the apartments open generously to the outside.

WERDER SIX, pure elegance and distinctive architecture. A high standard of design and materials characterises the exceptional touch of the apartments; the apartments are full of individuality and character. And thus create a state-of-the-art living experience for cosmopolitans who are looking for the right combination of old and new.





EXCERPT FROM CITY OF VIENNA'S RECLASSIFICATION PLANS:  
PRIMARY SCHOOL BECOMES GUILD HALL

# HISTORY

Built in 1876, the extensive Gründerzeit house was initially used mainly by children, in the primary school that was housed in Werderthorgasse 6 for several decades. The most famous student among them was probably the writer Stefan Zweig, who became an internationally renowned author with classics such as "The World of Yesterday", "The Royal Game" and "Beware of Pity". Decades later, the property found an alternative use as an administrative building for the City of Vienna.



AUTHOR  
STEFAN ZWEIG



THE FORMER  
"WERDERTHOR"

Werderthorgasse was named in 1864 after the former Werderthor, a gate in the Babenberg city wall. The "Alte Werderthor" was located a few hundred metres closer to the city centre, and the "Neue Werderthor" or "Neutor" was built in the middle of the 13th century, diagonally opposite the present property **WERDER SIX.**



JOSEPHINIAN  
LAND SURVEY  
VIENNA IN 1790

The name "Werd" comes from Middle High German and designated the river islands in the Danube, which existed before the Vienna Danube Canal was regulated.

THE  
APARTMENTS



Minimalist elegance: Behind the building's revitalised turn-of-the-century façade, you will mostly find completely newly designed apartments offering the highest level of comfort - a modern interpretation of the Bel étage, with historical and contemporary references. French windows, air conditioning, external shading and elegant parquet floors set new standards in the high-quality apartments. A further added comfort is the digital concierge service with which residents can easily book a wide variety of services.



TOP 46



INNER COURTYARD

## URBAN CHIC WITHIN YOUR OWN FOUR WALLS

In addition to the apartments in the old building, a new building with an extension will be erected on the courtyard side around a green inner courtyard - a touch of nature in the heart of the city. The apartments on the ground floor area also have their own garden.

WERDER SIX are perfectly designed floor plans that create luxurious apartments designed for one, two or more people. In the old part of the building, split-level units allow for open living on different room levels. WERDER SIX combines the architectural advantages of the past with today's living standards.



TOP 4

### GREEN LIVING

GARDEN APARTMENTS ON THE GROUND FLOOR

Perfectly designed apartments with a private garden and terrace.

# NEW BUILDING

A total of 50 apartments are being built. The garage level offers 50 parking spaces including one disabled parking space. Right up to the 7<sup>th</sup> floor, the old and new buildings have two-room apartments with sizes between 50 and 104 m<sup>2</sup>, in the annex there are three-room apartments that are approx. 95 m<sup>2</sup>.



TOP 41

### GREEN VIEW

APARTMENTS ON THE 1<sup>ST</sup> TO 7<sup>TH</sup> FLOOR

All apartments have balconies and loggias overlooking the leafy courtyard.



TOP 41



# OLD BUILDING



## OLD AND NEW

1<sup>ST</sup> AND 4<sup>TH</sup> FLOORS IN THE OLD BUILDING, SPLIT-LEVEL HOMES

Open plan living areas with gallery flair, combining timeless architecture and modern design. The spectacular split-level homes make a special living experience possible on different levels with room heights of up to 3.70 m.

## REGULAR OLD BUILDING

1<sup>ST</sup> TO 6<sup>TH</sup> FLOOR

Classic apartments in old buildings with historical charm and contemporary furnishings

# PARADISE ON THE ROOF

APARTMENTS ON THE TOP FLOOR

A paradise with terraces and interior atriums on a total of three levels.





TOP 50

Two generously proportioned penthouse apartments face the Werdertorgasse. They feature, among other things, a gallery level and roof terraces. Exquisite living on three levels.



TOP 48



TOP 47

Two further penthouse apartments look towards St. Stephen's Cathedral - with additional terraces and an atrium each. A living experience characterised by an abundance of light, space and green.



# VIENNA 1

VOLKSGARTEN



ALBERTINA

## LIVING THE GOOD LIFE IN THE CITY

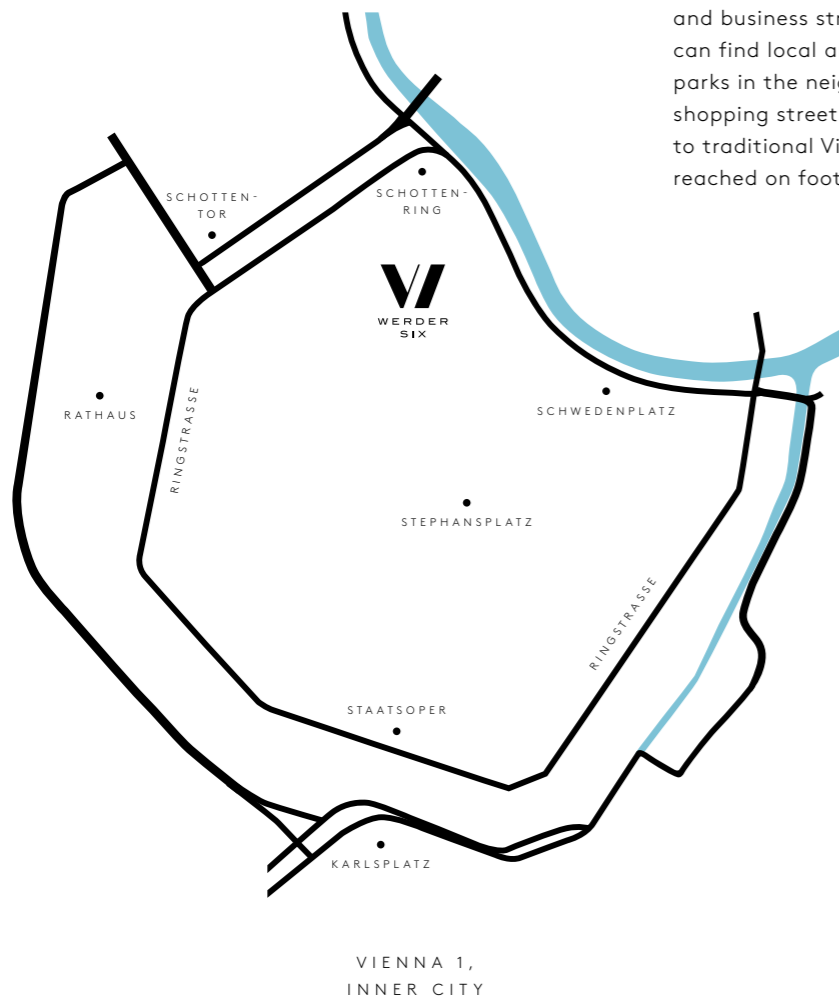
Relax in one of the well-kept parks during the day, shop for new collections in exclusive designer stores at the Tuchlauben, on the Graben or around Kohlmarkt, or simply enjoy a Viennese melange coffee in a traditional café: all this in the inner city. The timeless elegance of the turn of the century and the amenities of a modern European metropolis come together here.

Other international cities may be restless, but the city's attitude to life on the Danube remains relaxed throughout. Here, you can stroll through the city. World-famous attractions, renowned museums or restaurants with exciting concepts can be found on almost every corner. The small, picturesque alleyways, the magnificent fin-de-siècle buildings and the extensive parks are part of Vienna's quality of life, as is the feeling that you can experience the charm of a cosmopolitan city that has preserved its tradition.



## THE CITY PROMENADE: EVERYWHERE ON FOOT

WERDER SIX is surrounded by the well-kept residential and business streets of the historic textile district. Here you can find local amenities, bars and restaurants and small parks in the neighbourhood. But you'll also find the major shopping streets, where international designers line up next to traditional Viennese department stores, which can be reached on foot in just a few minutes.



In addition to traditional bars and its famous coffee houses, the city centre also offers the multi-faceted nightlife of a large city: innovative restaurants, exclusive bars and clubs for an international audience - the city of Vienna meets everyone's requirements. The inner city is characterised by a love of high culture.

Art aficionados can experience every genre here: classical music concerts, new music, opera, theatre and fine art. The Musikverein, the Burgtheater or the Albertina Museum are among the leading cultural institutions of Europe. And cutting edge avant-garde or pop culture complete the multifaceted offering for those interested.





DANUBE CANAL

In addition to the many cultural offerings, the city also has its recreational area with a view of the water. The Danube Canal, which runs right through the city centre, attracts city dwellers with its numerous bars. A touch of Paris in Vienna.



STADTPARK



SCHOTTENTOR

## IN THE HEART OF THE CENTRE

Tram, bus and underground are reachable on foot in a short time - the perfect transport connection. So you can get to all the attractive points of the city by public transport from WERDER SIX. The optional parking spaces in the garage of the property guarantee easy parking in the building at all times. The airport is about 30 minutes away.





**GOLDENES QUARTIER**

A unique, elegant outdoor mall in the middle of the historical part of Vienna: Saint Laurent sits next to Etro, which sits next to Bottega Veneta, which sits next to Louis Vuitton. Admittedly, these brands are found in every city in the world, but nowhere against such an imperial backdrop.

TUCHLAUBEN - SEITZERGASSE - BOGNERGASSE  
GOLDENESQUARTIER.COM/STORES/



**SCHWARZES KAMEEL**

A true Viennese original where, every evening since 1618, numerous Viennese inhabitants, both young and old alike, meet for an aperitif: a standing buffet with an Art Nouveau ambience and delicious, home-made hors d'œuvres.

BOGNERGASSE 5 · KAMEEL.AT



**FABIOS**

If you want to see and be seen in Vienna, sit for a light lunch in spring and summer on the terrace of Fabios, the noble Italian of the city, directly on the promenade of the Golden Quarter. The fish, especially, is highly recommended.

TUCHLAUBEN 4-6 · FABIOS.AT



**MUSIKVEREIN**

The traditional concert house is located on the Karlsplatz, opposite the Künstlerhaus. The Musikverein is home to the "Golden Hall", the Great Hall of the Musikverein, internationally renowned for its perfect acoustics and beauty. The institution is regarded as the home of the Vienna Philharmonic Orchestra and hosts the renowned New Year's Concert. Culture on a global level.

MUSIKVEREINSPLATZ 1 · MUSIKVEREIN.AT

THE GOOD LIFE



**AMICIS**

The clean, young concept store could also be in Milan or London. Displayed over 300 m<sup>2</sup>, the collections change constantly, most recently seen were Off-White and Vetements, but Christian Louboutin and Balenciaga were also here.

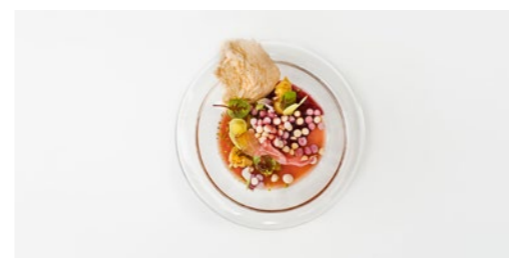
TUCHLAUBENHOF · AMICIS.AT



**PLANTERS CLUB & LIVINGSTONE**

Probably the best stocked bar in Vienna: leather armchairs from England, a club room with a palm tree and skylights modelled on the Hill Station in Darjeeling, a bar room clad in wood, a pretty open-air garden in summer. With a rich selection of international antique and precious distillates and cigars. There is also something good to eat in the Livingstone restaurant right next door and small snacks at the bar itself.

ZELINKAGASSE 4 · PLANTERSCLUB.COM



**PALAIS COBURG - SILVIO NICKOL**

Culinary adventurers will find indulgence at the highest international level at the elegant Palais Coburg. Celebrity chef Silvio Nickol creates elaborate dishes which stimulate all the senses in this luxury restaurant (2 star, 4 toques). Particular emphasis is placed here on the harmony between aroma, texture and the craftsmanship of regional products of the highest quality.

COBURGBASTEI 4 · PALAIS-COBURG.COM



**MÜHLBAUER**

Mühlbauer is a Viennese hat manufacturer, a family business that has actually been producing since 1903 in Vienna, in the 1<sup>st</sup> district. Yet the hats, caps and bonnets are anything but old-fashioned: tradition meets edgy fashion.

SEILERGASSE 10 · MUEHLBAUER.AT



**26° EAST BAR**

The local bar of the inhabitants of WERDER SIX will certainly be the 26° East Bar in the Palais Hansen Kempinski Vienna on the Ringstrasse, less than five minutes' walk away. The signature cocktails are inspired by countries on the 26th eastern longitude, served with the finest seafood.

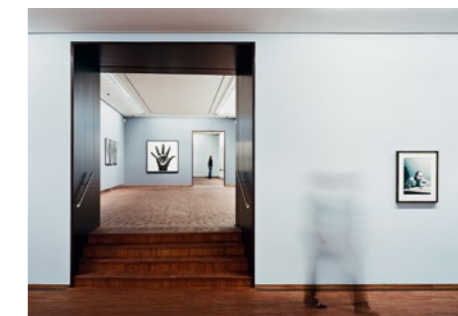
SCHOTTENRING 24 · KEMPINSKI.COM



**STEIRERECK IM STADTPARK**

Here, you can experience contemporary Austrian cuisine at the highest level. Creative, without the clichés - Steirereck is not only one of the best restaurants in Austria with 2 Michelin stars, it also ranks 14<sup>th</sup> worldwide according to the current ratings in "Restaurant Magazine". The speciality of Steirereck's chef Heinz Reitbauer: exotic or almost forgotten herbs, spices, and rare vegetables.

AM HEUMARKT 2A · STEIRERECK.AT



**ALBERTINA**

From Monet to Picasso, from Chagall to Richter: the Albertina museum accommodates all the great artists of modern and contemporary art history. The main attractions, however, are the spectacular special shows.

ALBERTINAPLATZ 1 · ALBERTINA.AT



**BURGTHEATER**

An evening at the Burgtheater, an unforgettable experience: The theatre was built from 1874 to 1888 on the Ringstrasse in Vienna and is the most important acting stage in the country, enjoying an international reputation. The famous theatre ensemble is a fixture of the Burgtheater, which today offers a modern programme and contemporary structures, but still remains true to its traditions: acting stars such as Oskar Werner or Paula Wessely have lent the Burgtheater its legendary status, which it still bears today.

UNIVERSITÄTSRING 2 · WWW.BURGTHEATER.AT

12 TIPS

WERDER SIX

DEVELOPED BY



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